

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 9-SA-22-C Related File Number: 9-A-22-DP
Application Filed: 6/27/2022 Date of Revision:
Applicant: HOMESTEAD LAND HOLDING, LLC

PROPERTY INFORMATION

General Location: West side of E. Governor John Sevier Hwy, west of Old French Road
Other Parcel Info.:
Tax ID Number: 111 058 & 036.05 Jurisdiction: County
Size of Tract: 36.87 acres
Accessibility: Access is via Governor John Sevier Highway, a major arterial with a 45-ft pavement width within a 120-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: This property is located along the French Broad River in an area that is predominantly agricultural or forested with sparse single family detached dwelling units. There is one residential subdivision to the south and a veterans' memorial park to the north.
Proposed Use: Detached residential subdivision Density: 3.86 du/ac
Sector Plan: South County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside and Ridge Protection), STPA (Stream Protection Area)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 E GOVERNOR JOHN SEVIER HWY
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: LDR (Low Density Residential), HP (Hillside and Ridge Protection), STPA (Stream Protection Area)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Price-Toole Subdivision
No. of Lots Proposed: 140 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 proposal is a detached residential subdivision with 140 lots on 36.24 acres (3.86 du/ac). The property consists of two separate parcels that were rezoned in successive months; 17.45 acres to PR (Planned Residential) up to 4.5 du/ac (4-E-22-RZ) and 18.79 acres to PR up to 3.9 du/ac (5-O-22-RZ). A common area with a 50-ft depth is provided along the Governor John Sevier Hwy frontage. This was as required as a condition of the rezoning and is proposed to remain largely undisturbed. The areas that are disturbed must be replanted with trees.

The density (number of lots/dwellings) in each PR zone district cannot exceed that of the approved density for each, respectively. The development has one access point to Governor John Sevier Hwy, located across from French Road. The FEMA 500-year floodplain extends into the middle of the site where the two manmade ponds are located. This proposal lightly modifies the ponds to accommodate the road network but they will largely be left as-is.
Action: Withdrawn Meeting Date: 10/6/2022
Details of Action:
Summary of Action: Withdraw the concept plan as requested by the applicant.
Date of Approval: Date of Denial: Postponements: 9/8/2022
Date of Withdrawal: 10/6/2022 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: