

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

▶ **FILE #:** 7-G-17-UR

**AGENDA ITEM #:** 71

**AGENDA DATE:** 7/13/2017

▶ **APPLICANT:** BEACON PARK, LLC

OWNER(S): Patrick Schaad

TAX ID NUMBER: 163 02852

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 2028 Arcadia Peninsula Way

▶ **LOCATION:** East side of Arcadia Peninsula Wy., north of Lake Arcas Wy.

▶ **APPX. SIZE OF TRACT:** 1.189 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Arcadia Peninsula Wy., a joint permanent easement with a pavement width of 22' within a 50' wide right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Reduce the required side yard setback from 15ft. to 10 ft.

HISTORY OF ZONING: The concept plan and use on review for this phase of Arcadia was approved in May 2016 (5-SB-16-C / 5-E-16-UR)

SURROUNDING LAND USE AND ZONING: North: Arcadia subdivision / PR residential

South: Arcadia subdivision / PR residential

East: Arcadia subdivision / PR residential

West: Arcadia subdivision / PR residential

NEIGHBORHOOD CONTEXT: The site is located in Arcadia Subdivision. The current active plans for Arcadia contains lots that are mostly greater than one acre in size.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request to reduce the minimum required side yard setback from 15 ft. to 10 ft. for lot 236 of Phase 1B of Arcadia as shown on the development plan subject to 2 conditions**

1. Meeting all other applicable requirements of the previously approved use on review 5-E-16-UR
2. Meeting all other applicable requirements of the Knox County Zoning Ordinance

**COMMENTS:**

The concept plan and use on review for this section of Arcadia Subdivision was approved by MPC on May 12, 2016. The development plan calls for side yard setbacks to be a minimum 15 feet. The applicant is

requesting the side yard setback for lot 236 of Phase 1B be reduced to 10 feet. This request is being made at this time in order to assist with the siting of the proposed house on this lot because of topographic constraints. Staff is recommending approval of this application because the side setback requested is in line with the current development practice.

#### EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed 10' side setback conforms with current development practice in detached residential subdivisions

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXCOUNTY ZONING ORDINANCE

1. The proposed 10' side setback meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance..
2. The proposed development 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 use will not draw additional traffic through residential areas.
3. The approved zoning density of this site is 1- 3 dwellings per acre. The subdivision as approved at .47 du/ac is within the permitted zoning density.

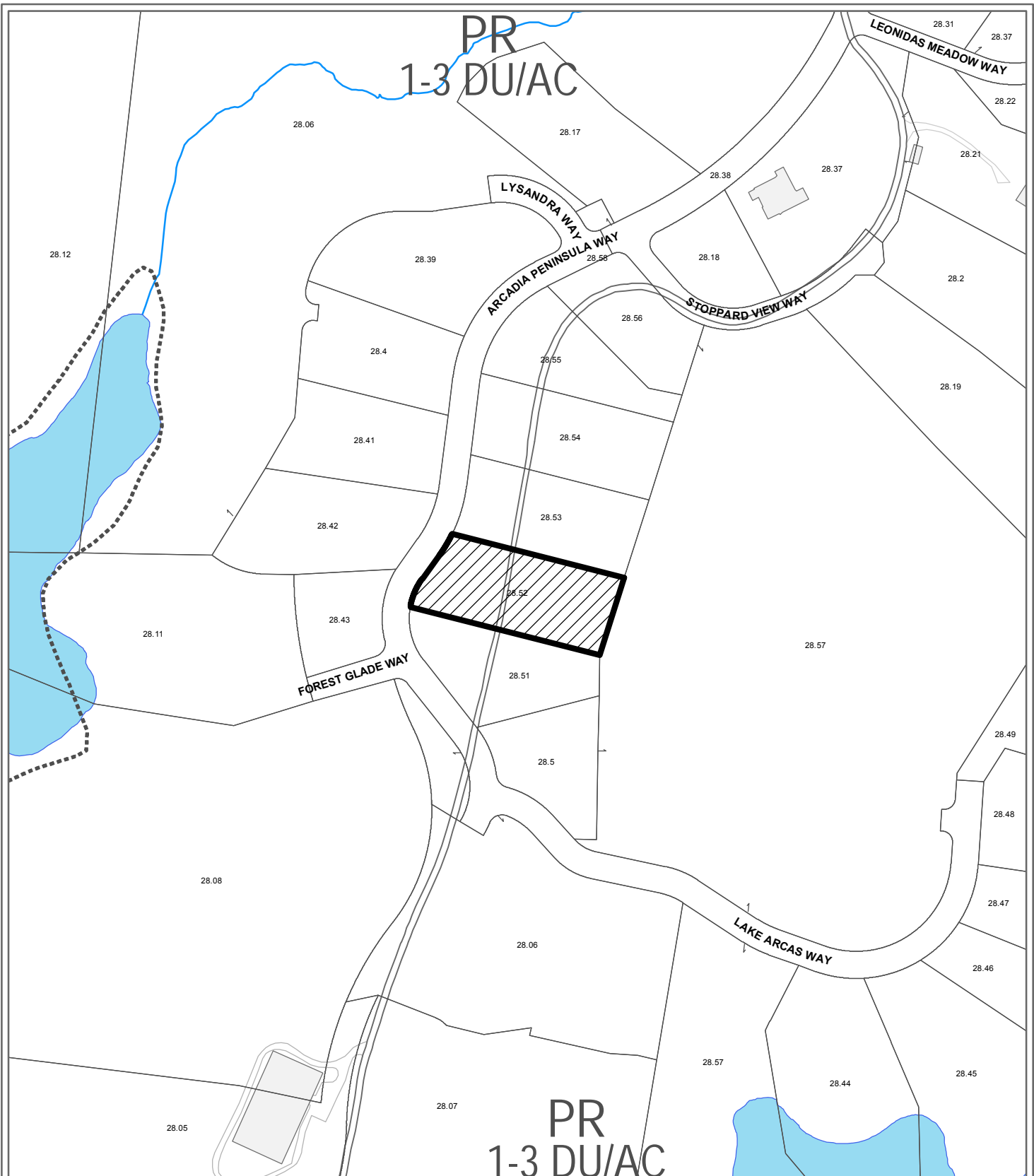
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning recommended for approval for this site will allow a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this 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. Appellants have 30 days to appeal an MPC decision in the County.



**7-G-17-UR  
USE ON REVIEW**

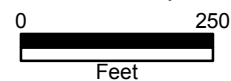


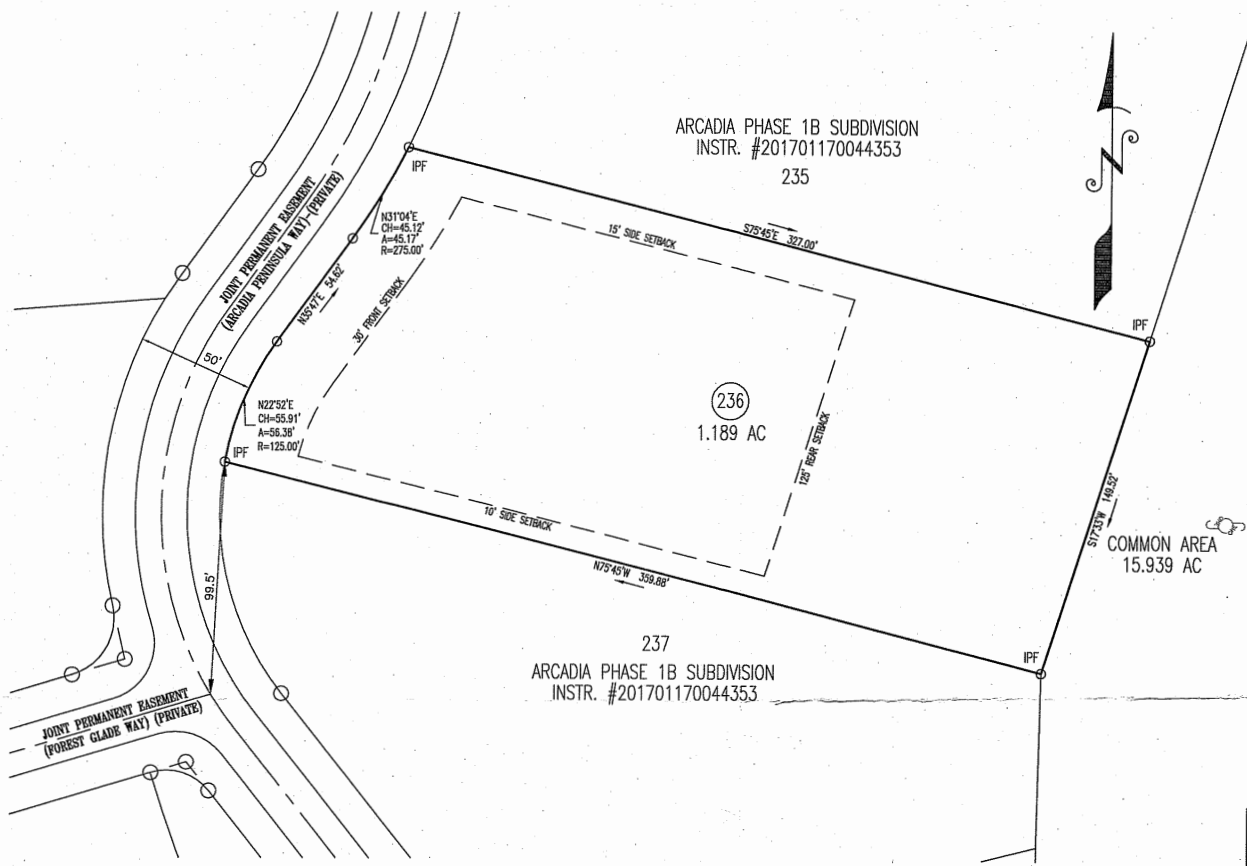
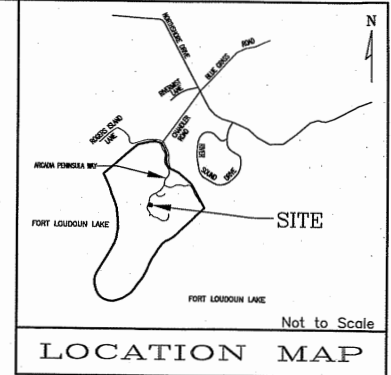
Reduce the required side yard setback from 15ft. to 10 ft. in PR (Planned Residential)

Original Print Date: 6/15/2017      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Beacon Park, LLC

Map No: 163  
Jurisdiction: County



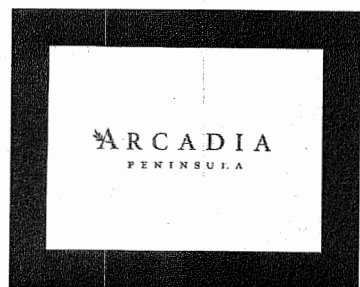


DEVELOPMENT PLAN REQUEST:  
 ESTABLISH A 10' SIDE BUILDING SETBACK  
 FOR THE SOUTHERN PROPERTY LINE AS  
 SHOWN ON PLAN

7-6-17-UR  
 5/30/17

LEGEND	
□ PRM	PERMANENT REFERENCE MONUMENT
● IPF	IRON PIN FOUND
○ IPS	IRON PIN SET
○ CO	CLEAN-OUT
—	POWER POLE
—	GUIDE WIRE
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
CB	CATCH BASIN
JB	JUNCTION BOX
—	RCP (REINFORCED CONCRETE PIPE)
—	FENCE
—	GAS LINE
—	OVERHEAD UTILITIES
—	UNDERGROUND ELECTRIC
—	WATER LINE
—	SANITARY SEWER LINE

OWNER/DEVELOPER  
**BEACON PARK LLC C/O**  
**PATRICK SCHAAD**  
 150 MAJOR REYNOLDS PLACE  
 KNOXVILLE, TN 37919  
 PHONE: (865) 637-2674



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY  
 I CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF  
 PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000.  
 REGISTERED LAND SURVEYOR  
 TENNESSEE REG. NO. \_\_\_\_\_

DEED REFERENCES: INSTR.#200905080072364  
 INSTR.#200905080072365  
 INSTR.#201106170072574

DEVELOPMENT PLAN FOR  
 ARCADIA  
 PHASE 1B, LOT 236  
 CLT MAP 163, PARCEL 28.52  
 DISTRICT 6, KNOX COUNTY, TENNESSEE  
 SCALE: 1" = 50' MAY 19, 2017



**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

MPC July 13, 2017

24000-1B-236-UOR  
 Agenda Item # 71



Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

Use on Review  Development Plan

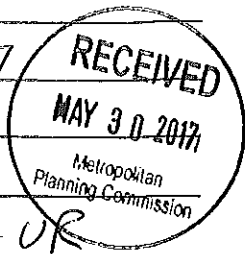
Name of Applicant: Beacon Park, LLC

Date Filed: 5/30/17 Meeting Date: 7/13/17

Application Accepted by: Mike Reynolds

Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_

Fee Amount: \$450<sup>00</sup> File Number: Use on Review 7-6-17-UR



**PROPERTY INFORMATION**

Address: 2020 Arcadia Peninsula Way

General Location: East side of Arcadia Peninsula Way, North of Lake Arcas Way

Tract Size: 1.189 ac No. of Units: 1

Zoning District: PR

Existing Land Use: Vacant

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification: Rural Residential

Growth Policy Plan Designation: Rural Area

Census Tract: 57.10

Traffic Zone: 177

Parcel ID Number(s): 163 - 2852

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 5<sup>TH</sup> District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT Name: Patrick Schaad

Company: Beacon Park LLC

Address: 150 Major Reynolds Place

City: Knoxville State: TN Zip: 37919

Telephone: 637-2674

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: David Harbin

Company: Baton Homes NWELL & POE

Address: 4334 Papermill Drive

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

**APPROVAL REQUESTED**

Development Plan:  Residential  Non-Residential

Home Occupation (Specify Occupation) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Other (Be Specific)  
Reduction of the side building setback from 15' to 10' as shown on plan

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: David Harbin

PLEASE PRINT Name: David Harbin

Company: Baton Homes NWELL & POE

Address: 4334 Papermill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6473

E-mail: harbin@bhn-p.com