

**CASE SUMMARY**  
**APPLICATION TYPE: SUBDIVISION**  
**FINAL PLAT**

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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 7-SN-15-F                      **Related File Number:**  
**Application Filed:** 5/26/2015              **Date of Revision:**  
**Applicant:** BEACON PARK, LLC

**PROPERTY INFORMATION**

**General Location:** South side of Rogers Island Road, west side of Chandler Road  
**Other Parcel Info.:**  
**Tax ID Number:** 163 P/O 028.06                      **Jurisdiction:** County  
**Size of Tract:** 76.07 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Rural 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 Phase 1A

**No. of Lots Proposed:** 20                      **No. of Lots Approved:** 20

**Variances Requested:**

1. Horizontal curve radius from 250 feet to 170 feet, Sta. 23+00, Road "A"
2. Horizontal curve radius from 250 feet to 190 feet, Sta. 25+50, Road "A"
3. Horizontal curve radius from 250 feet to 150 feet, Sta. 27+50, Road "A"
4. Horizontal curve radius from 250 feet to 150 feet, Sta. 29+00, Road "A"
5. Horizontal curve radius from 250 feet to 150 feet, Sta. 31+00, Road "A"
6. Tangent Length between broken back curves from 150 feet to 109 feet, Sta. 23+75 to Sta. 24+84, Road "A"
7. Tangent Length between broken back curves from 150 feet to 101 feet, Sta. 28+01 to Sta. 29+02, Road "A"
8. Tangent Length between broken back curves from 150 feet to 29 feet, Sta. 31+19 to Sta. 31+48, Road "A"
9. Reduce the property line radius where the joint permanent easement intersects with the public road from 25 feet to 0 feet.

**S/D Name Change:**

## **OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

## **MPC ACTION AND DISPOSITION**

**Planner In Charge:** Emily Dills

**Staff Recomm. (Abbr.):** Approve Variances 1-9  
APPROVE Final Plat

**Staff Recomm. (Full):**

**Comments:**

**Action:** Approved

**Meeting Date:** 7/9/2015

**Details of Action:**

**Summary of Action:** Approve Variances 1-9  
APPROVE Final Plat

**Date of Approval:** 7/9/2015

**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:**