

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 5-H-06-SP                      **Related File Number:** 5-N-06-RZ  
**Application Filed:** 4/10/2006                      **Date of Revision:**  
**Applicant:** CORNERSTONE DEVELOPMENT, 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:** Northwest side Hardin Valley Rd., northeast of E. Gallaher Ferry Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 116 067.06                      **Jurisdiction:** County  
**Size of Tract:** 27.23 acres  
**Accessibility:** Access is via Hardin Valley Rd., a minor arterial street with 21' of pavement width within 65' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached residential                      **Density:** 3 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** Agricultural / Rural Residential  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** The surrounding area includes rural residential dwellings, farm structures, farmland and undeveloped land, under A, RA and PR zoning. There is some CA zoning to the north and east of the site, which does not appear to be used commercially.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of LDR from the west  
**History of Zoning:** An LDR sector plan designation and PR zoning at up to 1.8 du/ac was approved on the 162 acre property to the west on 7/25/05 (6-B-05-SP/6-M-05-RZ).

### PLAN INFORMATION (where applicable)

**Current Plan Category:** A/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area)

