

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

▶ **FILE #:** 5-SB-16-C
 5-E-16-UR

AGENDA ITEM #: 10
AGENDA DATE: 5/12/2016

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

TAX IDENTIFICATION: 163 PART OF 02606 & 02811
 JURISDICTION: County Commission District 5
 STREET ADDRESS:

[View map on KGIS](#)

▶ **LOCATION:** Southwest end of Arcadia Peninsula Wy., southwest of Stoppard View Wy.
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Tennessee River
 ▶ **APPROXIMATE ACREAGE:** 51.12 acres

▶ **ZONING:** PR (Planned Residential)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** Detached residential subdivision
 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:** 24
 SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe
 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.
 ▶ **SUBDIVISION VARIANCES REQUIRED:**

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

STAFF RECOMMENDATION:

- ▶ **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:

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.
- ▶ **APPROVE the request to revise the previously approved development plan by adding up to 24 detached dwellings on individual lots, the common open space and recreational facilities 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 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

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

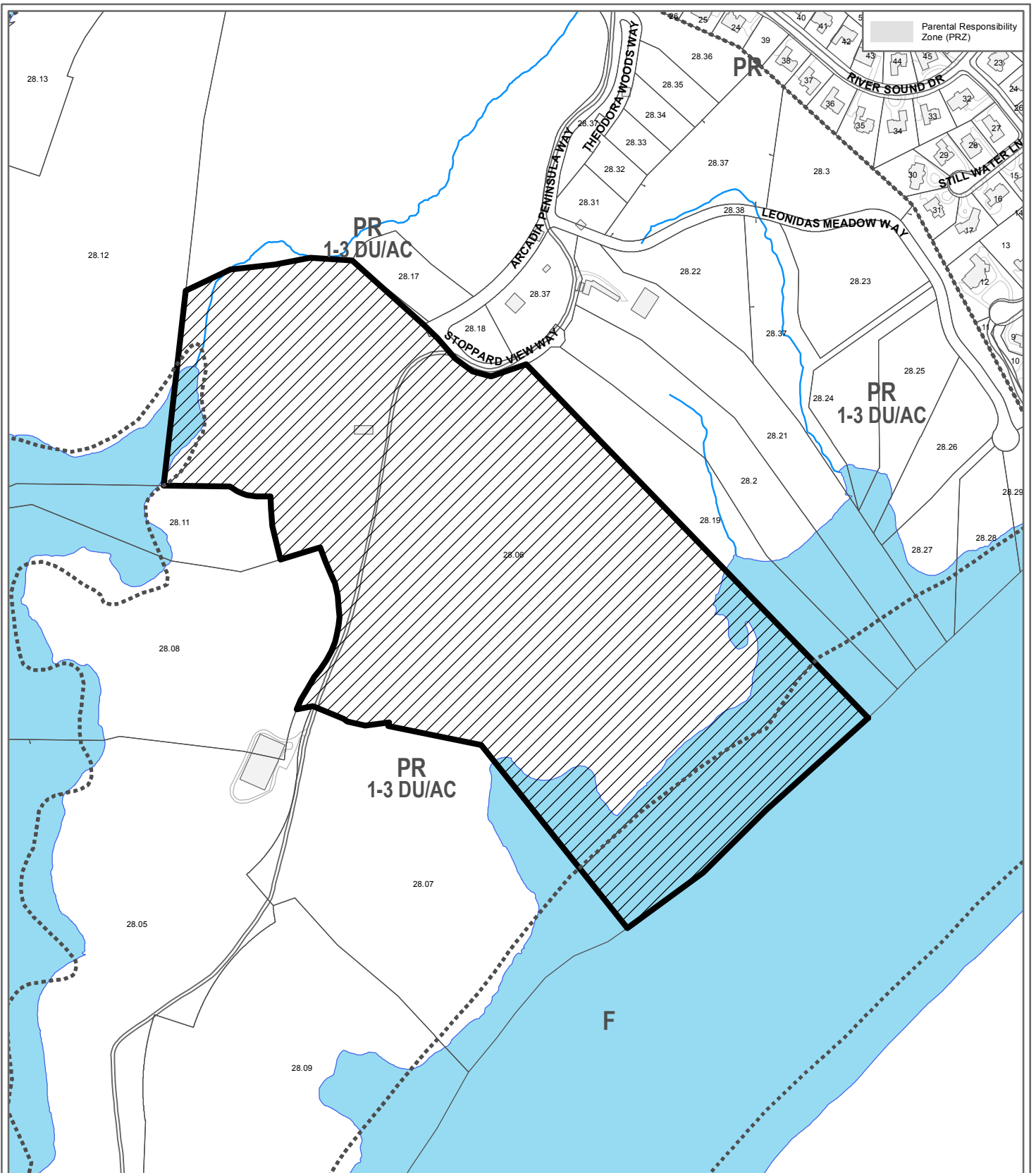
ESTIMATED STUDENT YIELD: 15 (public and private school children, ages 5-18 years)

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.

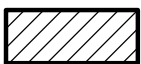
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**5-SB-16-C / 5-E-16-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Beacon Park, LLC
Arcadia

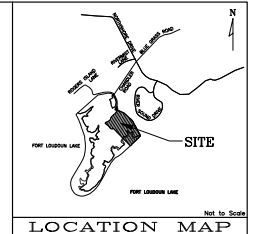
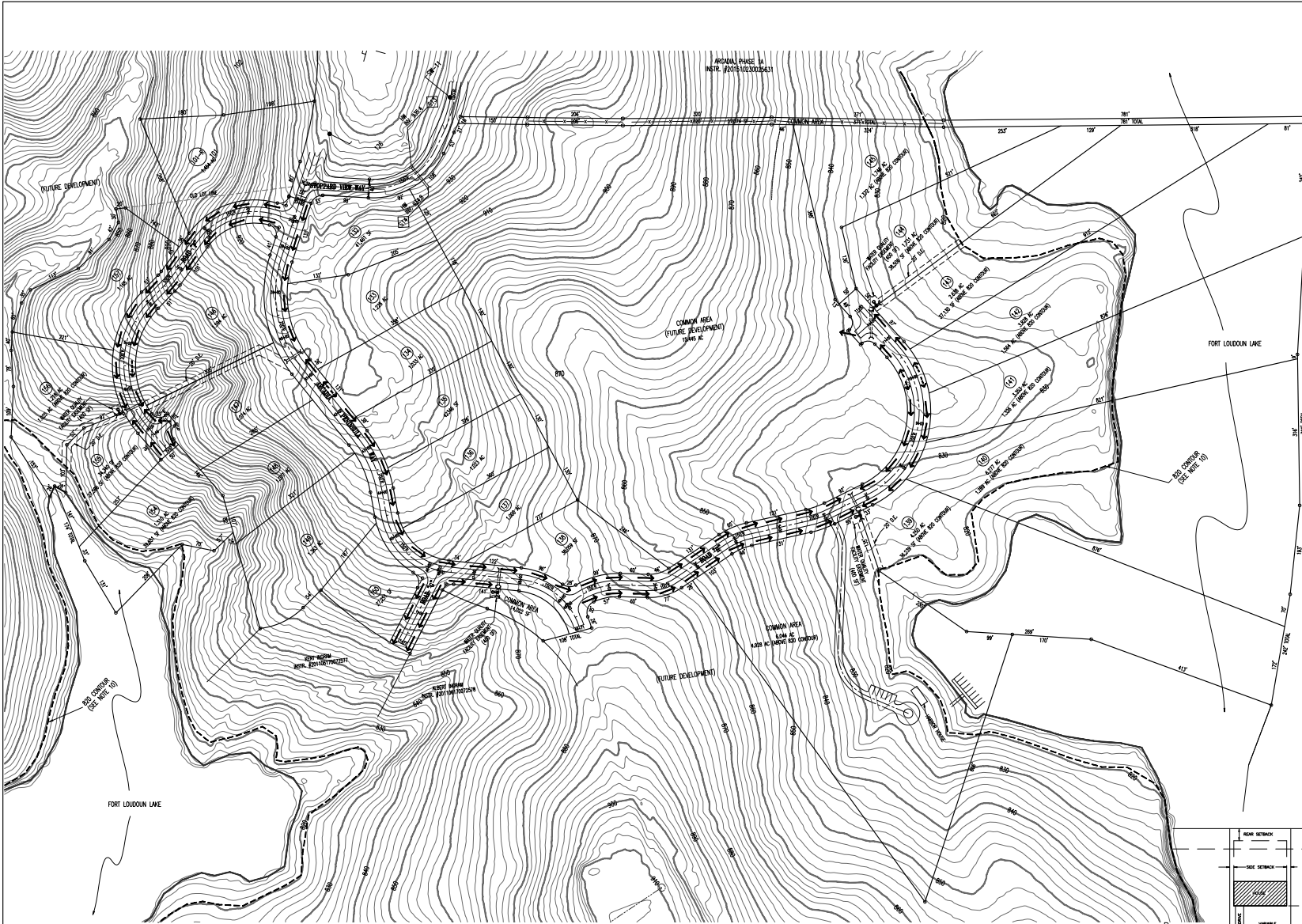


Detached residential subdivision in PR (Planned Residential)

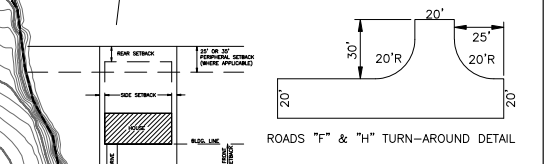
Map No: 163
Jurisdiction: County



Original Print Date: 4/19/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



- CERTIFICATION OF CONCEPT PLAN:**
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING HEREIN IN THE STATE OF TENNESSEE. I HAVE REVIEWED THE CONCEPT PLAN AND ALL APPLICABLE PROVISIONS OF THE TENNESSEE ZONING CODE AND REGULATIONS EXCEPT AS INDICATED BY THE NOTES DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
- REGISTERED ENGINEER
 TENNESSEE CERTIFICATE NO. _____
- 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 EXTERIOR ROAD LINES.
 - A 10' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS RETIRED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 88.97 ACRES (81.20 ACRES ABOVE THE 820 CONTOUR SUBMITTED IN A SINGLE FAMILY DETACHED LOTS, JOINT PERMANENT EASEMENT AND 3 COMMON AREA LOTS.
 - THIS PROPERTY IS ZONED PK.
 - ALL ROAD PROFILES ARE BASED ON BBN-P FIELD SURVEY.
 - UTILITIES: WATER: FIRST UTILITY DISTRICT; SEWER: FIRST UTILITY DISTRICT; ELECTRIC: LENOX CITY UTILITY BOARD; GAS: KNOXVILLE UTILITIES BOARD; TELEPHONE: BELLSOUTH.
 - MINIMUMS REQUIRED:**
 - HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA. 45+50, (ARCADIA PENINSULA WAY)
 - HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA. 49+00, (ARCADIA PENINSULA WAY)
 - HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA. 0+75, (ROAD 1)
 - HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA. 4+00, (ROAD 1)
 - HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA. 4+00, (ROAD 1)
 - HORIZONTAL CURVE RADIUS FROM 250' TO 200', STA. 8+00, (ROAD 1)
 - HORIZONTAL CURVE RADIUS FROM 250' TO 200', STA. 8+75, (ROAD 1)
 - TANGENT LENGTH BETWEEN BROOKER BAY CURVES FROM 150' TO 12', STA. 6+13 TO STA. 7+05 (ROAD 1)
 - ROADWAY GRADE FROM 12% TO 15% STA. 0+45 TO 6+00 (ROAD F)
 - ROADWAY GRADE FROM 12% TO 15% STA. 0+45 TO 1+73 (ROAD F)
 - VERTICAL CURVE LENGTH FROM 180' TO 80' STA. 0+45 (ROAD F)
 - VERTICAL CURVE LENGTH FROM 825' TO 250' STA. 6+00 (ROAD F)
 - ROADWAY WIDTH FROM 26' TO 25' (ARCADIA PENINSULA WAY)
 - ROADWAY WIDTH FROM 26' TO 25' (ROAD F)
 - ROADWAY WIDTH FROM 26' TO 25' (ROAD G)
 - ROADWAY WIDTH FROM 26' TO 25' (ROAD H)
 - INTERSECTION SPACING BETWEEN STOPPING VIEW LINE AND ROAD "F" ON ARCADIA PENINSULA WAY FROM 150' TO 81'
 - 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.
 - NO DRIVE A PLACEMENT EASEMENT BELOW THE 820 CONTOUR LINE AS SHOWN ON THIS PLAN. NO CURBING IS ALLOWED BELOW THE 820 CONTOUR. NO FILLING IS ALLOWED BELOW THE 820 CONTOUR WITH FILL.
 - 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:**
 - FROM: 50'
 - REAR: 20'
 - SIDE: 20'
 - MIN. 20' PERMANENT SETBACK AS SHOWN ON THIS PLAN SUPERCEDES ALL OTHER SETBACKS LISTED ABOVE.



OWNER/DEVELOPER:
 BEACON PARK LLC
 c/o PATRICK SCHAAD
 150 MAJOR REYNOLDS PLACE
 KNOXVILLE, TN 37919
 PHONE: (865) 587-9874

TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED

5-SB-16-C
 5-E-16-UR
 Revised: 4/27/2016

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

| DESIGNED | DATE | BY | APPROVED | DATE | BY | REVISION |
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SCALE
 1" = 100'

DATE
 3/17/16

DEED REFERENCE: INSTR.#201106170072801
 INSTR.#200005280035503

1" = 100'

CONCEPT & DEVELOPMENT PLAN FOR
 ARCADIA - PHASE 1B
 CLT MAP 163, A PORTION OF PARCEL 28.06
 DISTRICT 6, KNOX COUNTY, TENNESSEE

24000-1B-C
 SHEET 1 OF 3 SHEET(S)
 0\24000\ARCADIA\PHASE 1B\24000-1B-C.DWG