

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 11-SB-22-C Related File Number: 11-B-22-DP
Application Filed: 9/22/2022 Date of Revision:
Applicant: TURNER HOMES, LLC

PROPERTY INFORMATION

General Location: North side of Jim Jones Ln, east of Oak Ridge Hwy
Other Parcel Info.:
Tax ID Number: 76 007 Jurisdiction: County
Size of Tract: 9.71 acres
Accessibility: Access is also via Jim Jones Lane, a local street with a pavement width of 13-ft within a right-of-way width of 37-ft, and via Oak Ridge Highway, a major 4-lane divided arterial.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: This is a transitional area between a commercial-industrial area adjacent to a railroad and Oak Ridge Highway and a single family residential neighborhood.
Proposed Use: Attached residential subdivision Density: 7.22 du/ac
Sector Plan: Northwest County Sector Plan Designation: MDR (Medium Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 JIM JONES LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Jim Jones Ln
 No. of Lots Proposed: 72 No. of Lots Approved: 0
 Variances Requested:
 S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds
 Staff Recomm. (Abbr.): Withdraw the concept plan as requested by the applicant.
 Staff Recomm. (Full):

Comments: This request is for 72 attached residential units on individual lots at a density of 7.22 du/ac. There are two separate roads proposed with access to Jim Jones Ln, and a shared driveway for 11 lots that front on Jim Jones Ln, located between the two new roads.

Jim Jones Ln is required to be widened to 20' along the frontage of the development to the Road B intersection, and a sidewalk is required along this frontage, as well.

The Transportation Impact Study, Jim Jones Lane Subdivision (AJAX Engineering, October 2022) outlines three significant road improvements to the Jim Jones Lane and Oak Ridge Hwy intersection: 1) construct a right-turn and left-turn lane on Jim Jones Lane, 2) construct a westbound right-turn lane on Oak Ridge Hwy, and 3) extend the existing eastbound left-turn lane on Oak Ridge Hwy. TDOT plans to improve Oak Ridge Hwy but the start of construction may not be until closer to 2030. If this subdivision is constructed before TDOT improves Oak Ridge Hwy, the listed improvements will be required to be installed by the applicant.

Action: Withdrawn Meeting Date: 11/10/2022

Details of Action:

Summary of Action: Withdraw the concept plan as requested by the applicant.

Date of Approval: Date of Denial: Postponements:

Date of Withdrawal: 11/10/2022 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: