

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**  
**CONCEPT PLAN**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 4-SC-18-C                      **Related File Number:** 4-D-18-UR  
**Application Filed:** 2/26/2018              **Date of Revision:**  
**Applicant:** BEACON PARK, LLC

## PROPERTY INFORMATION

**General Location:** South end of Arcadia Peninsula Way, south of Lake Arcas Way  
**Other Parcel Info.:**  
**Tax ID Number:** 163 028.07 & PART OF 028.05 OTHER: 028.06 & 028.09    **Jurisdiction:** County  
**Size of Tract:** 24.435 acres  
**Accessibility:** Access to the development is via Chandler Ln., a local street with a pavement width of 20' within a right-of-way that varies in width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:** Property in the area is zoned PR residential and A agricultural. Development in the area consists of detached dwellings.  
**Proposed Use:** Detached residential subdivision                      **Density:** .60 du/ac  
**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)  
**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  
**No. of Lots Proposed:** 13      **No. of Lots Approved:** 0  
**Variances Requested:** 1) Horizontal curve radius on Arcadia Peninsula Way from 250' to 175', STA 60+00.  
2) Horizontal curve radius on Road "I" from 250' to 175', STA 8+00.  
**S/D Name Change:**

## ***OTHER INFORMATION (where applicable)***

**Other Bus./Ord. Amend.:**

## ***MPC ACTION AND DISPOSITION***

**Planner In Charge:** Mike Reynolds

**Staff Recomm. (Abbr.):** APPROVE variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions:

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Provision of curbs on all JPEs as may be required by the Knox County Dept. of Engineering and Public Works.
3. Provide an AASHTO approved turn around at the end of all JPEs.
4. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
5. Prior to final plat approval, establish a homeowners association for the purpose of maintaining all of the JPEs, storm drainage facilities and all other commonly held assets.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord 91-1-102).
7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation, Tenn. Valley Authority and the Army Corp of Engineers.
8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Comments:** Beacon Park, LLC is requesting consideration of Phase 1C of the Arcadia Subdivision. This unit of the development will contain 13 lots on 24.435 acres (21.531 acres above the 820 contour). The first and second phase of the subdivision contained 54 lots on 140 acres. The entire site contains nearly 500 acres above the 820' flowage easement for Ft. Loudon Lake. The total density of these three phases of the project is .42 du/ ac. This density is well under the maximum density approved for this site of 3 du/ac.

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 Ln. to a width of 20 feet and the installation of warning flashers on S. Northshore Dr. at Chandler Ln. The study required the improvements be completed prior to the platting of the 50th lot in the project. The developers have completed those improvements ahead of the schedule called for in the traffic study. The next round of improvements to S. Northshore will come as the development approaches 100 lots, which requires the developer to install a left turn lane from S. Northshore to Chandler Ln. The total number of lots approved, including the 13 proposed, is 67 lots. As future lots are added, the traffic study calls for additional road improvements and more traffic analysis.

The lots in this unit range in size from .57 acre to 1.305 acres. Access within the development will be via a network of joint permanent easements. In order to minimize land disturbance and maintain as much of the natural setting as possible, the applicant has requested a number of variances to the roadway design standards in the first and second phase of the development, and they are requesting two variances in this phase of the project that are consistent with previous approvals. Article 1, Section 1.05 of the Subdivision Regulations permits MPC to support these requests because the development will preserve a large portion of the total site in common open space and provide extensive recreational amenities. In this phase of the development approximately 6.5 of the 21.531 acres being subdivided will be maintained as common open space.

**Action:** Approved

**Meeting Date:** 4/12/2018

**Details of Action:** 1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.

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3. Provide an AASHTO approved turn around at the end of all JPEs.
4. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
5. Prior to final plat approval, establish a homeowners association for the purpose of maintaining all of the JPEs, storm drainage facilities and all other commonly held assets.
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**Summary of Action:**

APPROVE variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions:

**Date of Approval:**

4/12/2018

**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":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**