

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Arcadia

No. of Lots Proposed: 5 No. of Lots Approved: 0

Variances Requested: 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 Concept Plan subject to 6 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
4. Meeting all applicable requirements of Knox County Fire Marshal's office.
5. Submittal to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
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 3B of the Arcadia subdivision and includes an extension of Arcadia Peninsula Way of approximately 750 ft and 5 new house lots. The total area is approximately 13 acres, however, only 5.247 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 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 on S. Northshore Dr. The total number of lots approved, including the 5 new lots, is approximately 85. As future lots are added, the traffic study calls for additional road improvements and more traffic analysis.

Action: Approved with Conditions Meeting Date: 4/14/2022

Details of Action:

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

Date of Approval: 4/14/2022 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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: