

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT



**File Number:** 7-D-24-SP **Related File Number:**  
**Application Filed:** 5/28/2024 **Date of Revision:**  
**Applicant:** KOKILA ESTATES, LLC

## PROPERTY INFORMATION

**General Location:** North side of Essary Dr, west side of Jacksboro Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 58 D K 020, 022 **Jurisdiction:** City  
**Size of Tract:** 1.34 acres  
**Accessibility:** One parcel is accessed via Essary Drive, a major collector street with a pavement width of 20.5 ft within a 102-ft right-of-way. The other parcel is accessed via Jacksboro Pike, a major collector street with a pavement width of 21 ft within a 34-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office, Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Planning Sector:** North City **Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The property is located in Fountain City north of the Historic Gibbs Drive neighborhood. The area is primarily comprised of single family detached homes and duplexes. Central High School is located in the next block to the west side.

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

**Street:** 5303 JACKSBORO PIKE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** RN-4 (General Residential Neighborhood)  
**Previous Requests:**  
**Extension of Zone:** No, this will not be an extension.  
**History of Zoning:** In 1983, the property was rezoned from R-2 (General Residential) to R-1 (Low Density Residential) as part of a government rezoning for a larger area (10-N-83-RZ). In 1986, the property was rezoned back to R-2 (7-G-86-RZ).

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** MDR (Medium Density Residential)

**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.):** Deny the MDR (Medium Density Residential) land use classification because it does not meet the criteria for a sector plan amendment.  
**Staff Recomm. (Full):**  
**Comments:** PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):  
  
INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:  
1. No known new roads or utilities have been introduced to this area.  
  
AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:  
1. There are no apparent errors or omissions in the North City Sector Plan with regard to the subject properties.  
  
CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS  
1. There has been no change in public policy pertaining to this area.  
  
TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:  
1. There have not been any significant changes in the development pattern of this area that warrants reconsideration of the original plan.

**Action:** Withdrawn **Meeting Date:** 8/8/2024  
**Details of Action:** Withdrawn  
**Summary of Action:** Withdrawn  
**Date of Approval:** **Date of Denial:** **Postponements:** 7/11/2024  
**Date of Withdrawal:** 8/8/2024 **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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**