

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 2-SA-24-F Related File Number:
Application Filed: 12/7/2023 Date of Revision:
Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: southeast of S Northshore Dr, south of Dunwoody Blvd.
Other Parcel Info.:
Tax ID Number: 133 N D 001 Jurisdiction: County
Size of Tract: 6.88 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Southwest County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 Bronze Way
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:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Hunters Glen Phase 2
No. of Lots Proposed: 9 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: Frankie Ramos

Staff Recomm. (Abbr.): Background
The final plat application for Phase 2 of the Hunters Glen subdivision was accepted for review and approval by the Planning Commission on December 6, 2023. During the course of the review by Planning staff, it was determined the plat does not meet the requirements for Planning Commission approval pursuant to Tennessee Code Annotated (TCA) Section 13-3-402. This section of TCA was amended in May 2022 and allows a regional planning commission to delegate the responsibility for approval of a subdivision plat to the staff for a plat that includes: no more than twenty-five (25) lots if the development received preliminary plan approval through the regional planning commission. Phase 1 of the Hunters Glen subdivision was recorded prior to the enactment of TCA Section 13-3-402. As Phase 2 only creates nine (9) lots and was based on a concept plan (8-SF-2C) approved by the Planning Commission on September 10, 2020, the plat does not meet the requirements for Planning Commission review and approval. Therefore, a new file number (1-Y-24) has been assigned and will be reviewed by Planning staff.
Recommendation
Staff is requesting the withdrawal of the final plat.

Staff Recomm. (Full):

Comments:

Action: Withdrawn Meeting Date: 2/8/2024

Details of Action:

Summary of Action: Background
The final plat application for Phase 2 of the Hunters Glen subdivision was accepted for review and approval by the Planning Commission on December 6, 2023. During the course of the review by Planning staff, it was determined the plat does not meet the requirements for Planning Commission approval pursuant to Tennessee Code Annotated (TCA) Section 13-3-402. This section of TCA was amended in May 2022 and allows a regional planning commission to delegate the responsibility for approval of a subdivision plat to the staff for a plat that includes: no more than twenty-five (25) lots if the development received preliminary plan approval through the regional planning commission. Phase 1 of the Hunters Glen subdivision was recorded prior to the enactment of TCA Section 13-3-402. As Phase 2 only creates nine (9) lots and was based on a concept plan (8-SF-2C) approved by the Planning Commission on September 10, 2020, the plat does not meet the requirements for Planning Commission review and approval. Therefore, a new file number (1-Y-24) has been assigned and will be reviewed by Planning staff.
Recommendation
Staff is requesting the withdrawal of the final plat.

Date of Approval: Date of Denial: Postponements:

Date of Withdrawal: 2/8/2024 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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: