

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

DETACHED



File Number: 4-G-19-UR                      Related File Number: 4-SD-19-C  
Application Filed: 2/25/2019              Date of Revision:  
Applicant: ALEKSANDR BOTEZAT

## PROPERTY INFORMATION

General Location: North side of Cain Road, Northwest of Lee Road  
Other Parcel Info.:  
Tax ID Number: 92 PART OF 102                      Jurisdiction: County  
Size of Tract: 1.343 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant  
Surrounding Land Use:  
Proposed Use: Detached residential lots                      Density:  
Sector Plan: Northwest County              Sector Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context:

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

Street: 5101 Cain Rd  
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:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: 3                      No. of Lots Approved: 3

Variances Requested:

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for up to 3 detached residential dwellings on individual lots, 48 total lots for the subdivision, and the reduction of the peripheral setback from 35' to 25' for Lot 47, subject to 1 condition.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a concept plan and use-on-review.

Comments: EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since utilities are available.
2. The proposed low density residential development is compatible with the scale and intensity of development that has occurred in this area. Much of the nearby residential subdivisions were constructed in the 1980's and 1990's. The surrounding properties remain zoned agricultural.
3. The subject property is within the Urban Growth Boundary of the City of Knoxville and is adjacent to the City boundary which is at the Cain Rd. and Lee Rd. intersection.

### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance. The proposed density for the entire Cain Vista Subdivision of 2.9 du/ac is consistent with the approved maximum density of up to 3.5 du/ac.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The proposed subdivision will not draw significant traffic through residential neighborhoods.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use. The PR zoning allows a density up to 3.5 du/ac. With a proposed density of 2.9 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended rezoning.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved

Meeting Date: 4/11/2019

Details of Action:

Summary of Action: APPROVE the development plan for up to 3 detached residential dwellings on individual lots, 48 total lots for the subdivision, and the reduction of the peripheral setback from 35' to 25' for Lot 47, subject to 1 condition.

Date of Approval: 4/11/2019

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:** Knox County Board of Zoning Appeals

**Date of Legislative Action:**

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

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**