

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 11-SB-23-C Related File Number: 11-C-23-DP
Application Filed: 9/25/2023 Date of Revision:
Applicant: DAVID HARBIN

PROPERTY INFORMATION

General Location: Southern terminus of Arcadia Peninsula Way, south of Artemis Place Way
Other Parcel Info.:
Tax ID Number: 163 028.05 (PART OF) Jurisdiction: County
Size of Tract: 4.287 acres
Accessibility: Access is via Arcadia Peninsula Way, a private street with 22-ft of pavement width within 50-ft of private right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Water
Surrounding Land Use: North: Agriculture/forestry/vacant land & water - PR (Planned Residential) up to 3 du/ac, F (Floodway)
South: Agriculture/forestry/vacant land & water - PR (Planned Residential) up to 3 du/ac, F (Floodway)
East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac, F (Floodway)
West: Tennessee River, F (Floodway)
Proposed Use: Detached residential subdivision Density: 1.07 du/ac
Sector Plan: Southwest County Sector Plan Designation: RR (Rural Residential), HP (Hillside Protection), S
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 2482 ARCADIA PENINSULA WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) 3 du/ac, F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: RR (Rural Residential), HP (Hillside Protection), SP (Stream Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Arcadia

No. of Lots Proposed: 4 **No. of Lots Approved:** 4

Variances Requested: VARIANCES
None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Decrease the roadway pavement width from 26' to 22' for the extension of Arcadia Peninsula Way.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Naomi Hansen

Staff Recomm. (Abbr.): Approve the alternate design standards based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 2 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments: The applicant is proposing to develop an additional 4 detached dwellings on individual lots in the Arcadia subdivision, for a total of 90 lots approved in the subdivision. The 18.35-acre site contains 4.287 acres of buildable area above the 820 elevation TVA flowage easement.

The property is located at the southern terminus of Arcadia Peninsula Way. This development would be accessed off of Arcadia Peninsula Way via a new extension of the private right-of-way proposed by this concept plan. The new private right-of-way would provide access to four lots and potential future development.

The property is zoned PR (Planned Residential) up to 3 du/ac. The proposed density for this subdivision is approximately 1.07 du/ac. The property is surrounded by PR (Planned Residential) zoning, so a peripheral boundary is not required.

The new private right-of-way is proposed to have a 22-ft pavement width and a 50-ft right-of-way width. The Planning Commission may reduce the pavement width to 22 ft unless otherwise recommended by the Knox County Department of Engineering and Public Works. The 22-ft wide pavement is consistent with the previous approvals for this subdivision.

The most recent traffic study for this project was based on 200 dwellings as the maximum number of houses that would be proposed for the site. The traffic study called for the widening of Chandler Lane. To a width of 20 feet and the installation of warning flashers on S. Northshore Drive. At Chandler Lane. The study required these improvements prior to the platting of the 50th lot. The developers completed those improvements head of schedule. The next round of improvements are required as the development approaches 100 lots, which requires the developer to install a left turn lane on S. Northshore Dr. The total number of lots approved, including the 1 new lot, is approximately 90. As future lots are added, the traffic study calls for additional road improvements and more traffic analysis.

No sidewalks are proposed, nor are they required.

Action: Approved with Conditions

Meeting Date: 11/9/2023

Details of Action:

Summary of Action: Approve the alternate design standards based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 2 conditions.

Date of Approval:

11/9/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville-Knox County Planning Commission

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: