



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 1-SC-15-C
1-F-15-UR

AGENDA ITEM #: 9
AGENDA DATE: 1/8/2015

▶ **SUBDIVISION:** ARCADIA
▶ **APPLICANT/DEVELOPER:** BEACON PARK, LLC
OWNER(S): Patrick Schaad

TAX IDENTIFICATION: 163 PT. 02806
JURISDICTION: County Commission District 5
STREET ADDRESS:

[View map on KGIS](#)

▶ **LOCATION:** Southwest end of Chandler Ln., southeast of S. Northshore Dr.

SECTOR PLAN: Southwest County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 89.35 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Farm land with single family dwellings and out buildings

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR residential and A agricultural. Development in the area consists of detached dwellings.

▶ **NUMBER OF LOTS:** 30

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Chandler Ln., a local street with a pavement width of 14' to 16' within a right-of-way that varies in width

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 250' to 200' at sta 9+00 and 14+25 of Road A
2. Horizontal curve variance from 250' to 150' at sta 7+25 and 10+75 of Road B
- 3 Horizontal curve variance from 250' to 130' at sta 13+25 of Road B
4. Variance of broken back curve tangent length from 150' to 109' at sta 10+00 to sta 11+09 of Road A
5. Variance of broken back curve tangent length from 150' to 81' at sta 30+89 to sta 31+70 of Road A
6. Variance of Roadway grade from 12% to 15% from sta 7+05 to sta 13+75 on Road B
7. Variance of joint permanent easement pavement widths to as shown
8. Horizontal curve variance from 100' to 50' at sta 1+00 of Roads E and F

STAFF RECOMMENDATION:

- ▶ **APPROVE variances 1 - 7 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.**
DENY variance # 8

APPROVE the Concept Plan subject to 13 conditions:

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Widen Chandler Ln, from the subdivision entrance to S. Northshore Dr. to a minimum width of 20' with shoulders as required by the Knox County Dept. of Engineering and Public Works
3. Installation of 3 actuated flashers at the S. Northshore/Chandler/Blue Grass intersection per an agreement with Knox County
4. Provision of curbs on all JPEs as may be required by the Knox County Dept. of Engineering and Public Works
5. Provide an AASHTO approved turn around at the end of all JPEs
6. 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
7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord 91-1-102)
8. 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

- ▶ **APPROVE the request for up to 30 detached dwellings on individual lots as shown on the subdivision plan subject to 1 condition**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

COMMENTS:

Beacon Park, LLC is proposing a major change from the previously approved plans for this 495 acre site. In 2011 MPC approved a concept plan and development plan that would permit 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 most recent traffic study done for this site 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 will have a major impact on the required road improvements needed at S. Northshore Dr.

The plan as presented proposes 30 lots to be developed on 89 acres of the property. The lots range in size from .9 acre to 8 acres. Access within the development will be via a network of joint permanent easements. As part of this first phase, improvements will be required to Chandler Ln. Additionally, traffic actuated flashers will be installed at the S. Northshore intersection per an agreement with Knox County.

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 .34 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 .34 du/ac 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

ESTIMATED TRAFFIC IMPACT: 342 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

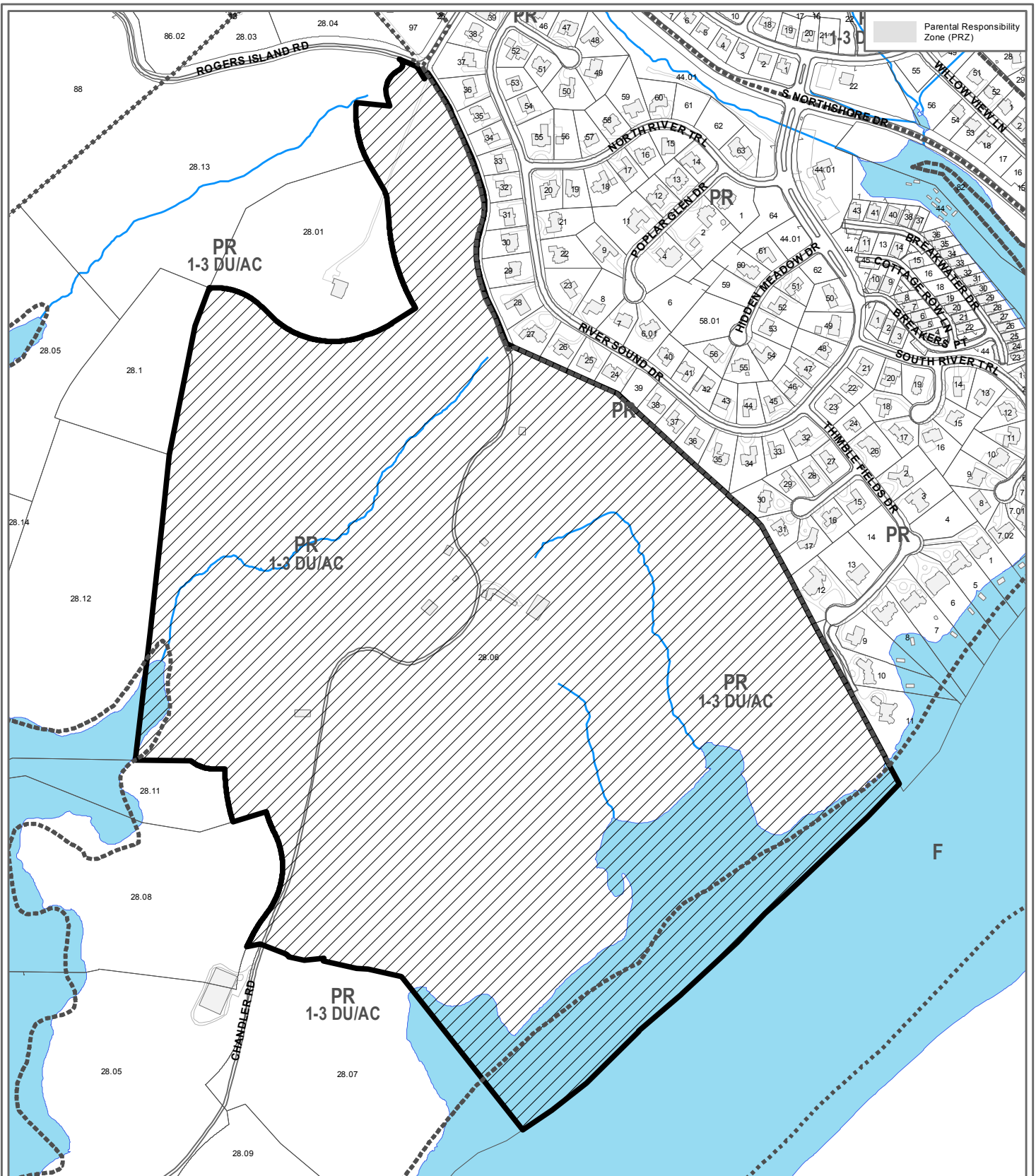
ESTIMATED STUDENT YIELD: 19 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**1-SC-15-C / 1-F-15-UR
CONCEPT PLAN/USE ON REVIEW**

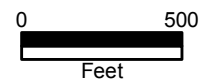
Petitioner: Beacon Park, LLC
Arcadia



Detached dwellings in PR (Planned Residential)

Map No: 163
Jurisdiction: County

Original Print Date: 12/22/2014
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Smeal Pumper Midship Custom
15EXT - Emergency

END OF PUBLIC ROAD

30'R
(TYP.)

125'

66'

31'
15'

20'

00'

10'

50'

9'
36'

24'

30'R

10'00

54'R

67'

110'

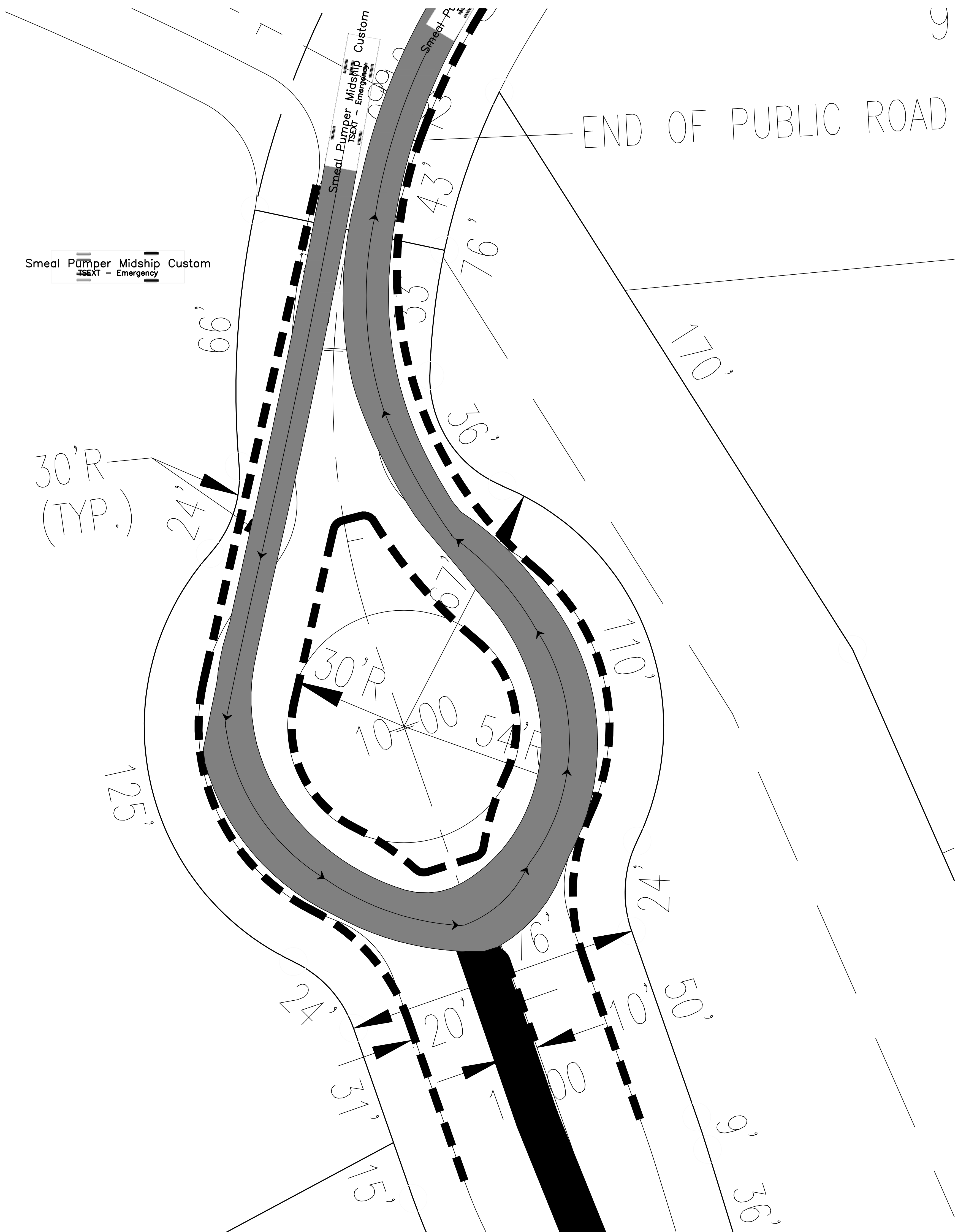
36'

33'

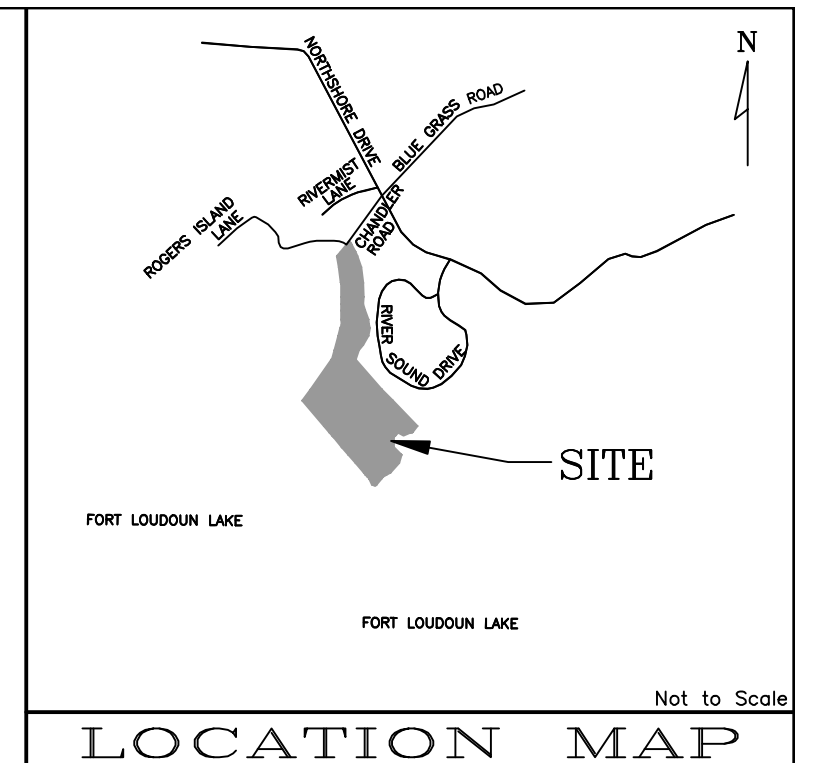
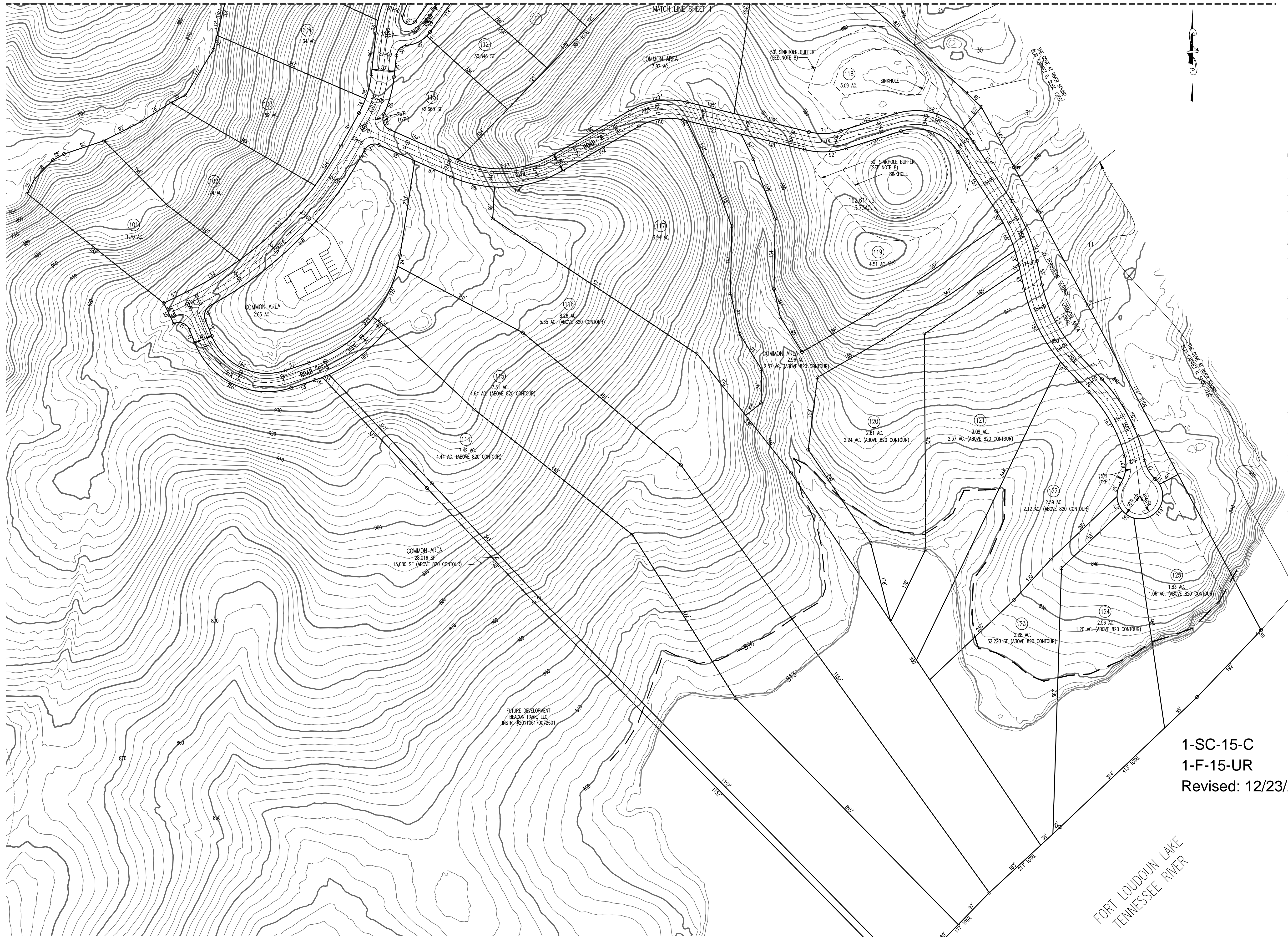
76'

43'

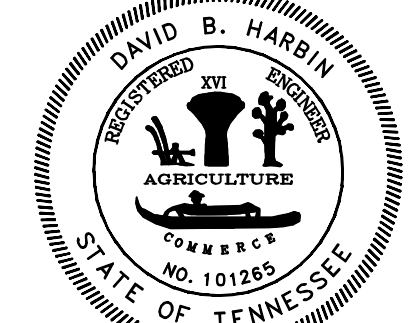
170'



1-SC-15-C
1-F-15-UR
Revised: 12/23/2014



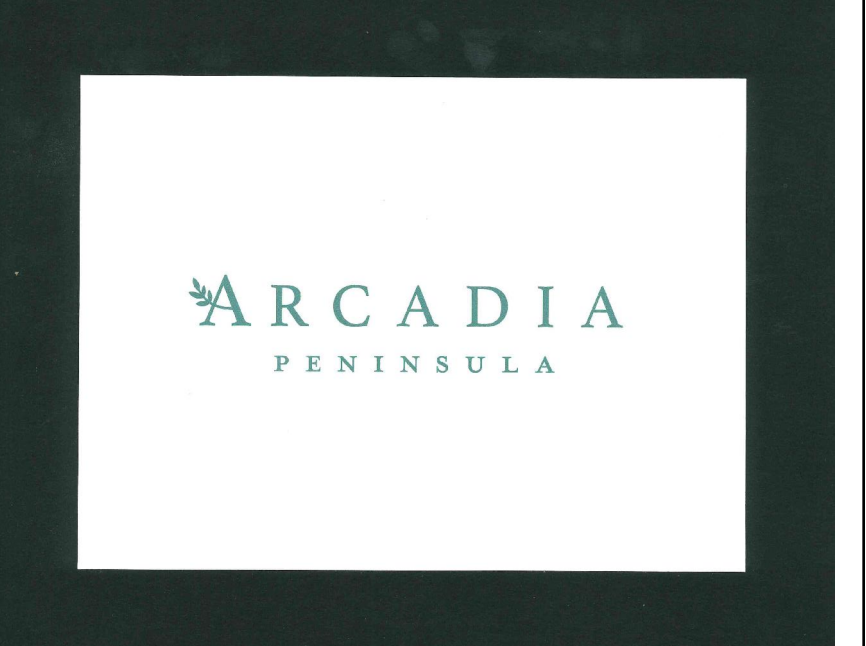
- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 89.17 ACRES (74.89 ACRES ABOVE THE 820 CONTOUR) SUBDIVIDED INTO 30 SINGLE FAMILY DETACHED LOTS, JOINT PERMANENT EASEMENT AND COMMON AREA.
 - THIS PROPERTY IS ZONED PR.
 - ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS AND BHN-P SURVEYS.
 - UTILITIES:
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: LENOR CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 - A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE SINKHOLES. NO BUILDING IS ALLOWED WITHIN THE RIM OF THE SINKHOLE.
 - VARIANCES REQUIRED:
a) HORIZONTAL CURVE RADIUS FROM 250' TO 200', STA. 9+00, (ROAD A)
b) HORIZONTAL CURVE RADIUS FROM 250' TO 200', STA. 14+25, (ROAD A)
c) HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA. 7+25, (ROAD B)
d) HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA. 10+75, (ROAD B)
e) HORIZONTAL CURVE RADIUS FROM 250' TO 120', STA. 13+25, (ROAD B)
f) TANGENT LENGTH BETWEEN BROKEN BACK CURVES FROM 150' TO 109', STA. 10+00 TO STA. 11+09 (ROAD A)
g) TANGENT LENGTH BETWEEN BROKEN BACK CURVES FROM 150' TO 81', STA. 3+10 TO STA. 31+709 (ROAD A)
h) TANGENT LENGTH BETWEEN BROKEN BACK CURVES FROM 150' TO 53', STA. 3+10 TO STA. 3+63 (ROAD C)
i) ROADWAY GRADE FROM 12% TO 15%, STA. 1+05 TO 7+75 (ROAD B)
j) ROADWAY WIDTH FROM 22' TO 18' FOR ROADS C, D & E
k) ROADWAY WIDTH FROM 22' TO 20' FOR ROAD "B"
 - ALL ROADWAYS ARE PRIVATELY OWNED AND WILL NOT BE MAINTAINED BY KNOX COUNTY. THE ROADWAYS WILL BE A JOINT PERMANENT EASEMENT AND WILL BE A PART OF THE COMMON AREA JOINTLY OWNED BY THE HOMEOWNERS ASSOCIATION.
 - TVA OWNS A FLOWAGE EASEMENT BELOW THE 820 CONTOUR LINE AS SHOWN ON THIS PLAN. NO BUILDING IS ALLOWED BELOW THE 820 CONTOUR. NO FILLING IS ALLOWED BELOW THE 820 CONTOUR WITHOUT PRIOR TVA APPROVAL.
 - ROADWAY GRADES AT INTERSECTIONS BETWEEN 1% AND 3% HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT.....25'
SIDE.....5'
REAR.....15'
(A 35' PERIPHERAL SETBACK AS SHOWN ON THIS PLAN SUPERCEDES ALL OTHER SETBACKS LISTED ABOVE)
 - SEE CDM SMITH PLANS FOR ROADWAY IMPROVEMENTS TO CHANDLER ROAD.



CERTIFICATION OF CONCEPT PLAN.
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER _____
TENNESSEE CERTIFICATE NO. _____

1-SC-15-C
1-F-15-UR
Revised: 12/23/2014



OWNER
BEACON PARK LLC
c/o PATRICK SCHAAD
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	XXX				
DRAWN	XXX				
CHECKED	XXX	1	12/19/14	MPC COMMENTS	
		NO.	DATE	REVISION	APPR.

DEED REFERENCE: INSTR.#201106170072601
INSTR. #200005260035503

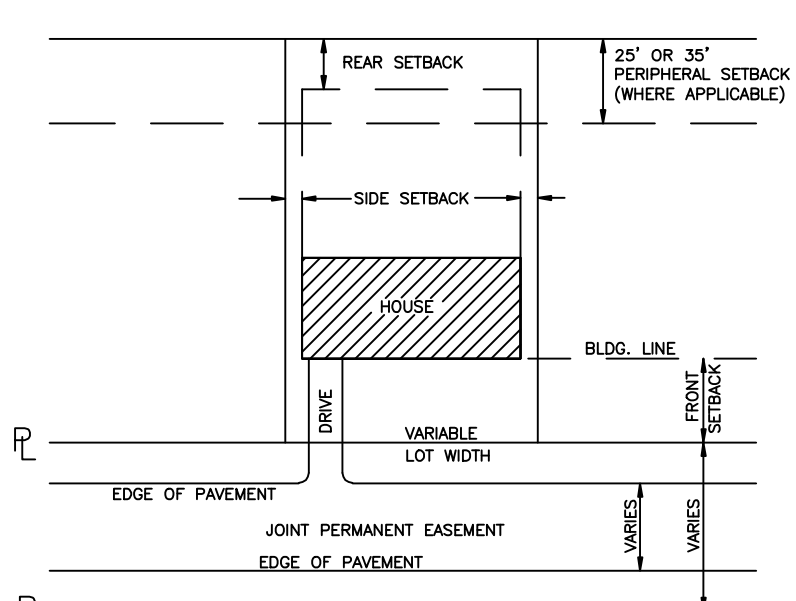
1"=100'

SCALE
HORIZONTAL: 1"= 100'
VERTICAL: 2" INTERVAL

DATE
11/18/14

CONCEPT & DEVELOPMENT PLAN FOR
ARCADIA
CLT MAP 163 PART OF PARCEL 28.06
DISTRICT 6, KNOX COUNTY, TENNESSEE

24000-SP-B
SHEET 2 OF 4 SHEET(S)
Q:\24000\ARCADIA\24000.DWG

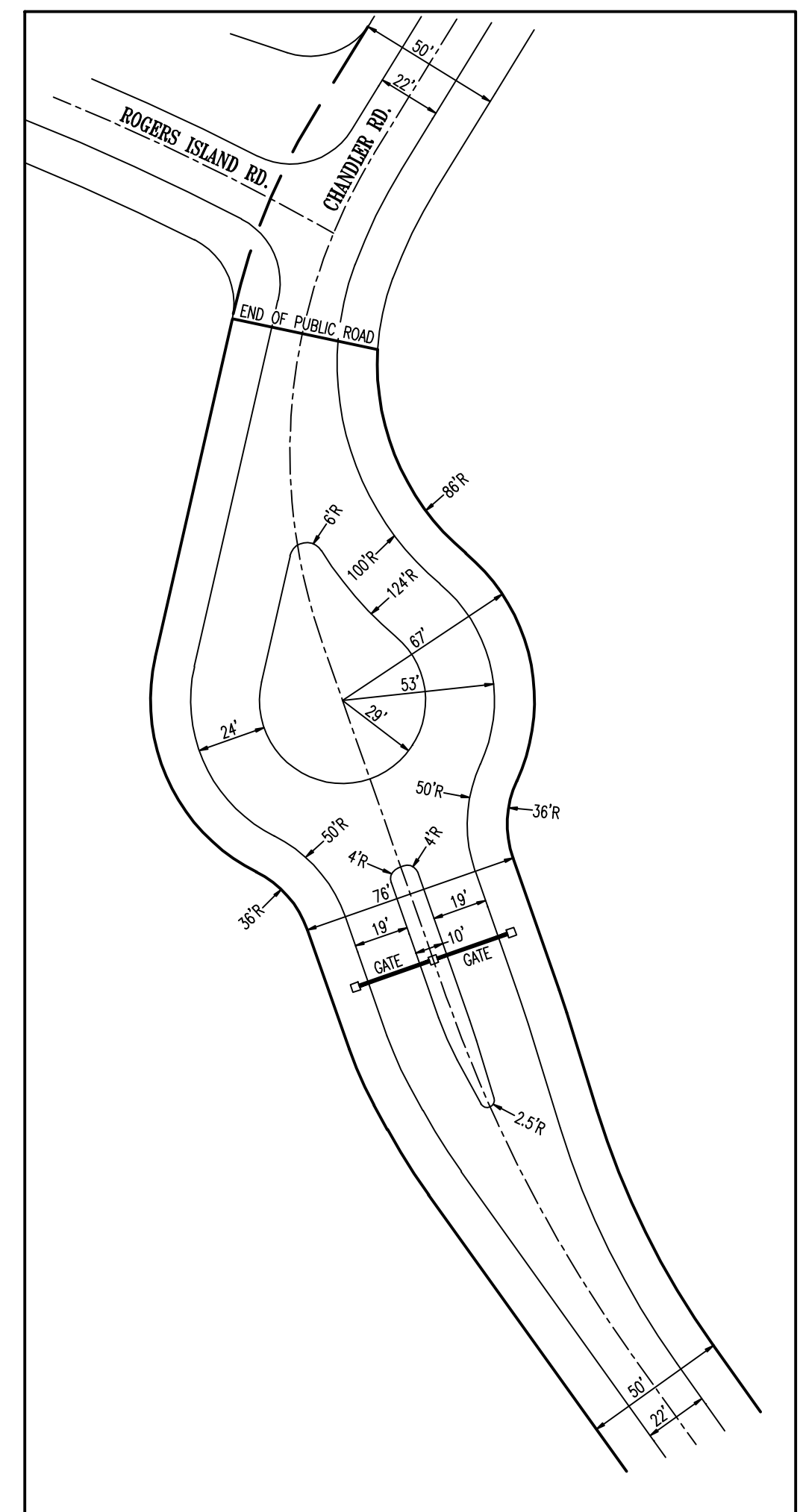


TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED

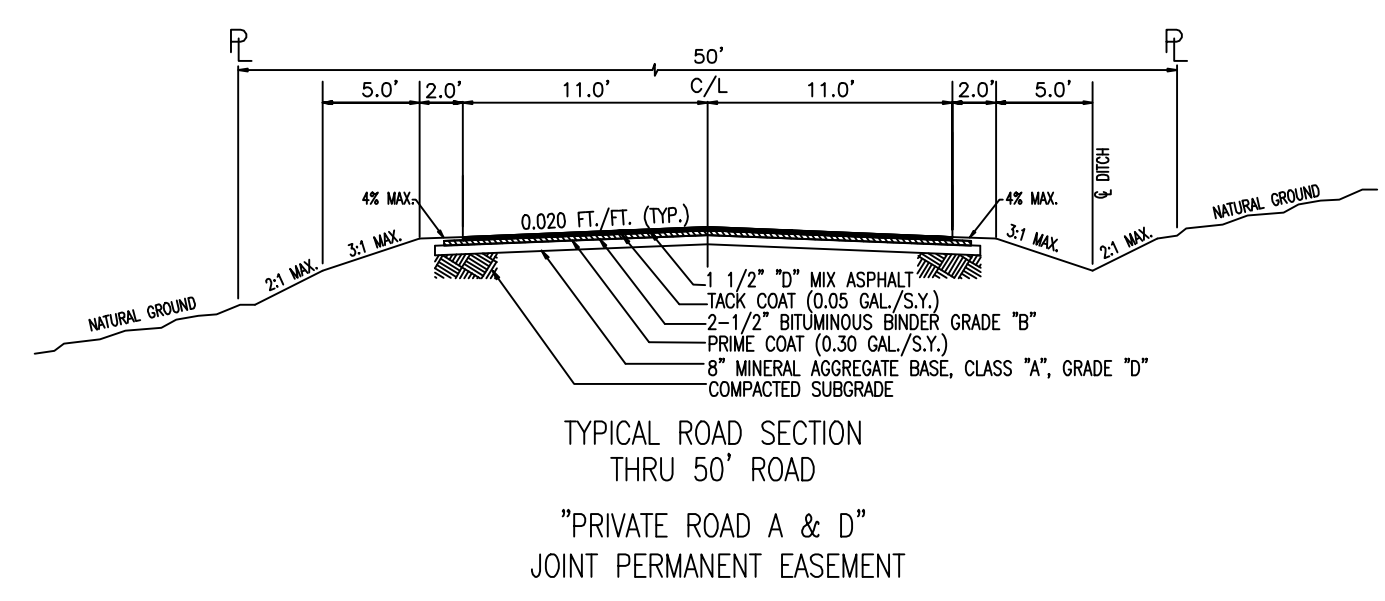
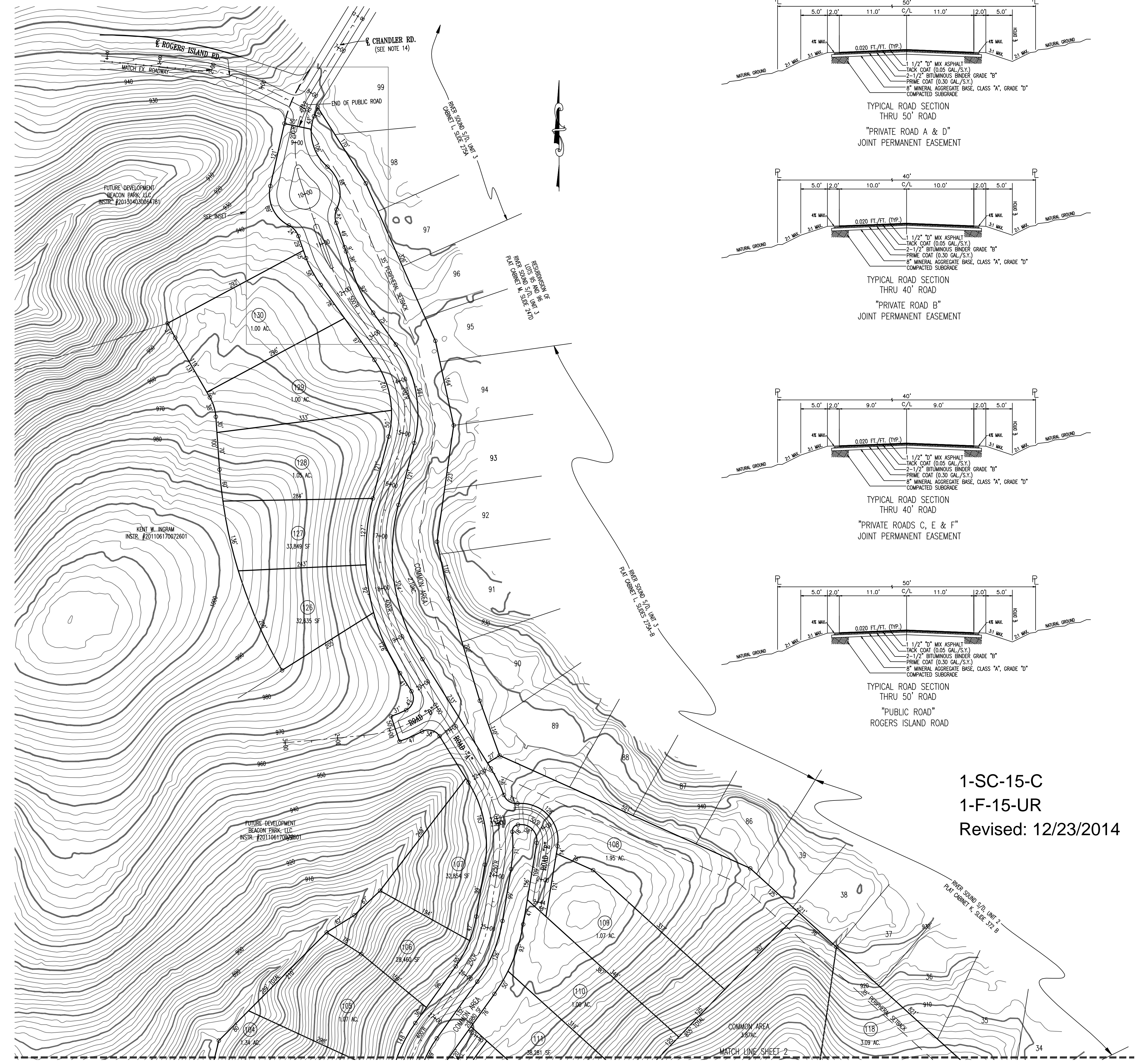
BUILDING SETBACKS

LOTS 101-107	LOTS 108-113	LOTS 114-119
FRONT.....30'	FRONT.....30'	FRONT.....50'
SIDE.....30'	SIDE.....15'	SIDE.....30'
REAR.....30'	REAR.....30'	REAR.....30'
LOTS 120-122,124,125	LOTS 123,126-130	
FRONT.....50'	FRONT.....50'	
SIDE.....25'	SIDE.....15'	
REAR.....30'	REAR.....30'	

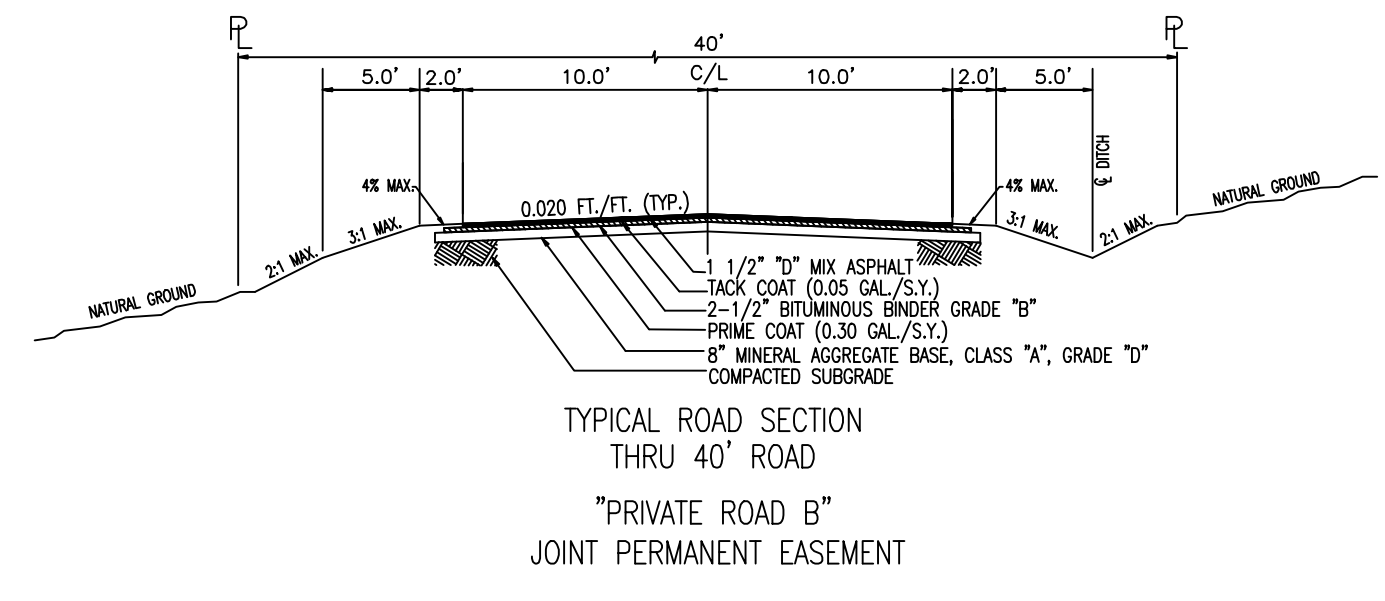
A 25' OR 35' PERIPHERAL SETBACK SUPERCEDES ALL SETBACK REQUIREMENTS



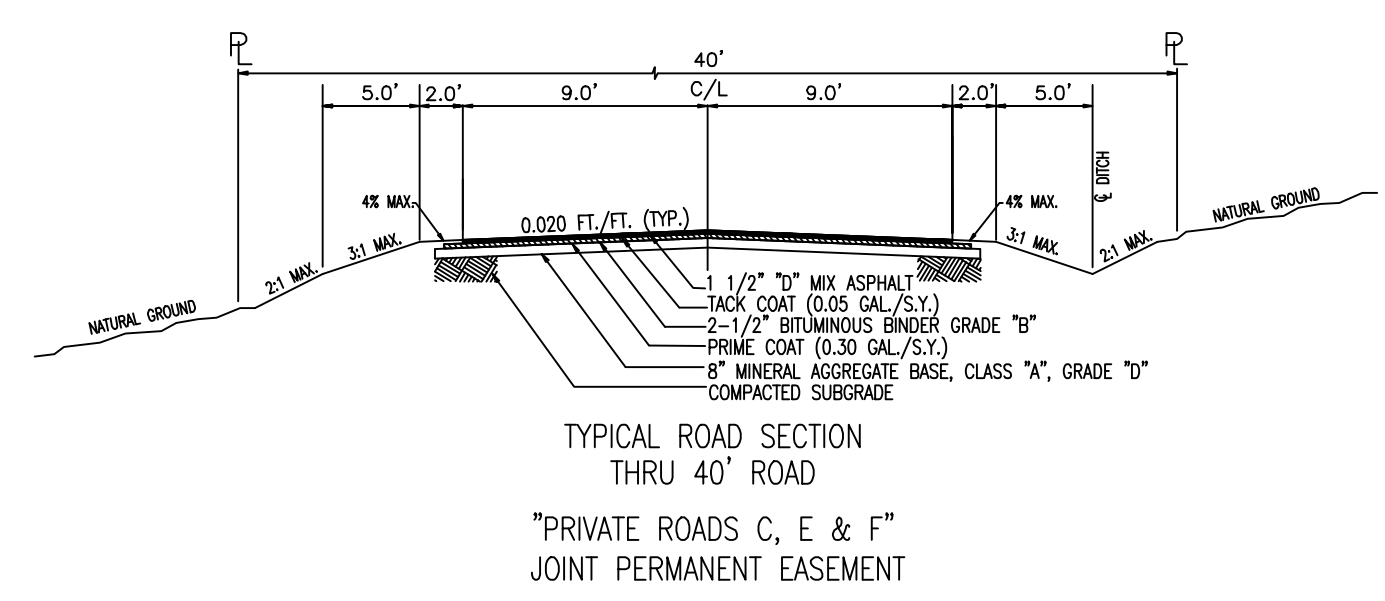
INSET 1"=50'



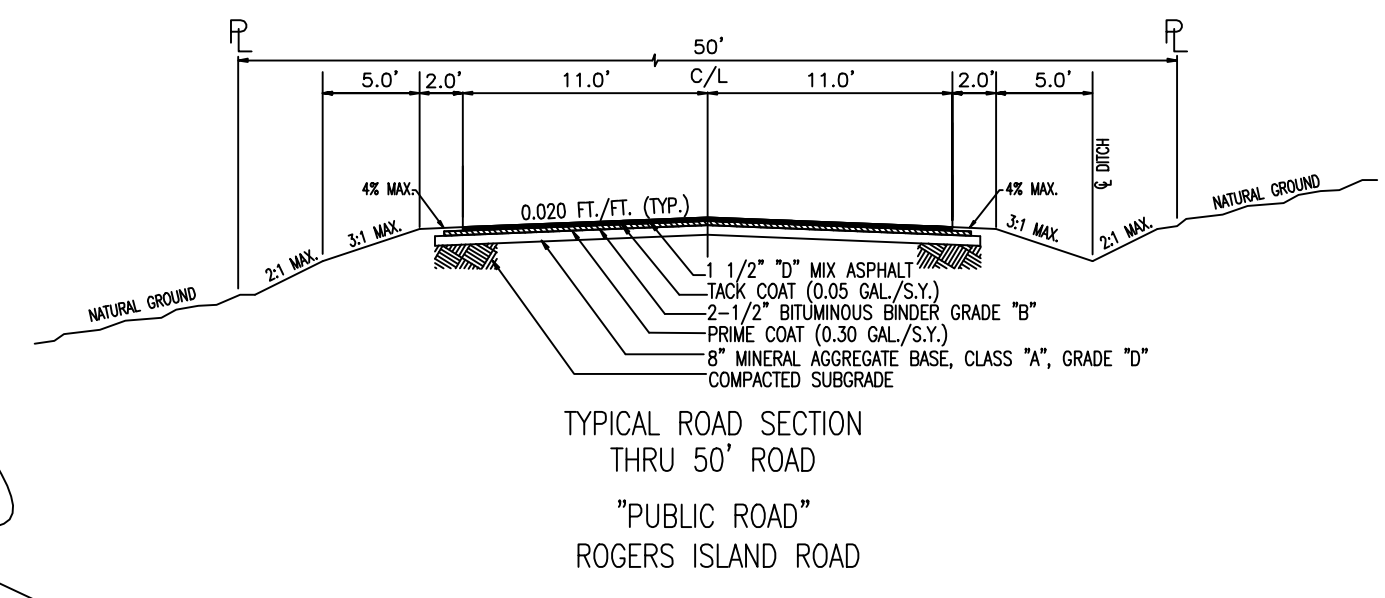
TYPICAL ROAD SECTION THRU 50' ROAD "PRIVATE ROAD A & D" JOINT PERMANENT EASEMENT



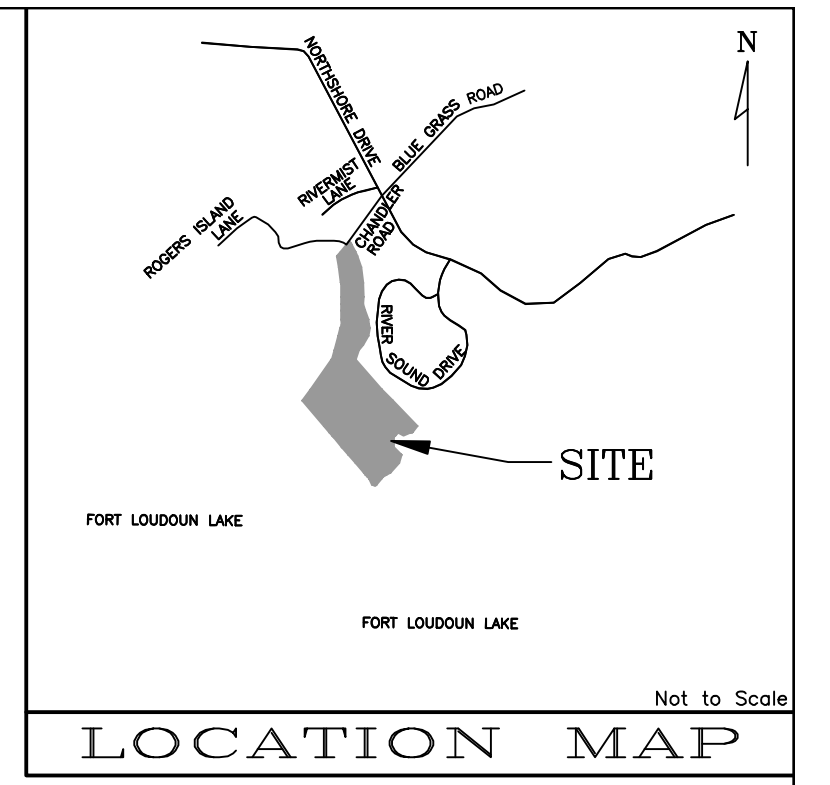
TYPICAL ROAD SECTION THRU 40' ROAD "PRIVATE ROAD B" JOINT PERMANENT EASEMENT



TYPICAL ROAD SECTION THRU 40' ROAD "PRIVATE ROADS C, E & F" JOINT PERMANENT EASEMENT



TYPICAL ROAD SECTION THRU 50' ROAD "PUBLIC ROAD" ROGERS ISLAND ROAD



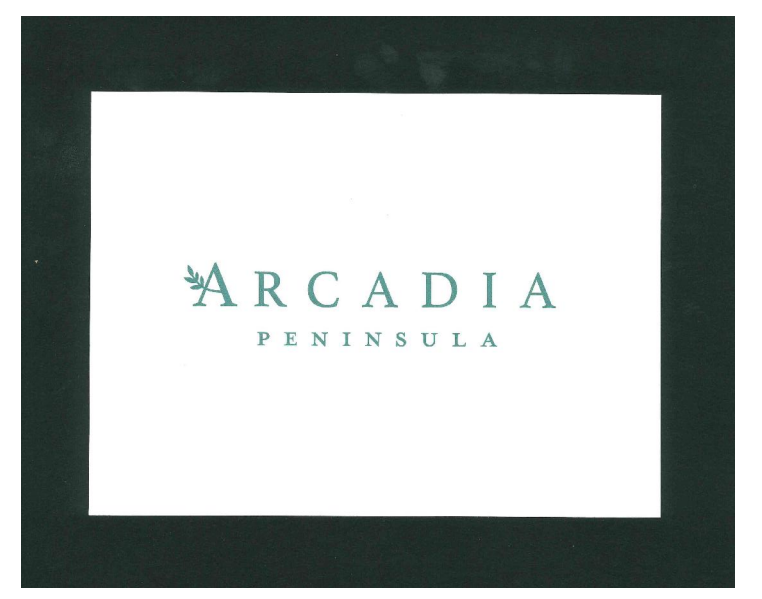
LOCATION MAP Not to Scale

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TENNESSEE CERTIFICATE NO. _____



OWNER
BEACON PARK LLC
c/o PATRICK SCHAAD
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

1-SC-15-C
1-F-15-UR
Revised: 12/23/2014

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	XXX								
DRAWN	XXX								
CHECKED	XXX								
		1	12/19/14	MPC COMMENTS					
		NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 100'
VERTICAL: 2" INTERVAL
DATE
11/18/14

DEED REFERENCE: INSTR.#201106170072601

1"=100'

CONCEPT & DEVELOPMENT PLAN FOR
ARCADIA
CLT MAP 163 PART OF PARCEL 28.06
DISTRICT 6, KNOX COUNTY, TENNESSEE

24000-SP-A
SHEET 1 OF 4 SHEET(S)
Q:\24000\ARCADIA\24000.DWG



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: Beacon Park LLC--use on review

1 message

Dan Kelly <dan.kelly@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Mon, Dec 29, 2014 at 6:48 AM

----- Forwarded message -----

From: helenhknox@gmail.com <helenhknox@gmail.com>
Date: Fri, Dec 26, 2014 at 3:38 PM
Subject: Beacon Park LLC--use on review
To: dan.kelly@knoxmpc.org

Dear Mr. Kelly,

Since I will be out of town on January 8, 2015, the date on which MPC will hold a hearing on the application of Beacon Park, LLC (File Number 1-F-15-UR) could you please tell me how I can review the application prior to that time. I have tried the MPC website but could not find any information concerning the proposed change in the plan of development. My husband and I own property that will be affected by this development and on our behalf as well as that of our neighbors in River Sound Subdivision, I would appreciate any information that you can provide concerning the change in the development plan. I can be reached at the above email address or by cell [865-804-2581](tel:865-804-2581).

Thank you very much.

Sincerely,
Hope Cohn

--

Dan Kelly
MPC, Development Services Manager
[\(865\) 215-2500](tel:865-215-2500)