

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 7-D-24-SU **Related File Number:**
Application Filed: 5/29/2024 **Date of Revision:**
Applicant: MIKE STEVENS HOMES

PROPERTY INFORMATION

General Location: Southeast side of Horizon Dr, northeast of Cades Cove Rd
Other Parcel Info.:
Tax ID Number: 154 F E 006,007 OTHER: 154FG020, 021 **Jurisdiction:** City
Size of Tract: 8423 square feet
Accessibility: Access is via Horizon Dr, a local street with a pavement width of 35 ft, including on-street parking, within 50 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Increase the maximum height of a townhouse in Northshore Town Center **Density:**
Planning Sector: Southwest County **Plan Designation:** MU-CC (Community Mixed Use Center), HP (Hillside Protec
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The Beau Monde Subdivision is the residential neighborhood within the Northshore Town Center development, which is developed with a mix of attached and detached houses.

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

Street: 9426 HORIZON DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-3(C) (General Residential Neighborhood), C-R-2(C) (Regional Commercial), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from R-1 to TC-1 in 2001 (4-Q-01-RZ).

PLAN INFORMATION (where applicable)

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

Action: Approved

Meeting Date: 7/11/2024

Details of Action:

Summary of Action:

Approve the request to amend the previously approved planned district to increase the maximum height of a townhouse from 35 feet to approximately 41 feet, as presented on the development plan, subject to 1 condition.

Date of Approval: 7/11/2024

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:** 7/24/2024

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: 9/17/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Appeal Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: