

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 6-B-05-SP                      **Related File Number:** 6-M-05-RZ  
**Application Filed:** 5/23/2005                      **Date of Revision:**  
**Applicant:** CORNERSTONE DEVELOPMENT GROUP  
**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:** East and west sides E. Gallaher Ferry Rd., northwest side Hickory Creek Rd., northwest side Hardin Valley Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 116 029                      **Jurisdiction:** County  
**Size of Tract:** 162 acres  
**Accessibility:** Access is via E. Gallaher Ferry Rd., a local street with 19' of pavement width within 40' of right of way, Hardin Valley Rd., a minor arterial street with 21' of pavement width within 40' of right of way, or Hickory Creek Rd., a minor arterial street with 21' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family residential subdivision                      **Density:** 3 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** Low Density Residential and Slope Protection  
**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:** 2312 E Gallaher Ferry Rd  
**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:** No  
**History of Zoning:** Yes, extension of LDR from the east.

### PLAN INFORMATION (where applicable)

