

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 5-SC-18-C
 5-F-18-UR

AGENDA ITEM #: 12
AGENDA DATE: 5/10/2018

▶ **SUBDIVISION:** BOTEZAT PROPERTY - CAIN ROAD
 ▶ **APPLICANT/DEVELOPER:** ALEKSANDR BOTEZAT
 OWNER(S): Aleksandr Botezat

TAX IDENTIFICATION: 92 102 [View map on KGIS](#)
 JURISDICTION: County Commission District 3
 STREET ADDRESS: 5101 Cain Rd

▶ **LOCATION:** North side Cain Rd., north of Lee Rd..

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
 WATERSHED: Third Creek

▶ **APPROXIMATE ACREAGE:** 16.43 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Dwelling and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: 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.

▶ **NUMBER OF LOTS:** 46

SURVEYOR/ENGINEER: David Harbin

ACCESSIBILITY: Access is via Cain Rd., a local street with 18' of pavement width within 45' of right-of-way.

▶ **SUBDIVISION VARIANCES
 REQUIRED:**

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 5 conditions.**

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.

► **APPROVE the development plan for up to 46 detached residential dwellings on individual lots and the reduction of the peripheral setback from 35' to 25' for Lots 14, 15, 37 & 46, as shown on the development plan, subject to 1 condition.**

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:

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.

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 of 2.8 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 2.8 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.

ESTIMATED TRAFFIC IMPACT: 507 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

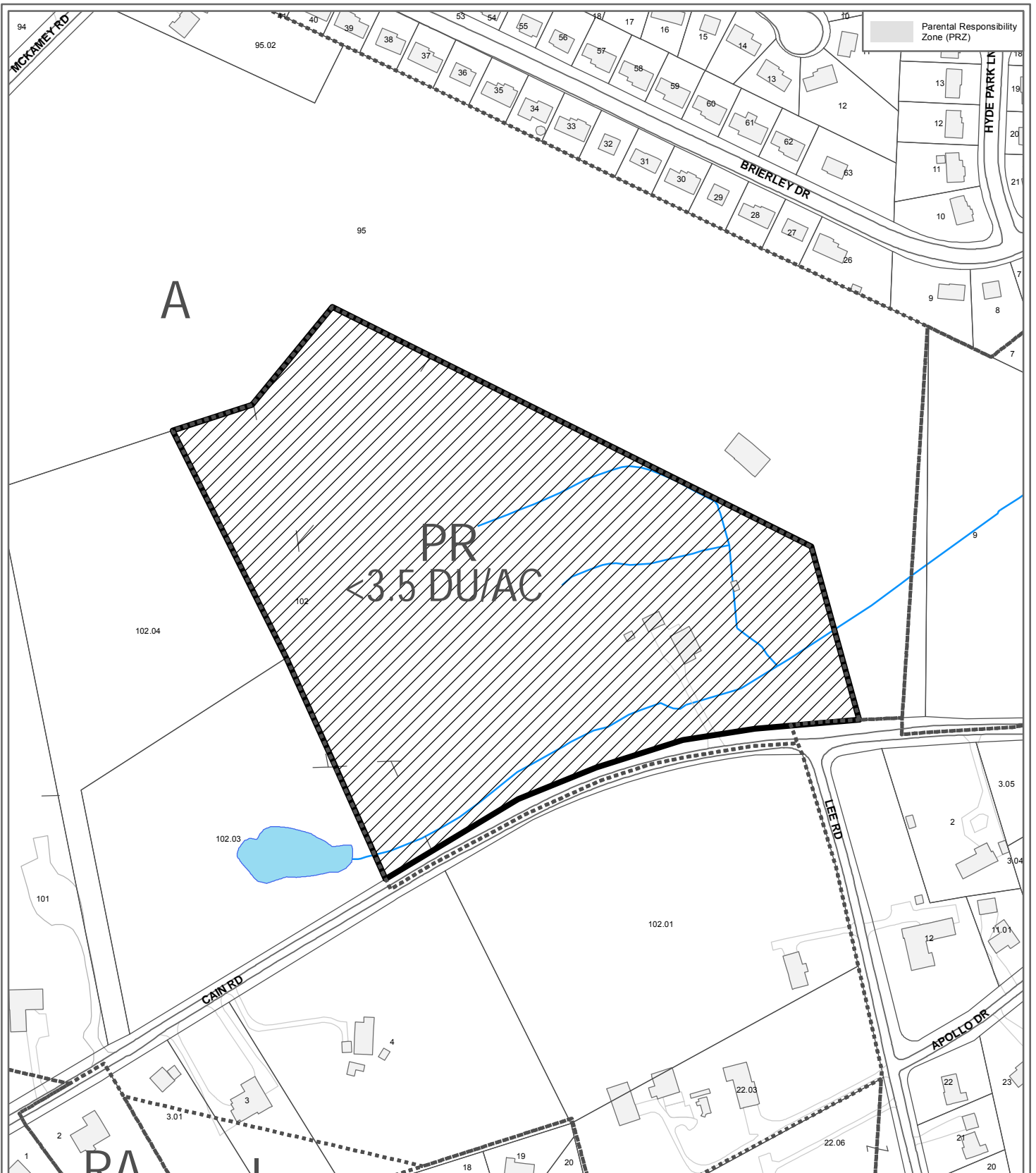
ESTIMATED STUDENT YIELD: 19 (public school children, ages 5-18 years)

Schools affected by this proposal: Amherst Elementary, Northwest Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

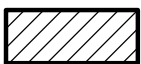
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**5-SC-18-C / 5-F-18-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Botezat, Aleksandr
Botezat Property - Cain Road



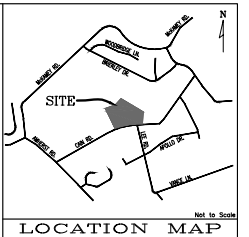
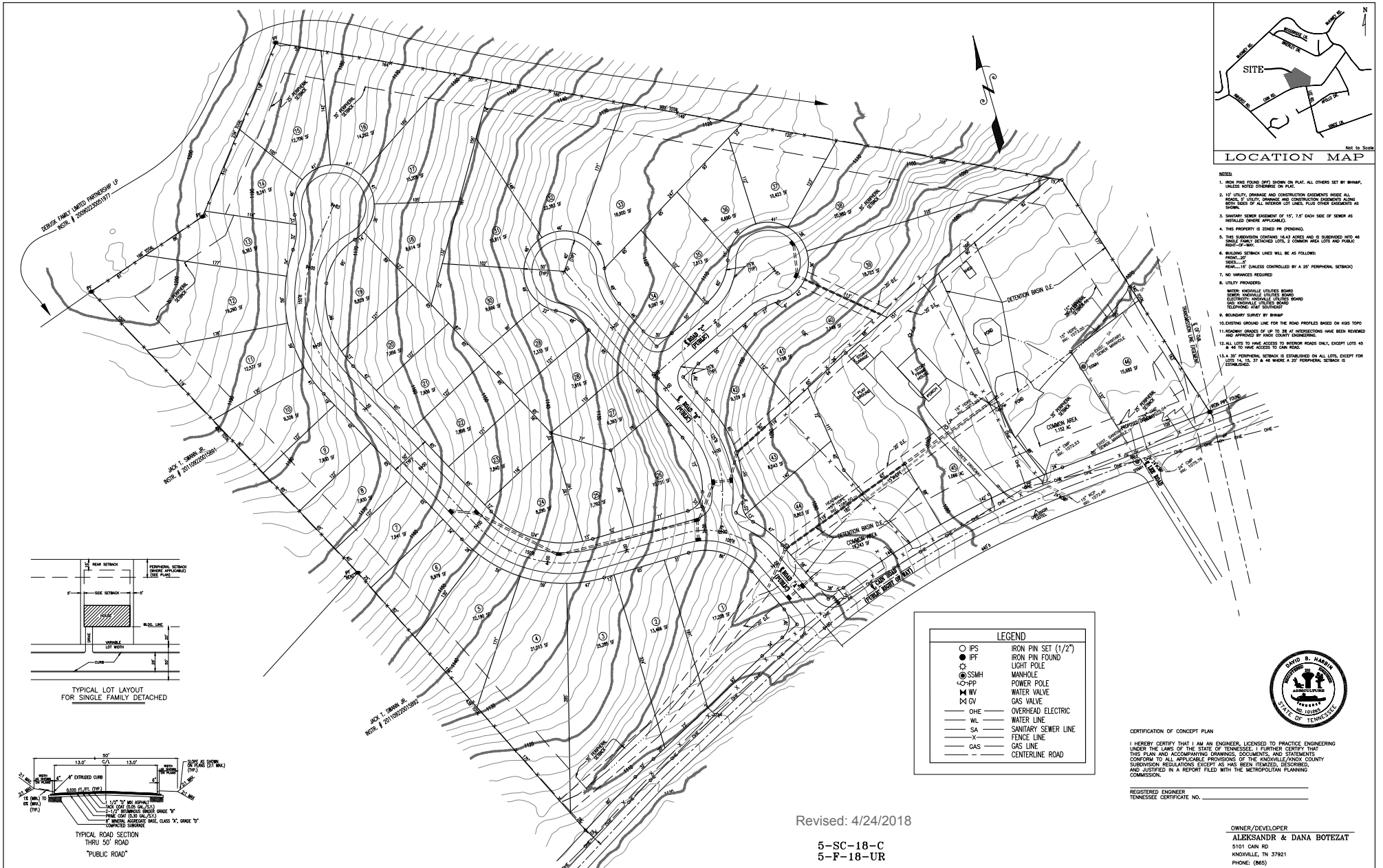
Detached residential subdivision in PR (Planned Residential)

Map No: 92

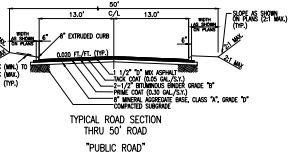
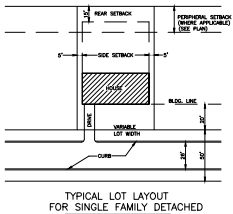
Jurisdiction: County

Original Print Date: 4/16/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





- NOTES:
1. SHOW THIS ROAD (R/F) BEING ON PLAT. ALL OTHERS SET BY BMAP.
 2. SIZE OF NOTED CORNER ON PLAN.
 3. 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS WIDE ALL SIDES OF UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS AS SHOWN.
 4. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INDICATED THERE APPLICABLE.
 5. THIS PROPERTY IS ZONED PR (PENDING).
 6. THIS PROVISION CONTAINS 30' BUFFER AND IS SHOWN WITH 48' BUFFER FROM INTERIOR LOT LINES, 3' COMMON AREA LOT AND PUBLIC RIGHT-OF-WAY.
 7. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT - 10'
SIDE - 5'
REAR - 10' UNLESS CONTROLLED BY A 20' PERIMETER SETBACK
 8. NO VARIANCES REQUIRED.
 9. UTILITY PROVIDERS:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T OUTLETS
 10. BOUNDARY SURVEY BY BMAP.
 11. EXISTING GROUND LINE FOR THE ROAD PROFILES BASED ON 1000.
 12. EXISTING GRADES OF UP TO 2% AT INTERSECTIONS HAVE BEEN ADOPTED AND PROPOSED GRADES OF 1% TO 2%.
 13. ALL LOTS TO HAVE ACCESS TO INTERIOR ROADS ONLY, EXCEPT LOTS 40 & 46 TO HAVE ACCESS TO CAN ROAD.
 14. A 20' PERIMETER SETBACK IS ESTABLISHED ON ALL LOTS, EXCEPT FOR LOTS 15, 16, 17 & 48 WHERE A 20' PERIMETER SETBACK IS ESTABLISHED.



LEGEND

- IPS IRON PIN SET (1/2")
- IPF IRON PIN FOUND
- LIGHT POLE
- SSMH MANHOLE
- PP POWER POLE
- WV WATER VALVE
- GV GAS VALVE
- OHE OVERHEAD ELECTRIC
- WL WATER LINE
- SA SANITARY SEWER LINE
- X FENCE LINE
- GAS LINE
- CENTERLINE ROAD



CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, SPECIFICATIONS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN SPECIFICALLY DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: _____
 TENNESSEE CERTIFICATE NO. _____

Revised: 4/24/2018

5-SC-18-C
 5-F-18-UR

OWNER/DEVELOPER
ALEKSANDR & DANA BOTEZAT
 5101 CAN RD
 KNOXVILLE, TN 37921
 PHONE: (865) _____

BATSON, HIMMS, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

DESIGNED	XXX									SCALE	1" = 50'
DRAWN	EEG									DATE	03/20/18
CHECKED	XXX	1	4/17/18	MPC COMMENTS	APPR.	NO.	DATE	REVISION	APPR.		

DEED REFERENCES: INSTR. #201402060046507

1" = 50'

SITE PLAN FOR BOTEZAT PROPERTY, CAIN ROAD
 CLT MAP 92 PARCEL 102
 DISTRICT 5, KNOX COUNTY, TENNESSEE

25077-C
 SHEET 1 OF 2 SHEET(S)
 Q:\25077\25077-SAVED.DWG



MEMORANDUM

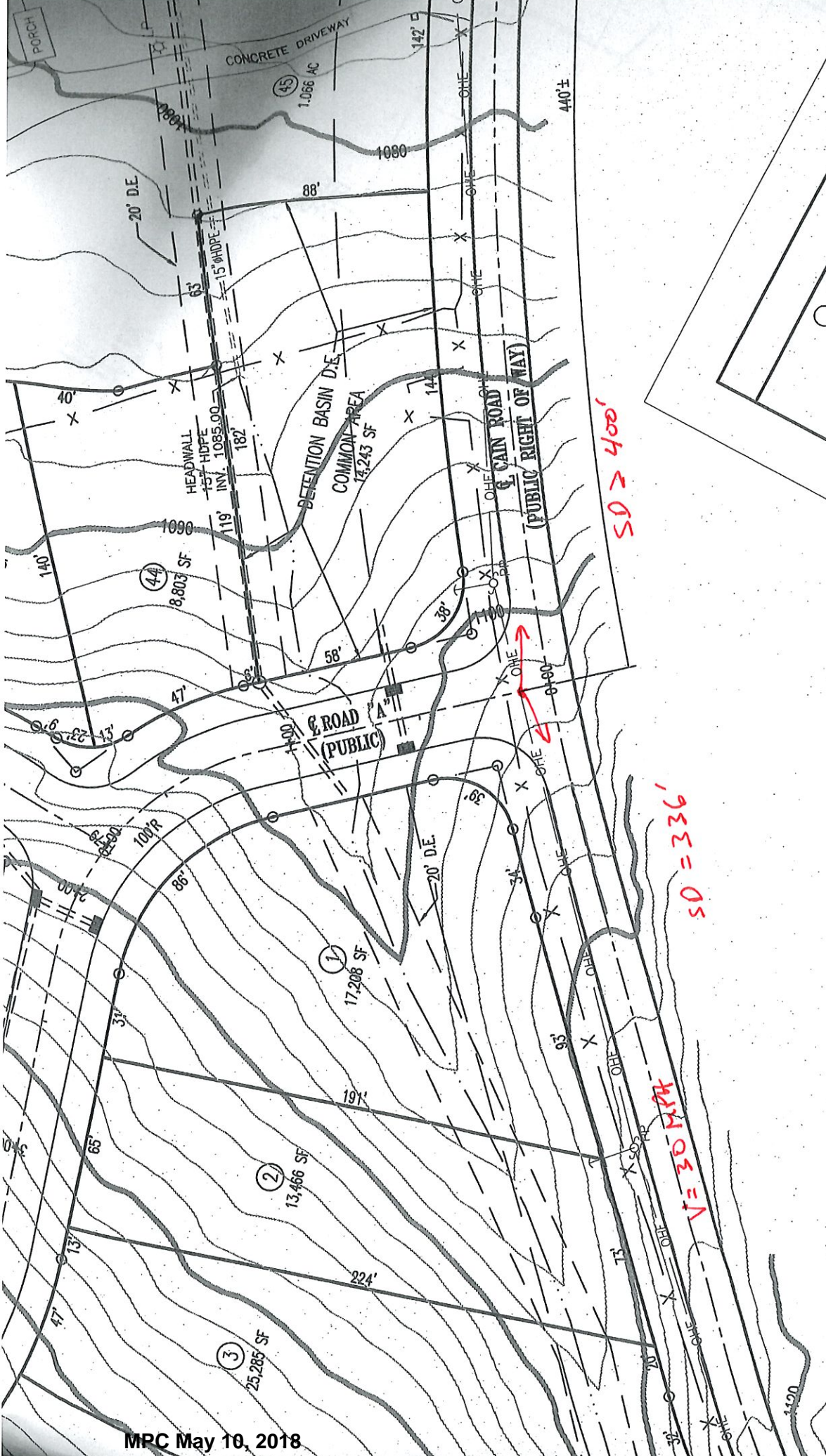
DATE:	April 30, 2018
FROM:	John Sexton
TO:	Cindy Pionke
CC:	
SUBJECT:	Botezat Property on Cain Road (5-SC-18-C, 5-F-18-UR)

Hi, Cindy

We checked the available sight distance at the proposed access point to the subject property. All measurements were made at the edge of Cain Road at the staked access centerline.

The posted speed limit on Cain Road is 30 MPH, so the required sight distance is 300 feet. The available sight distance to the left is well in excess of 400 feet. The available sight distance to the right is 336 feet and is restricted by a crest vertical curve.

I have attached a figure to illustrate. Let me know if you have any questions.



LEGEND

○	IPS	IRON PIN SET
●	IPF	IRON PIN FOUND
☼	SSMH	LIGHT POLE
⊙	pp	MANHOLE
▲	WV	POWER POLE
△	GV	WATER POLE
—	OHE	GAS VALVE
—	WL	OVERHEAD
—	SA	
X		

SUBDIVISION - CONCEPT



Name of Applicant: Aleksandr Botezat

Date Filed: 3/26/18 Meeting Date: 5/10/18

Application Accepted by: Jane Reel

Fee Amount: \$1,880⁰⁰ File Number: Subdivision - Concept 5-SC-18-C

Fee Amount: _____ Related File Number: Development Plan 5-F-18-UR

PROPERTY INFORMATION

Subdivision Name: Botezat Property -
Cain Road

Unit/Phase Number: _____

General Location: NW side Cain Rd,
SW of Lee Road

Tract Size: 16.43 No. of Lots: 46

Zoning District: PR

Existing Land Use: Vacant / Single Family

Planning Sector: Northwest County Dwelling

Growth Policy Plan Designation: Urban Growth

Census Tract: 46.08

Traffic Zone: 212

Parcel ID Number(s): Map 92 Parcel 102

Jurisdiction: City Council _____ District
 County Commission 3rd District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Aleksandr Botezat

Company: _____

Address: 5101 Cain Road

City: Knoxville State: TN Zip: 37921

Telephone: 237-3931

Fax: _____

E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
Name: David Harbin

Company: Batson Himes Norvell & Poe

Address: 4334 Papermill Drive

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer Knoxville Utilities Board

Water Knoxville Utilities Board

Electricity Knoxville Utilities Board

Gas Knoxville Utilities Board

Telephone AT&T Southeast

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT
Name: David Harbin

Company: Batson Himes Norvell & Poe

Address: 4334 Papermill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com