

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 11-F-24-SU **Related File Number:**
Application Filed: 10/2/2024 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: East side of Gallaher View Rd, north side of Mars Hill Rd, south of Middlebrook Pk
Other Parcel Info.:
Tax ID Number: 106 P A 037 **Jurisdiction:** City
Size of Tract: 4.1 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
Surrounding Land Use:
Proposed Use: Removal of the previously approved planned district designation (C) **Density:**
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 detached single family houses, apartment and townhouse residences in the general area, and modest commercial development in the immediate vicinity 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: Part of a large governmental rezoning from R-1, A-1 to R-1E in 1985 (8-H-85-RZ); R-1E to R-1 rezoning request in 1996 (6-T-96-RZ, denied); R-1E to O-1 rezoning request in 2004 (7-U-04-RZ, denied); R-1E to C-6 rezoning request in 2013 (10-F-13-RZ, withdrawn prior to Planning Commission action); R-1E to RP-1 up to 1 du/ac rezoning request (1-D-16-RZ, approved); RN-1 (C) to RN-5 (C)

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:
No. of Lots Proposed: **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:**