

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: VARIANCES
None.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL
None.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC
WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

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

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the Concept Plan subject to 6 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
5. Meeting all applicable requirements of the Knox County zoning ordinance.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments: This proposal is Phase 4C of the Arcadia subdivision and includes an approximately 600 ft extension of Arcadia Peninsula Way and 4 new house lots. The total area is approximately 14.887 acres; however, only 3.672 acres are above the 820-ft contour. The proposed density is 1.08 du/ac based on the acreage above the 820 contour. Future development is shown on the east side of the proposed road. A future road label is shown at STA 37+87.57 of Arcadia Peninsula Way.

In 2011, the Planning Commission approved a concept plan (8-SA-11-C) plan that would have permitted up to 820 dwellings on this site. That plan called for a mixture of housing types and densities along with a large amount of common area. The developers have changed course and have significantly reduced the anticipated number of dwellings that will be proposed for this site.

The most recent traffic study done 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, to be completed prior to the platting of the 50th lot in the project. The developers have completed the improvements called for in the traffic study ahead of schedule. The next round of improvements to S. Northshore will come as the development approaches 100 lots, and will require the developer to install a left turn lane on S. Northshore Drive. The total number of lots approved, including the 3 subject lots, is 97 lots. As future lots are added, the traffic study calls for additional road improvements and more traffic analysis.

Action: Approved with Conditions

Meeting Date: 4/9/2026

Details of Action:

Summary of Action: Approve the Concept Plan subject to 6 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:

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: