

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 4-A-26-DP **Related File Number:** 4-SA-26-C
Application Filed: 2/13/2026 **Date of Revision:**
Applicant: BEACON PARK LLC

PROPERTY INFORMATION

General Location: Terminus of Arcadia Way
Other Parcel Info.:
Tax ID Number: 163 02805 **Jurisdiction:** County
Size of Tract: 68.96 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Water, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Single family lots **Density:**
Planning Sector: Southwest County **Plan Designation:** RL (Rural Living), SP (Stream Protection), HP (Hillside Ridg
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: F (Floodway), PR (Planned Residential), 1-3 DU/AC
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Arcadia Phase 4C
No. of Lots Proposed: 4 No. of Lots Approved: 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): Approve the development plan for up to 4 single family homes on individual lots, 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:

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

A. The property is zoned PR (Planned Residential) with a density of up to 3 du/ac. The total neighborhood development contains approximately 500 acres. However, a portion of that acreage is located under water or in the floodway of Fort Loudon Lake. The developable portion of the site, the area above the 820 contour, is 381 acres. The applicant is proposing to subdivide 4 lots, which will bring the density of the overall development to 0.25 du/ac.

2. The PR zone allows single family houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property's place type is RL (Rural Living) with the SP (Stream Protection) overlay on the Future Land Use Map. Rural Living includes single family houses on a wide range of lot sizes. The development plan proposes 4 single family lots ranging from approximately 16,000 sq ft to 43,000 sq ft of buildable area above the 820 contour.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. This development is consistent with Implementation Policy 2, ensure that development is sensitive to existing community character. The 4 single family lots are similar in size to the existing single family lots in the development.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area of the Growth Plan, which allows consideration of up to 2 du/ac, under certain circumstances. The proposed density of 1.08 du/ac for Phase 4C is in conformance with the growth policy plans.

Action: Approved with Conditions Meeting Date: 4/9/2026

Details of Action:

Summary of Action: Approve the development plan for up to 4 single family homes on individual lots, subject to 2 conditions.

Date of Approval: 4/9/2026 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: