CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 3-SB-23-C Related File Number: 3-A-23-DP

Application Filed: 1/17/2023 Date of Revision:

Applicant: BEACON PARK, LLC



PROPERTY INFORMATION

General Location: Southern terminus of Arcadia Peninsula Way, south of Artemis Place Way

Other Parcel Info.:

Tax ID Number: 163 028.05 Jurisdiction: County

Size of Tract: 9.323 acres

Accessibility: Access is via Arcadia Peninsula Way, a private street 22' of pavement width within 50' of private right-

of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Water

Surrounding Land Use: North: Undeveloped residential lots -- PR (Planned Residential) / F (Floodway)

South: Vacant land -- PR (Planned Residential) / F (Floodway)

East: Vacant land -- PR (Planned Residential)
West: Tennessee River -- F (Floodway)

Proposed Use: Detached residential subdivision Density: .56 du/ac

Sector Plan: Southwest County Sector Plan Designation: W (Water), RR (Rural Residential), SP (Stream Pr

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 2508 CHANDLER RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: F (Floodway), PR (Planned Residential)

Former Zoning: Requested Zoning:

Previous Requests:

Extension of Zone: History of Zoning:

PLAN INFORMATION (where applicable)

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Current Plan Category: W (Water), RR (Rural Residential), SP (Stream Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Arcadia - Phase 3C

No. of Lots Proposed: 1 No. of Lots Approved: 0

Variances Requested: VARIANCES

1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING

COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250 ft to 100 ft Arcadia Peninsula Way at STA

71+64.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC

WORKS APPROVAL

1. None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the requested alternative design standard based on the recommendations of the Knox County

Department of Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works,

including but not limited to installing a drain tile under the road at approximately STA 73+50.

Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
 The area on the east side of Arcadia Peninsula Way shall be part of the common area for the

subdivision or combined with an adjacent property.

4. Provision of street names which are consistent with the Uniform Street Naming and Addressing

System in Knox County (Ord. 91-1-102).

5. Meeting all applicable requirements of Knox County Fire Marshal's office.

6. Provide a temporary turnaround at the southern terminus of Arcadia Peninsula Way as required by

Knox County Engineering and Public Works during the design plan phase.

Comments: This proposal is Phase 3C of the Arcadia subdivision. It includes an extension of Arcadia Peninsula

Way of approximately 450 ft and 1 new house lot. The total area is approximately 9.323 acres; however, only 1.780 acres are above the 820 contour. The proposed density is .95 du/ac, based on the

acreage above the 820 contour.

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 Ln. to a width of 20 feet and the installation of warning flashers on S. Northshore Dr. at Chandler Ln. The study required these improvements prior to the platting of the 50th lot. The developers completed those improvements ahead 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 86. As future lots are added, the traffic study calls for additional road improvements and more traffic analysis.

Action: Approved with Conditions Meeting Date: 3/9/2023

Details of Action:

Summary of Action: Approve the requested alternative design standard based on the recommendations of the Knox County

Department of Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

Date of Approval: 3/9/2023 Date of Denial: Postponements:

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Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:
LEGISLATIVE ACTION AND DISPOSITION	
egislative Body:	
Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
f "Other":	If "Other":

Date of Withdrawal:

Amendments: **Amendments: Date of Legislative Appeal: Effective Date of Ordinance:**

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