

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 10-SB-22-C Related File Number: 10-B-22-DP
Application Filed: 8/22/2022 Date of Revision:
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd, south of Brooke Willow Blvd
Other Parcel Info.:
Tax ID Number: 117 033, 034.02, OTHER: & PART OF 034 **Jurisdiction:** County
Size of Tract: 30.99 acres
Accessibility: Access is via Hardin Valley Road, a minor arterial, two-lane with turning lane and sidewalks within a 88-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Single Family Residential
Surrounding Land Use: North: Single-family residential, Public schools, Rural residential, Daycare / A (Agricultural), PR (Planned Residential), & CA(k) (General Business)
South: Single-family residential, Rural residential / A (Agricultural)
East: Single-family residential, Rural residential, Vacant land / PR (Planned Residential) & A (Agricultural)
West: Single-family residential, Rural residential, Vacant land / A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 1.71 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** RR (Rural Residential), HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 & 11316 HARDIN VALLEY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: RR (Rural Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Dodson Property

No. of Lots Proposed: 53 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: Mike Reynolds

Staff Recomm. (Abbr.): Withdraw the concept plan as requested by the applicant.

Staff Recomm. (Full):

Comments: This proposal is a detached residential subdivision with 53 lots on 30.99 acres (1.71 du/ac). The property was rezoned to PR (Planned Residential) up to 2 du/ac (5-E-22-RZ) in June 2022. There are 28.04 acres remaining for future development.

Action: Withdrawn Meeting Date: 10/6/2022

Details of Action:

Summary of Action: Withdraw the concept plan as requested by the applicant.

Date of Approval: Date of Denial: Postponements:

Date of Withdrawal: 10/6/2022 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: