

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-G-24-DP      Related File Number:  
Application Filed: 4/29/2024      Date of Revision:  
Applicant: BEN MULLINS

## PROPERTY INFORMATION

General Location: South side of Hardin Valley Rd, west of Westcott Blvd  
Other Parcel Info.:  
Tax ID Number: 104 017.07      Jurisdiction: County  
Size of Tract: 7.09 acres  
Accessibility: Access is via Hardin Valley Road, a major arterial street with a median and an 80-ft pavement width within a 160-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Multifamily development, 84 units      Density: 11.8  
Planning Sector: Northwest County      Plan Designation: GC (General Commercial), HP (Hillside Protection)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This area along Hardin Valley Road contains a diverse mix of uses including retail commercial, medical offices, self-service storage and planned residential communities.

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

Street: 0 HARDIN VALLEY RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RB(k) (General Residential)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: This property was rezoned in 2024 from PC(k) (Planned Commercial) to RB(k) (General Residential) with a condition that the density not exceed 12 du/ac (4-M-24-RZ).

## PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial), HP (Hillside 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:

Jessie Hillman

Staff Recomm. (Abbr.):

Withdrawn due to a rezoning to the RB (General Residential) zone instead of the PR (Planned Residential) zone.

Staff Recomm. (Full):

Comments:

Action:

Withdrawn

Meeting Date: 6/13/2024

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

6/13/2024

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Not applicable

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: