

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**  
**CONCEPT PLAN**

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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**File Number:** 5-SC-18-C                      **Related File Number:** 5-F-18-UR  
**Application Filed:** 3/26/2018              **Date of Revision:**  
**Applicant:** ALEKSANDR BOTEZAT

## PROPERTY INFORMATION

**General Location:** North side Cain Rd., north of Lee Rd..  
**Other Parcel Info.:**  
**Tax ID Number:** 92 102                      **Jurisdiction:** County  
**Size of Tract:** 16.43 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:** Dwelling and vacant land  
**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 subdivision                      **Density:** 2.8 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:** Botezat Property - Cain Road  
**No. of Lots Proposed:** 46      **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:** Mike Reynolds  
**Staff Recomm. (Abbr.):** APPROVE the Concept Plan subject to 5 conditions.  
**Staff Recomm. (Full):**  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).  
3. Providing sight distance certification to Knox County Engineering and Public Works as part of the Design Plan review for the Road "A" intersection and all new driveways along Cain Rd.  
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common areas and drainage system.

**Comments:** This proposal is for a 46 lot subdivision on 16.43 acres at a density of 2.8 du/ac. The property was rezoned by County Commission in February 2018 from A (Agricultural) to PR (Planned Residential) up to 3.5 du/ac. The applicant has requested that the peripheral setback be reduced on 4 of the lots from 35' to 25'. The peripheral reduction on lots 14, 15, & 37 are in the rear yard and adjacent to agricultural land. On lot 46, the peripheral reduction is along the front and side lot line. These reductions will allow a house to be constructed similarly to other houses along the street and away from the drainageways to the rear of the property.

**Action:** Approved      **Meeting Date:** 5/10/2018

**Details of Action:**

**Summary of Action:** APPROVE the Concept Plan subject to 5 conditions.

**Date of Approval:** 5/10/2018      **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:**