

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 5-SE-20-C Related File Number: 5-N-20-UR
Application Filed: 3/30/2020 Date of Revision:
Applicant: BEACON PARK, LLC

PROPERTY INFORMATION

General Location: West side of Arcadia Peninsula Way, south of Stoppard View Way
Other Parcel Info.:
Tax ID Number: 163 PART OF 02806 OTHER: PARCELS 02811, 02841,0 **Jurisdiction:** County
Size of Tract: 13.72 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: Vacant land
Surrounding Land Use: Property in the area is zoned PR residential and A agricultural. Development in the area consists of detached dwellings on large lots.
Proposed Use: Detached residential subdivision **Density:** 1.44 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 , 2023 and 2027 Arcadia Peninsula Way & 0 Forrest Glad 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: 12 **No. of Lots Approved:** 0

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

- 1) Reduce the vertical curve length from 473.25' to 285' at STA. 2+75 (K from 25 to 14.8) on Forest Glade Way.
- 2) Reduce the vertical curve length from 425' to 255' at STA. 6+00 (K from 25 to 15) on Lysandra Way.
- 3) Reduce the vertical curve length from 180' to 90' at STA. 0+65 (K from 15 to 7.5) on Lysandra Way.
- 4) Reduce the vertical curve length from 180' to 90' at STA. 0+56 (K from 15 to 7.5) on Forest Glade Way.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) Increase the roadway grade from 12% to 15% at STA. 1+48 to 2+75 on Forest Glade Way.
- 2) Increase the roadway grade from 12% to 15% at STA. 1+70 to 6+00 on Lysandra Way.
- 3) Decrease the roadway pavement width from 26' to 20' for Lysandra Way.
- 4) Decrease the roadway pavement width from 26' to 20' for Forest Glade Way.

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:

- 1) Increase maximum intersection grade for Forest Glade Way at Arcadia Peninsula Way from 1 percent to 3 percent.
- 2) Increase maximum intersection grade for Lysandra Way at Arcadia Peninsula Way from 1 percent to 3 percent.

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 variances 1-4 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

APPROVE alternate design standards 1-4 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 4 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Provide an AASHTO approved turn around at the end of each JPE (now called Private Right-of-Way).
4. A final plat application based on this concept plan will not be accepted for review until certification of design plan approval has been submitted to Planning staff.

Comments: Beacon Park, LLC is requesting consideration of Phase 2 of the Arcadia Subdivision, including the resubdivision of 5 lots in Phase 1B. This Concept Plan includes 12 lots (7 new lots, 5 existing lots) on 17.01 acres (8.36 acres above the 820 contour). The first and second phases of the subdivision contains approximately 54 lots that have been platted on 140 acres (above the 820 contour). There are an additional 13 lots were approved in 2018 but have not yet been platted. The total number of existing and pending lots is approximately 74, including the 7 new lots that are part of this request. The entire site contains nearly 500 acres above the 820' flowage easement for Ft. Loudon Lake. The density of this proposal is 1.44 du/ac and the total development is approximately .15 du/ ac. This current 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 7 new lots proposed, is 74 lots. As future lots are added, the traffic study calls for additional road improvements and more traffic analysis.

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 previous phases of the development, and they are requesting four variances and six alternative design standards (four requiring approval by the Planning Commission) in this phase of the project that are consistent with previous approvals.

Action: Approved **Meeting Date:** 5/14/2020

Details of Action:

Summary of Action: APPROVE variances 1-4 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

APPROVE alternate design standards 1-4 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 4 conditions.

Date of Approval: 5/14/2020 **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:**