

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 1-C-02-SP                      **Related File Number:** 1-I-02-RZ  
**Application Filed:** 12/10/2001              **Date of Revision:**  
**Applicant:** WEST POINTE VENTURES, LLC  
**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:** South side of W. Emory Rd., north of Oak Ridge Hwy., north end of Pebblepass Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 76 31    **Jurisdiction:** City  
**Size of Tract:** 28 acres  
**Accessibility:** Access is via W. Emory Rd., a minor collector street with 60' of right of way and 18' of pavement width, or via Pebblepass Rd., a local street with 70' of right of way and 26' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Subdivision    **Density:** 1-4 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Agricultural and Rural Residential  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area has been developed with residential uses under A and RA zoning, including a mobile home park to the east, developed under RB zoning.

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

**Street:** 9922 W Emory Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) and I (Industrial)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** Agricultural and Rural Residential  
**Requested Plan Category:** Low Density Residential

