

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 11-E-24-SU **Related File Number:** 11-SF-24-C
Application Filed: 10/1/2024 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: East of North Gallaher View Road, north side of Mars Hill Road
Other Parcel Info.:
Tax ID Number: 106 P A 036, 037 **Jurisdiction:** City
Size of Tract: 4.31 acres
Accessibility: Access is via N Gallaher View Drive, a minor arterial street with a pavement width of 75 ft within a right-of-way ranging between 225 ft and 300 ft. Access is also via Mars Hill Road, a local street with a 23-ft pavement width within a 52-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Townhouse subdivision **Density:** 5.57 du/ac
Planning Sector: Northwest City **Plan Designation:** MDR (Medium Density Residential), SP (Stream Protection),
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The area surrounding the intersection of Middlebrook Pike and N Gallaher View Road is characterized by a mix of single-family, apartment and townhouse residences with modest commercial development to the northwest.

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

Street: 962 N GALLAHER VIEW RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1996, the property was denied a rezoning request from R-1E (Single Family Residential Exclusive) to R-1 (Single Family Residential) (6-T-96-RZ). In 2004, the property was denied a rezoning from R-1E to O-1 (Office, Medical and Related Services) (7-U-04-RZ). In 2013, a rezoning request from R-1E to C-6 (General Commercial Park) was recommended for denial and withdrawn (10-F-13-RZ). In 2016, a

rezoning request from R-1E to RP-1 (Planned Residential) up to 1 du/ac was approved (1-D-16-RZ). In 2024, the County Commission approved a rezoning case from RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood), also approving the accompanying One Year Plan and Sector Plan Amendments (7-I-RZ-24, 7-C-24-SP, 7-D-24-PA). The Planning Commission had previously approved the applicant's request of RN-5 (General Residential Neighborhood).

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), SP (Stream Protection), HP (Hillside Ridgetop Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 962 N Gallaher View Subdivision

No. of Lots Proposed: 24 **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: Samiul Haque

Staff Recomm. (Abbr.): Withdraw the application, as requested by the applicant.

Staff Recomm. (Full):

Comments:

Action: Withdrawn **Meeting Date:** 11/14/2024

Details of Action:

Summary of Action:

Date of Approval: **Date of Denial:** **Postponements:**

Date of Withdrawal: 11/14/2024 **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: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**