

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

**File Number:** 1-A-05-SP                      **Related File Number:** 1-R-05-RZ  
**Application Filed:** 12/13/2004                      **Date of Revision:**  
**Applicant:** WT INVESTMENTS, INC.  
**Owner:**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

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## PROPERTY INFORMATION

**General Location:** Northeast and southwest sides Debusk Ln., northwest of Kingston Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 131 K A 004,005,013                      **Jurisdiction:** County  
**Size of Tract:** 11 acres  
**Accessibility:** Access is via Debusk Ln., a local street with 11-12' of pavement width within 40-55' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwelling and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Office park                      **Density:**  
**Sector Plan:** Southwest County                      **Sector Plan Designation:** Low and Medium Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** Debusk Ln. is developed with residences, an accounting office and a day care facility, under PR, A and zoning. Condominiums are located to the north and some multi-family units are located to the south under PR zoning. Single family residential uses are located both east and west of the site, zoned A and RA.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), PR (Planned Residential) and RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of O designation from the southeast  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential) and MDR (Medium Density Residential)

