CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-B-25-SP **Related File Number:**

Application Filed: 2/24/2025 **Date of Revision:**

Applicant: L. D. GASS

PROPERTY INFORMATION

General Location: South side of Granda Avenue, east of Glade Hill Drive

Other Parcel Info.:

Tax ID Number: 106 J B 012 **Jurisdiction:** City

Size of Tract: 0.71 acres

Accessibility: Access is via Granda Drive, an unstriped local street with 24 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northwest County **Plan Designation:** LDR (Low Density Residential)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: The subject property is in a neighborhood with a mix of single family residential and multifamily residential uses, most of which were in planned districts. The multifamily developments feature a mix of duplexes, townhouses, a mobile home park, and small apartment buildings. The property is 0.5 miles from the Middlebrook Pike corridor, which features a mix of commercial, office, and public-quasi public land uses (churches, Shannondale assisted living and senior housing). Bearden Middle School lies approximately 1 mile to the southeast, and The Spirit Life Academy lies approximately 0.25 miles to the south.

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

Street: 7504 GRANDA DR

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 1985 the property was part of a government rezoning from R-2 (General Residential) to R-1A (Low Density Residential) (7-U-85-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. There have been no apparent changes to the roads or utilities in this area since the adoption of the 2016 Northwest County Sector Plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. There are no apparent errors or omissions in the sector plan with regard to the subject property. There are several multifamily developments nearby that were developed prior to the adoption of the sector plan; but the sector plan still classified these parcels as low density residential, indicating the current classification is appropriate for this area.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.
1. There are no known changes in government policy pertaining to this area or the requested MDR classification.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:
1. There are no recent significant development changes in this area north of Middlebrook Pile.

ADDITIONAL CONSIDERATION:
1. The property does not meet the location criteria of the MDR classification since it is accessed by a local road, has greater than 15% slopes for a portion of the site, lacks nearby sidewalk connections, and is not in an area that would provide a transition between more intensive non-residential uses and low-density residential neighborhoods.

Action: Denied **Meeting Date:** 8/13/2026

Details of Action:

Summary of Action: Deny the MDR (Medium Density Residential) land use classification because it does not meet the criteria for a sector plan amendment.

Date of Approval: **Date of Denial:** 8/13/2026 **Postponements:** 4/10/2025, 5/14/2026

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: