

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
FINAL PLAT



File Number: 5-SA-24-F Related File Number:
Application Filed: 3/6/2024 Date of Revision:
Applicant: B&B BUILDERS C/O JASON BAKER

PROPERTY INFORMATION

General Location: Northwest side of Kenzi Rose Lane, southwest of Dry Gap Pike
Other Parcel Info.:
Tax ID Number: 47 241 Jurisdiction: County
Size of Tract: 9.404 acres
Accessibility:

GENERAL LAND USE INFORMATION

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

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

Street: 0 Kenzi Rose Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), 4 du/ac
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: Final Plat of Volunteer Ridge Phase 3
No. of Lots Proposed: 45 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: Spencer Schmudde

Staff Recomm. (Abbr.): The concept plan indicating the overall layout and design for this plat was approved on 10/8/2020 as Planning Case 10-SC-20-C. The original three-year vesting period for the concept plan has been extended per Tennessee Code Annotated Section 13-3-413 as the developer has commenced site preparation and secured building permits. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan.

Staff Recomm. (Full):

Comments:

Action: Approved Meeting Date: 5/9/2024

Details of Action:

Summary of Action: The concept plan indicating the overall layout and design for this plat was approved on 10/8/2020 as Planning Case 10-SC-20-C. The original three-year vesting period for the concept plan has been extended per Tennessee Code Annotated Section 13-3-413 as the developer has commenced site preparation and secured building permits. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan.

Date of Approval: 5/9/2024 Date of Denial: Postponements:

Date of Withdrawal: 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: