

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 4-SG-21-C                      Related File Number: 4-F-21-UR  
Application Filed: 2/22/2021              Date of Revision:  
Applicant: BEACON PARK, LLC

## PROPERTY INFORMATION

**General Location:** West side of Arcadia Peninsula Way (private right-of-way) northwest of Albion Way (private right-of-way)  
**Other Parcel Info.:**  
**Tax ID Number:** 163 3006, PART OF 2862 & 2861                      **Jurisdiction:** County  
**Size of Tract:** 17.2 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:** Undeveloped land  
**Surrounding Land Use:** North: Undeveloped land - PR (Planned Residential) up to 3 du/ac / F (Floodway)  
South: Undeveloped land - PR (Planned Residential) up to 3 du/ac / F (Floodway)  
East: Undeveloped land - PR (Planned Residential) up to 3 du/ac  
West: Tennessee River - F (Floodway)  
**Proposed Use:** Single family residential lots                      **Density:**  
**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) / F (Floodway)  
**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 Peninsula

No. of Lots Proposed: 6                      No. of Lots Approved: 0

Variances Requested: N/A

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) Decrease the roadway pavement width from 26' to 20' for Road A.
- 2) Decrease the roadway pavement width from 26' to 22' for the extension of Arcadia Peninsula Way.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): APPROVE alternate design standards 1-2 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 7 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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
- 7. Provide an AASHTO approved turn around at the end of each JPE (now called Private Right-of-Way).

Comments: The applicant is proposing to develop a 6-lot subdivision that would occupy 17.2 acres of the approximately 18.55-acre site. The property is located on the west side of Arcadia Peninsula Way at its intersection with Albion Way. This development would be accessed off of Arcadia Peninsula Way and off a new private right-of-way proposed by this concept plan. The new private right-of-way would provide access to four lots and possibly a fifth lot, which could be served by that private right-of-way or by Arcadia Peninsula Way.

The property is zoned PR (Planned Residential) with an approved density of up to 3 du/ac. The proposed density for this subdivision is approximately 2.87 du/ac. The property is surrounded by PR (Planned Residential) zoning, so a peripheral boundary is not required.

The new private right-of-way is proposed to have a 20-ft pavement width and a 50-ft right-of-way width. The Planning Commission may reduce the pavement width to 20 ft unless otherwise recommended by the Knox County Department of Engineering and Public Works if an appropriate amount of guest parking is provided.

No sidewalks are proposed, nor are they required.

A traffic impact analysis is not required since the number of lots proposed does not meet the threshold for such an analysis.

Action: Approved

Meeting Date: 4/8/2021

Details of Action:

Summary of Action: APPROVE alternate design standards 1-2 based on the recommendations of the Knox County Department of Engineering and Public Works.  
APPROVE the Concept Plan subject to 7 conditions.

Date of Approval: 4/8/2021

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: