

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 11-D-02-SP      **Related File Number:** 11-M-02-RZ  
**Application Filed:** 10/29/2002      **Date of Revision:**  
**Applicant:** SUMMIT PROPERTIES, 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 Yarnell Rd., southwest of Lovell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 117 103 OTHER: 118-25.05      **Jurisdiction:** County  
**Size of Tract:** 19.5 acres  
**Accessibility:** Access is via Yarnell Rd., a major collector street with 19' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached      **Density:** 1 to 4 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is part of a rural residential area that was included within the Technology Corridor, but is unlikely to develop with non-residential uses. Agricultural zoning surrounds the site.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) / TO (Technology Overlay)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** Agricultural/Rural Residential  
**Requested Plan Category:** LDR (Low Density Residential)

