

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 5-SC-24-F **Related File Number:**
Application Filed: 3/26/2024 **Date of Revision:**
Applicant: DAVID HARBIN

PROPERTY INFORMATION

General Location: West side of the terminus of Arcadia Peninsula Way
Other Parcel Info.:
Tax ID Number: 163 02874, 02877 PO, 02871 PO **Jurisdiction:** County
Size of Tract: 9.838 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Southwest County **Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 2313 Arcadia Peninsula Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) 1-3 du/ac
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: Resubdivision of Lot 414 Arcadia Peninsula, Phase 3C
No. of Lots Proposed: 1 **No. of Lots Approved:** 1
Variences Requested: 3.04.I.1. Increase the deflection angle of the private right-of-way from 10 degrees to 20 degrees at the subject property without providing a horizontal curve
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 variance for plat approval to increase the deflection angle of the private right-of-way from 10 degrees to 20 degrees at the subject property without providing a horizontal curve, based on the following evidence of hardship.

1. The topography surrounding this particular site would require extensive earthwork moving to provide a horizontal curve, which is not practical as this is a private road with low traffic volumes.
2. The joint permanent access easement (private right-of-way), Arcadia Peninsula Way, has been constructed and dead ends with a turnaround at this property. The owner is replatting to have their lot lines adjusted to parallel where the road was constructed.
3. It is not for financial reasons that the variance is being requested. The road has already been constructed and the owner must replat to move the front lot line out of the private right-of-way.
4. This is a private dead-end road with low volumes of traffic and the deflection angle is not great enough to cause detriment to public safety, health, or welfare of the public, nor would it be injurious to other properties in the neighborhood.

Approve the final plat for one lot in the PR up to 3 du/ac zone.

Staff Recomm. (Full):

Comments:

BACKGROUND:

This property was platted in 2023 under instrument number 202307110001624. The proposed plat is altering the front lot lines to parallel the joint permanent access easement.

VARIANCE:

Section 3.04.I.1.b.1 - Horizontal curves, local streets in Knox County:

Where a deflection angle of more than ten (10) degrees in the alignment of a street occurs, radii shall be introduced according to the following standards:

- On local streets greater than one thousand (1000) feet in length, the minimum allowable horizontal radius of curvature at the centerline of the proposed road right-of-way shall be not less than two hundred fifty (250) feet. The Planning Commission on the recommendation of the Knox County Department of Engineering and Public Works, may reduce the horizontal curve below two hundred fifty (250) feet.

In this case, the private right-of-way has been constructed with a temporary turnaround at the end of this property. The deflection angle of the private right-of-way is greater than 10 degrees and has not provided a horizontal curve radius of more than 250 ft. Therefore, a variance is required to approve the plat to increase the deflection angle from 10 degrees to 20 degrees without providing a horizontal curve.

Action: Approved

Meeting Date: 5/9/2024

Details of Action:

Summary of Action: Approve the variance for plat approval to increase the deflection angle of the private right-of-way from 10 degrees to 20 degrees at the subject property without providing a horizontal curve, based on the following evidence of hardship.

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Date of Approval: 5/9/2024

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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: