

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 12-A-02-SP                      **Related File Number:**  
**Application Filed:** 10/31/2002              **Date of Revision:**  
**Applicant:** CARWORKS OF KNOXVILLE/ ROY CHRIS HARDEN  
**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 corner Wexgate Rd. and Oak Ridge Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 90 A A 001                      **Jurisdiction:** County  
**Size of Tract:** 2.3 acre  
**Accessibility:** Access is via Oak Ridge Hwy., a major arterial street with 37' of pavement within a 100' right-of-way, and Wexgate Rd., a local street with 26 of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Auto repair sales and service and mini-storage warehouse              **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Rural Residential  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This site is within a residential subdivision that has developed under PR zoning.

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

**Street:** Oak Ridge Hwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** The Wexgate property was zoned PR in 1975, and this site was approved for commercial use.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** Agricultural/Rural Residential  
**Requested Plan Category:** Commercial

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): DENY C (Commercial) Sector Plan designation for this site.

Staff Recomm. (Full): The site can be used for commercial development under the current PR zoning in a manner that is compatible with the scale and intensity of nearby residential development. The sector plan proposes rural residential use for this site.

Comments: A. Need and Justification for Proposal
1. This site is proposed for rural residential use and can be used for compatible office or commercial uses under the requirements of the PR zone.
2. The site is in a stable, rural and low density residential area. Unrestricted use of the property under a commercial designation would disrupt the established residential pattern and could lead to further commercial requests along Oak Ridge Hwy.
B. Effects of Proposal
1. This change would add more traffic and vehicular turning movements to and from this site, which is adjacent to residential uses on two sides. Public water and sewer service is available to the site.
2. Non-residential use of this property under the current PR zoning was anticipated by the developer of Wexgate subdivision; however, unrestricted intensive commercial uses permitted by CA or CB zoning could negatively impact surrounding residential uses, with intensive commercial traffic, noise, lighting and visual impacts.
3. Commercial designation would allow this site to be considered for a wide range of commercial and light industrial uses, in addition to the proposal by the applicant, that would be incompatible with the scale and intensity of surrounding residential uses.
C. Conformity to the General Plan
1. Commercial uses at this intersection are not proposed for expansion by the sector plan. This site can be used for commercial businesses to serve the established residential uses in the area under the present PR zoning.
2. General commercial uses should not be mixed with low density residential uses.
3. General commercial use of this site would not be compatible with the scale and intensity of the surrounding residential land uses and zoning pattern.
4. Under the requirements of the Community's Growth Policy Plan the site could only be considered for PC, LI or I zoning, since it is located within the Rural Area.

MPC Action: Denied MPC Meeting Date: 12/12/2002

Details of MPC action:

Summary of MPC action: Deny Commercial

Date of MPC Approval: Date of Denial: 12/12/2002 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [ ] Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**