



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
REZONING REPORT**

▶ **FILE #:** 2-F-06-RZ

**AGENDA ITEM #:** 56

**AGENDA DATE:** 2/9/2006

▶ **APPLICANT:** ALEKSANDR BOTEZAT

OWNER(S): ALEKSANDR BOTEZAT

TAX ID NUMBER: 92 032

JURISDICTION: County Commission District 3

▶ **LOCATION:** Northwest side Hunters Glen Dr., southwest of Trousdale Rd.

▶ **APPX. SIZE OF TRACT:** 1.05 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via a dead-end local street with 26' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Single family residential

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / A Agricultural

South: Residence and water tower / RA Residential

East: Vacant land / A Agricultural

West: Vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: This vacant wooded site is adjacent to an established residential subdivision that has developed under RA zoning

**STAFF RECOMMENDATION:**

▶ **APPROVE RA zoning**

RA zoning is consistent with the adjacent R-1 zoning and single family development. The sector plan proposes LDR for the site

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. Other properties in the immediate area are developed with residential uses under A, RA, PR and R-1 zoning
2. RA is consistent with the adjoining R-1 zoned subdivision. The subject property will be subdivided in the same manner as the adjacent property,
3. RA zoning will require MPC subdivision approval for any development of the property beyond one dwelling. During this review, potential issues such as traffic, drainage, access, topography, lot layout, density and other development concerns can be addressed.

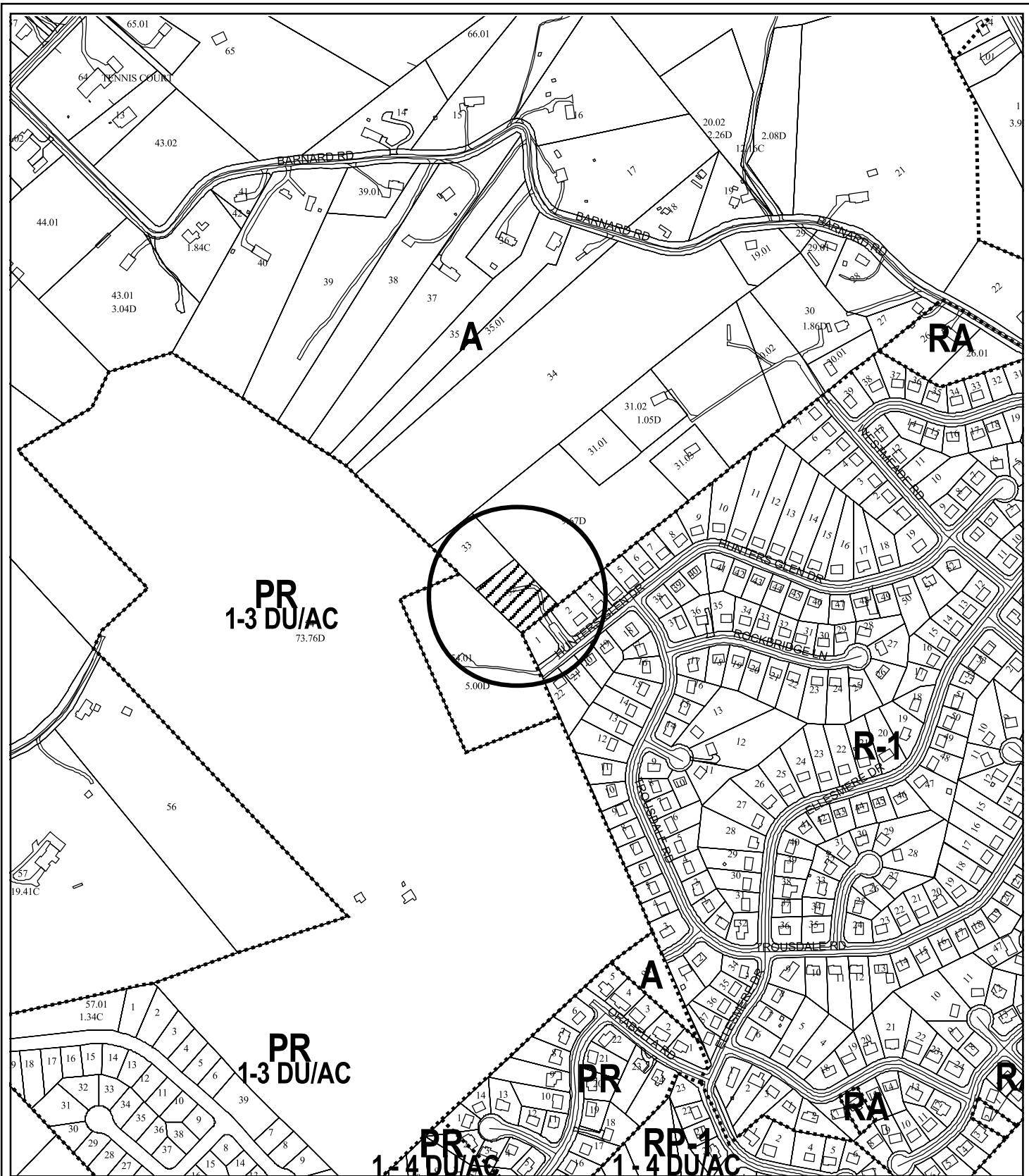
**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available in the area to serve the site.
2. RA zoning will permit the subdivision of the site into 10,000 sq. ft. lots to be developed in a manner similar to the adjacent subdivision.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northwest County Sector Plan proposes low density residential uses for the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for RA or PR zoning in this area.

If approved, this item will be forwarded to Knox County Commission for action on 3/27/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**2-F-06-RZ  
REZONING**

Petitioner: Aleksandr Botezat  
 Map No: 92  
 Jurisdiction: County

 From: A (Agricultural)  
 To: RA (Low Density Residential)

Original Print Date: 01/20/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

