

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 2-B-26-SU                      **Related File Number:**  
**Application Filed:** 12/29/2025              **Date of Revision:**  
**Applicant:** ZACH TAYLOR

## PROPERTY INFORMATION

**General Location:** North side of W Moody Ave, east of W Martin Mill Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 109 P K 026, 027, 028                      **Jurisdiction:** City  
**Size of Tract:** 0.97 acres  
**Accessibility:** Access would be via Moody Avenue, a local street with a pavement width of 20 ft within a right-of-way which varies from 25 ft to 40 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Multifamily Residential, Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** 4-lot duplex subdivision                      **Density:**  
**Planning Sector:** South City                      **Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A (Within the City limits)  
**Neighborhood Context:** This area is comprised of a mix of single family dwellings on small suburban lots and multifamily dwellings. There are limited office and public/quasi public uses along W Martin Mill Pike and number of commercial and office uses concentrated on Chapman Highway. The Vestal Gateway Park and Mary Vestal Greenway are located nearby to the southwest.

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

**Street:** 109 W MOODY AVE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)



**Details of Action:**

**Summary of Action:** Approve the request for a four-lot duplex subdivision subject to 2 conditions.

**Date of Approval:** 2/12/2026

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**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:**