

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 5-SC-25-F Related File Number:  
Application Filed: 3/24/2025 Date of Revision:  
Applicant: BGD DEVELOPMENT LLC

## PROPERTY INFORMATION

General Location: Northwest of intersection of E Governor John Sevier Hwy and French Rd  
Other Parcel Info.:  
Tax ID Number: 111 058, 03605 (P/O) Jurisdiction: County  
Size of Tract: 36.28 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Water  
Surrounding Land Use:  
Proposed Use: Density:  
Planning Sector: South County Plan Designation: RC (Rural Conservation), HP (Hillside Protection), SP (Stre  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 1935 E GOVERNOR JOHN SEVIER HWY  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential), <4.5 DU/AC, <3.9 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 Prices Point Subdivision Unit 1  
**No. of Lots Proposed:** 88      **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.):** Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 4/11/2024 as Planning Case 4-SE-24-C.

**Staff Recomm. (Full):** A delay in the street naming review by Planning staff resulted in the final plat review process not being completed by the established deadline. Planning staff has allowed the plat to remain on the agenda in accordance with Section 2.10.C.6, which states the nine-day final plat correction deadline may be waived with just cause. In this case, the remaining revisions were not related to the subdivision or lot layout. Additionally, revisions to the final plat were submitted in time to be included in the Planning Commission documentation.

**Comments:**

**Action:** Approved

**Meeting Date:** 5/8/2025

**Details of Action:**

**Summary of Action:** Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 4/11/2024 as Planning Case 4-SE-24-C.

**Date of Approval:** 5/8/2025

**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:**