

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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www.knoxmpc.org

File Number: 5-SB-16-C **Related File Number:** 5-E-16-UR
Application Filed: 3/28/2016 **Date of Revision:**
Applicant: BEACON PARK, LLC

PROPERTY INFORMATION

General Location: Southwest end of Arcadia Peninsula Wy., southwest of Stoppard View Wy.
Other Parcel Info.:
Tax ID Number: 163 PART OF 02606 & 02811 **Jurisdiction:** County
Size of Tract: 51.12 acres
Accessibility: Access to the development is via Chandler Ln., a local street which was recently widened as required by the traffic impact study with a pavement width of 20' within a right-of-way that varies in width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
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:** .47 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
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: 24 **No. of Lots Approved:** 0

Variations Requested:

1. Horizontal curve variances from 250' to 200' at sta 6+00 & 8+75 of Road H
2. Horizontal curve variances from 250' to 150' at sta 45+50 & 49+00 of Arcadia Peninsula Wy., at sta. 0+75 & 4+00 of Road H.
- 3 Horizontal curve variance from 250' to 100' at sta 2+00 of Road H
4. Variances of broken back curve tangent length from 150' to 92' & at sta 6+13 to sta 7+05 of Road H
5. Variances of Roadway grade from 12% to 15% from sta 0+65 to 1+73 on Road G & from sta 0+65 to 6+00 on Road F
6. Variance of intersection spacing between Stoppard View Ln. and Road F on Arcadia Peninsula Wy. from 125' to 81'
7. Variances of joint permanent easement pavement widths & cross sections from 26' & 22' to 20' at locations as shown
8. Vertical curve variances on Road F from 180' to 90' at sta 0+65 & from 425' to 255' at sta 6+00 of Road F
9. Vertical curve variances on Road G from 180' to 90' at sta 0+65 & from 507.5' to 310' at sta 3+35 of Road G

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE variances 1 - 9 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 1B of the Arcadia Subdivision. This unit of the development will contain 24 lots on 51.1 acres. The first phase of the subdivision contained 30 lots on 89 acres. The entire site contains nearly 500 acres above the 820' flowage easement for Ft. Loudon Lake. The development density of these first two phases of the project is .39 du/ ac. This density is well under the approved maximum density approved for this site of 3 du/ac. In 2011, MPC approved a concept plan and development 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. This reduction in the total number of dwellings has impacted the required road improvements needed at S. Northshore Dr.

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. At that point, the developer will be

required to install a left turn lane from S. Northshore to Chandler Ln. 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 .63 acre to 1.71 acres. The greatest majority of the lots are one acre or large in size. 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. Section 82-22 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. Additionally, panoramic views of the lake and the mountains are being preserved. In this phase of the development approximately 20 of the 51 acres being subdivided will be maintained as common open space. A small "harbor house" with boat slips is being provided as part of this phase of the project. In the future, the developers will be providing additional common access to the lake, an extensive trail system and other active and passive recreational opportunities.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of .47 du/ac, is consistent in use and density with the recommended rezoning of the property.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern..

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The proposed subdivision will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential use. The PR zoning recommended for approval for the property allows consideration of up to 3 du/ac . The proposed subdivision with its overall density of .47 du/ac in this phase of the project is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan

Action: Approved **Meeting Date:** 5/12/2016

- Details of Action:**
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Summary of Action: APPROVE variances 1 - 9 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: 5/12/2016 **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: