

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**  
**ONE YEAR PLAN AMENDMENT**



**File Number:** 10-B-19-PA                      **Related File Number:** 10-B-19-RZ  
**Application Filed:** 7/25/2019                      **Date of Revision:** 3/4/2020  
**Applicant:** JENNIFER REYNOLDS / BAXTER PROPERTIES

## **PROPERTY INFORMATION**

**General Location:** At the intersection of Adair Drive and Sanders Drive, west of Tazewell Pike  
**Other Parcel Info.:** (Parcel 58 M B 022 is 0.24 acres and parcel 58 M B 02201 is 0.28 acres.)  
**Tax ID Number:** 58 M B 022 AND 58 M B 02201                      **Jurisdiction:** City  
**Size of Tract:** 0.52 acres total  
**Accessibility:** Sanders Drive is a major collector with a pavement width of 20 feet and a right-of-way width that varies from 40 to 47 feet. Adair Drive is a major collector with a pavement width of 18 feet and a right-of-way width of 36.75 feet.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant parcels; all structures have been demolished  
**Surrounding Land Use:**  
**Proposed Use:** Beer Garden; Commercial use of similar character to commercial node at the corner of Sanders Drive, Tazewell Pike, and Jacksboro Pike                      **Density:** N/A  
**Sector Plan:** North City                      **Sector Plan Designation:** LDR (Low Density Residential) and GC (General C)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This property is at the entrance to a single-family residential neighborhood with lots varying in size from 0.1 to 0.7 acres. This is a stable neighborhood surrounded by commercial properties in two directions as N. Broadway Avenue lies less than a quarter mile to the west and there is a commercial node to the east at the intersection of Sanders Drive, Tazewell Pike, and Jacksboro Pike that runs north to south.

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

**Street:** 220 Adair Drive and 0 Sanders Drive  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** RN-1(Single Family Residential Neighborhood) and RN-4 (General Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** C-N (Neighborhood Commercial) - this was revised from the previous GC (General Commercial) request  
**Previous Requests:** 220 Adair Drive rezoned from R-2 to R-1 in 1994; 0 Sanders Drive rezoning request denied in 1996  
**Extension of Zone:** The plan designation would not be an extension; the C-N (Neighborhood Commercial) District zoning would be, as it is adjacent to the northeast

**History of Zoning:** 220 Adair Dr. was rezoned from R-2 to R-1 in 1994 along with surrounding parcels in this neighborhood; a request to rezone 0 Sanders Drive from to R-2 (General Residential District) to O-1 (Office, Medical, and Related Services) was denied in 1996

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential) and GC (General Commercial)  
**Requested Plan Category:** NC (Neighborhood Commercial) - this was revised from the previous C-3/C-G-2 (General Commercial) request

**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:** Michelle Portier  
**Staff Recomm. (Abbr.):** Withdraw the One Year Plan amendment application for 220 Adair Drive per the applicant's request.  
**Staff Recomm. (Full):** The applicant sent an email requesting to withdraw this application on April 27, 2020.  
**Comments:**  
**Action:** Withdrawn **Meeting Date:** 5/14/2020  
**Details of Action:**  
**Summary of Action:** The Planning Commission approved withdrawal of the One Year Plan amendment request per the applicant's request. The related rezoning case has been revised and is still moving forward.  
**Date of Approval:** **Date of Denial:** **Postponements:**  
**Date of Withdrawal:** 5/14/2020 **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:**