# **CASE SUMMARY**

#### APPLICATION TYPE: SUBDIVISION

#### **FINAL PLAT**



**Application Filed:** 12/5/2022 **Date of Revision:** 

Applicant: BEACON PARK, LLC



#### PROPERTY INFORMATION

General Location: Southern tip of Arcadia Peninsula Way, southwest of S Northshore Dr

Other Parcel Info.:

Tax ID Number: 163 02869 OTHER: 163 02872 Jurisdiction: County

Size of Tract: 13.072 acres

Accessibility:

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Rural Area

**Neighborhood Context:** 

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

Street: 0 Arcadia Peninsula Way

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) with up to 3 du/ac

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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#### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Final Plat of Arcadia Peninsula - Phase 3B

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

Variances Requested: 1) Reduce the required horizontal radius from 250 ft to 100 ft at station 64+50 (as identified on the

concept plan).

S/D Name Change:

#### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

#### PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve the variance to reduce the required horizontal radius from 250 ft to 100 ft at station 64+50.

Approve the subdivision plat because the Knox County Department of Engineering and Public Works is in support of the request and the plat is otherwise in compliance with the subdivision regulations.

Staff Recomm. (Full):

**Comments:** 1) This proposal is Phase 3B of the Arcadia subdivision and includes an extension of Arcadia

Peninsula Way (a private right-of-way) of approximately 750 ft. The total area is approximately 13

acres. However, only 5.247 acres are above the 820 contour.

2) A concept plan for this proposal was approved in April 2022 (Case 4-SD-22-F / 4-G-22-UR). The concept plan called for 5 lots initially, which had resulted in a density of 0.95 when calculating the density using the acreage above the 820 contour. The plat has reduced the number of lots to 4, yielding a density of 0.76 du/ac for the land above the 820 contour. The lot configuration remains largely the same and the proposed plat is generally consistent the concept plan.

3) There is another minor change from the concept plan, and that is a slightly sharper horizontal curve in front of lot number 411, for which a variance has been requested. The Department of Engineering

and Public Works has stated they support the requested variance.

Action: Approved Meeting Date: 2/9/2023

**Details of Action:** 

**Summary of Action:** Approve the variance to reduce the required horizontal radius from 250 ft to 100 ft at station 64+50.

Approve the subdivision plat because the Knox County Department of Engineering and Public Works is

in support of the request and the plat is otherwise in compliance with the subdivision regulations.

Date of Approval: 2/9/2023 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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