

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

## CONCEPT PLAN



File Number: 4-SD-19-C      Related File Number: 4-G-19-UR  
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: Access is via Cain Rd., a local street with 18' of pavement width within 45' of right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: House  
Surrounding Land Use: This area is developed with agricultural and rural to low density residential uses under A, A-1, RA, R-1, PR and RP-1 zoning.  
Proposed Use: Detached residential lots      Density: 2.23 du/ac  
Sector Plan: Northwest County      Sector Plan Designation:  
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: Cain Vista  
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 Concept Plan subject to 6 conditions:  
Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Meeting all applicable requirements of the previously approved Concept Plan, 5-SC-18-C.  
3. Access for Lot 47 shall be from the internal road only.  
4. Lots 45R and 45R1 shall each be limited to one curb cut to Cain Road, as shown on the Concept Plan and as approved by the Knox County Department of Engineering and Public Works.  
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments: This proposal is a revision to the previously approved Cain Vista Subdivision, Phase 1 (5-SC-18-C / 5-F-18-UR) that will result in two additional lots for the subdivision, increasing the total from 46 to 48 lots. The density for the entire subdivision will go up from 2.8 du/ac to 2.9 du/ac. The PR zoning on the property allows consideration of up to 3.5 du/ac. The applicant is requesting to split Lot 45 into two lots, and convert land previously proposed as a detention pond into Lot 47. The 3 lot subdivision for this 1.343 acre site has a density of 2.23 du/ac. The detention pond was determined to not be necessary based on the final stormwater design plan. Staff is recommending that Lot 47 only have access to the new internal street.

This revised Concept Plan will also allow the property owner to create one additional driveway connection to Cain Road for Lot 45R1. The previous approval limited the number of driveway connections to Cain Road and would have required lots 45R and 45R1 to share a driveway connection. In Staff's opinion, the additional driveway connection for 45R1 will not create a safety hazard. The sight distance will be verified during permit review, however, the engineer for the project did a preliminary study and determined sight distance can be achieved.

The estimated traffic impact and student yield below are based on 48 lots which is the total number of lots the entire subdivision will have including the 2 additional lots requested by this application.

Action: Approved Meeting Date: 4/11/2019

**Details of Action:**

Summary of Action: APPROVE the Concept Plan subject to 6 conditions:

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 Chancery Court  
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:**