

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

▶ **FILE #:** 4-SC-18-C  
 4-D-18-UR

**AGENDA ITEM #:** 13  
**AGENDA DATE:** 4/12/2018

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

TAX IDENTIFICATION: 163 028.07 & PART OF 028.05 028.06 & 028.09 [View map on KGIS](#)  
 JURISDICTION: County Commission District 5  
 STREET ADDRESS: 0 Arcadia Peninsula Way

▶ **LOCATION:** South end of Arcadia Peninsula Way, south of Lake Arcas Way

SECTOR PLAN: Southwest County  
 GROWTH POLICY PLAN: Rural Area  
 WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 24.435 acres

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

▶ **EXISTING LAND USE:** Vacant

▶ **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:** 13

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access to the development is via Chandler Ln., a local street with a pavement width of 20' within a right-of-way that varies in width.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
 1) Horizontal curve radius on Arcadia Peninsula Way from 250' to 175', STA 60+00.  
 2) Horizontal curve radius on Road "I" from 250' to 175', STA 8+00.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 & 2 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.

With the conditions noted, this plan meets the requirements for approval in the PR District, and the other criteria for approval of a use on review.

**COMMENTS:**

Beacon Park, LLC is requesting consideration of Phase 1C of the Arcadia Subdivision. This unit of the development will contain 13 lots on 24.435 acres (21.531 acres above the 820 contour). The first and second phase of the subdivision contained 54 lots on 140 acres. The entire site contains nearly 500 acres above the 820' flowage easement for Ft. Loudon Lake. The total density of these three phases of the project is .42 du/ ac. This 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 13 proposed, is 67 lots. 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 .57 acre to 1.305 acres. 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 first and second phase of the development, and they are requesting two variances in this phase of the project that are consistent with previous approvals. Article 1, Section 1.05 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. In this phase of the development approximately 6.5 of the 21.531 acres being subdivided will be maintained as common open space.

**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 .60 du/ac, is consistent in use and density with the PR zoning of the property that allows up to 3 du/ac.
3. The proposed low density residential development is compatible with the scale and intensity of the surrounding development 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 rural residential use which allows consideration of up to 3 du/ac. The PR zoning for the property allows consideration of up to 3 du/ac . The proposed subdivision with its overall density of .60 du/ac in this phase of the project is consistent with the Sector Plan and the zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 159 (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.

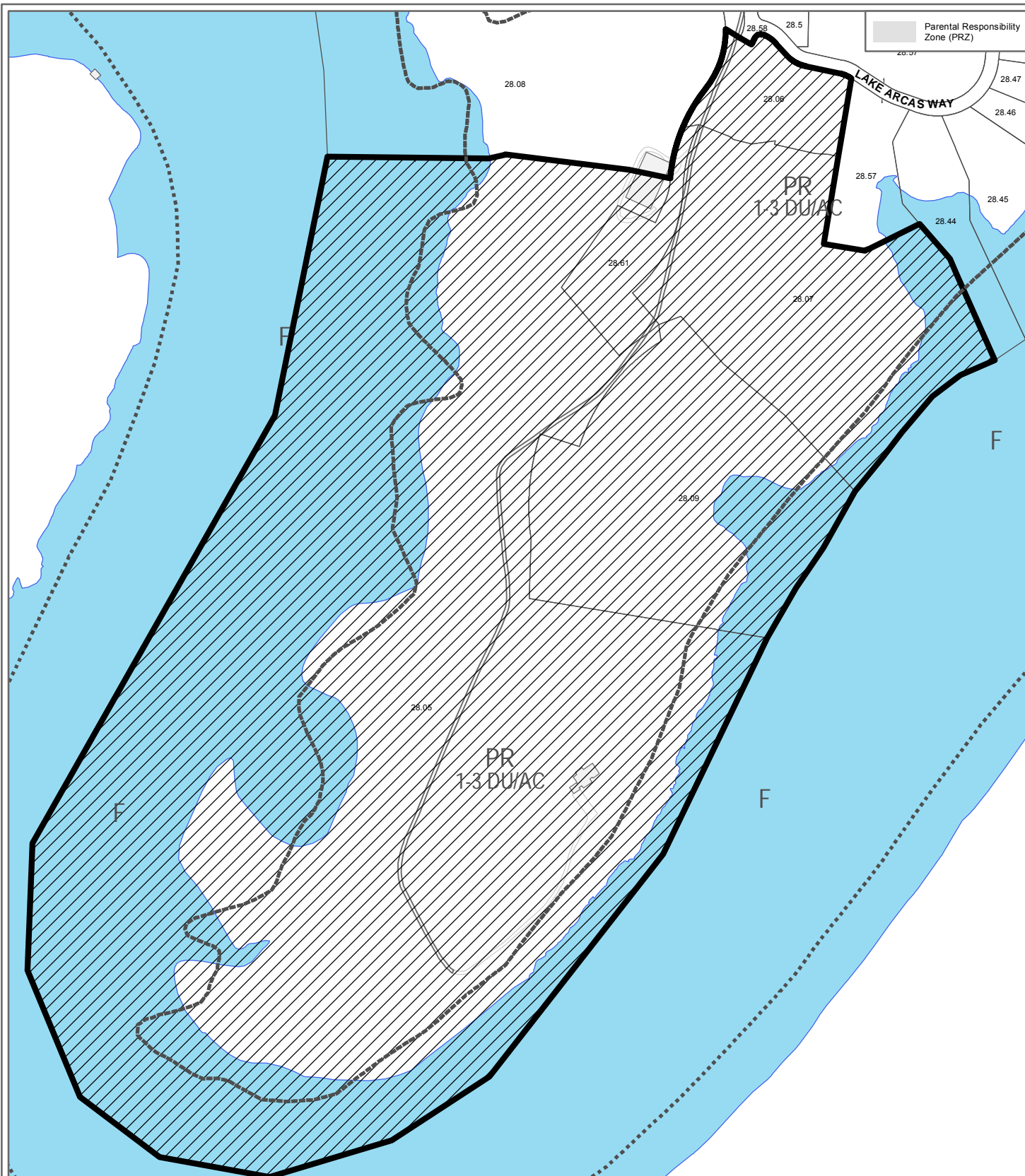
ESTIMATED STUDENT YIELD: 5 (public school children, ages 5-18 years)

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

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

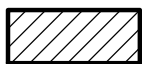
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**4-SC-18-C / 4-D-18-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Beacon Park, LLC  
Arcadia



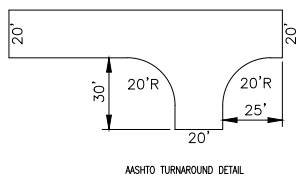
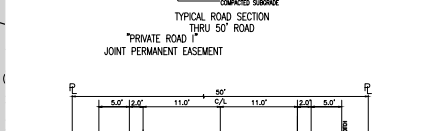
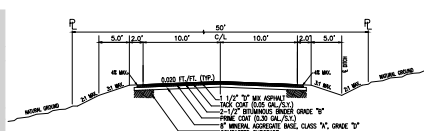
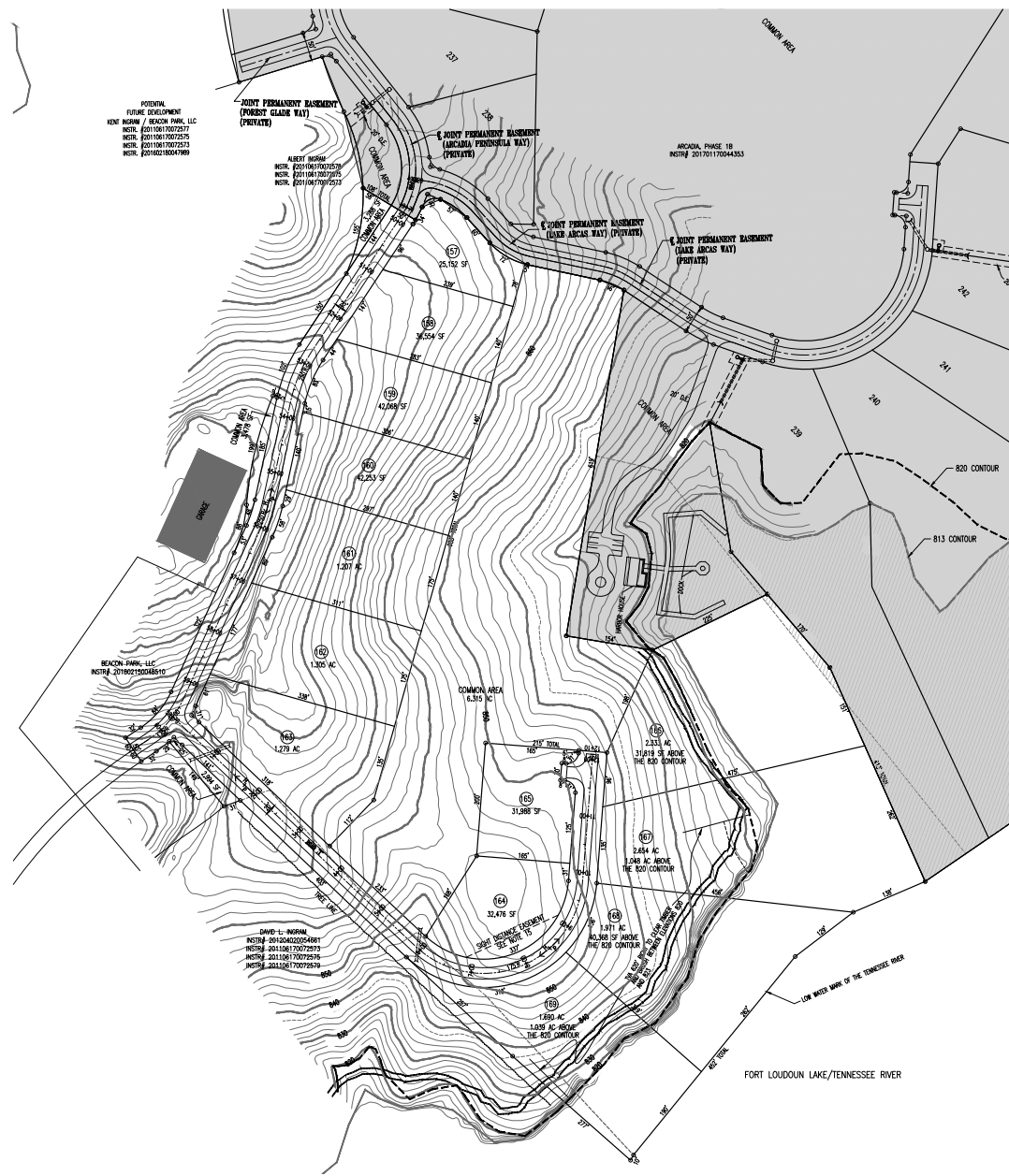
Detached residential subdivision in PR (Planned Residential)

Original Print Date: 3/20/2018  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Map No: 163  
Jurisdiction: County

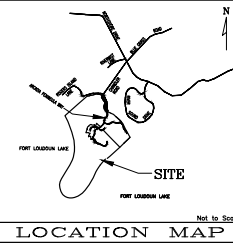




**BUILDING SETBACKS**

LOTS 157 & 163	FRONT.....30'	ALONG ARCADIA PENINSULA WAY
	FRONT.....20'	ALONG LAKE ARCADIA WAY & ROAD 1
	SIDE.....15'	
	REAR.....25'	
LOTS 164 - 165	FRONT.....30'	
	SIDE.....15'	
	REAR.....25'	
LOTS 158-162	FRONT.....30'	
	SIDE.....15'	
	REAR.....125'	
LOTS 166-169	FRONT.....30'	
	SIDE.....15'	
	REAR.....25'	

A 35' PERIPHERAL SETBACK SUPERCEDES ALL SETBACK REQUIREMENTS



- NOTES:**
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - A 10' DRAINAGE EASEMENT AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES, AS INSTALLED.
  - A 10' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 24.435 ACRES (21.531 ACRES ABOVE THE 820 CONTOUR) SUBDIVIDED INTO 13 SINGLE FAMILY DETACHED LOTS, JOINT PERMANENT EASEMENT AND 4 COMMON AREA LOTS.
  - THIS PROPERTY IS ZONED PH.
  - ALL ROAD PROFILES ARE BASED ON BHMAP FIELD SURVEY.
  - UTILITIES:  
WATER: FIRST UTILITY DISTRICT  
SEWER: FIRST UTILITY DISTRICT  
ELECTRIC: KNOX COUNTY UTILITY BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: BELLSOUTH
  - VARIANCES REQUIRED:  
a) HORIZONTAL CURVE RADIUS FROM 250' TO 175', STA. 60+00, (ROAD 10)  
b) HORIZONTAL CURVE RADIUS FROM 250' TO 175', STA. 8+00, (ROAD 17)
  - 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, NOWLY OWNED BY THE HOMEOWNERS ASSOCIATION.
  - THE OWNER HAS A FLOOD EASEMENT BELOW THE 820 CONTOUR LINE AS SHOWN ON THIS PLAN. NO FILLING IS ALLOWED BELOW THE 820 CONTOUR. NO FILLING IS ALLOWED BELOW THE 820 CONTOUR WITHOUT PRIOR TWA APPROVAL.
  - ROADWAY GRADES AT INTERSECTIONS BETWEEN 1X AND 3X HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
  - BUILDING SETBACKS ARE AS FOLLOWS:  
SEE CHART ON THIS SHEET
  - TDEC BUFFER EXPIRES UPON COMPLETION OF SUBDIVISION CONSTRUCTION.
  - JOINT PERMANENT EASEMENT WILL ALSO SERVE AS AN ACCESS EASEMENT TO THE WATER QUALITY LOTS.
  - NO BUILDING OR OTHER VEGETATION IS ALLOWED IN THE SIGHT DISTANCE EASEMENT ON LOT 164 THAT MAY IMPIDE THE VIEW OF THE TRAVELING PUBLIC.

**CERTIFICATION OF CONCEPT PLAN**

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

REGISTERED ENGINEER  
TENNESSEE CERTIFICATE NO. \_\_\_\_\_



Revised: 3/27/2018

4-D-18-UR  
4-SC-18-C

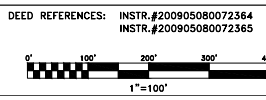
OWNER/DEVELOPER:  
BEACON PARK LLC  
C/O PATRICK SCHAAD  
150 MAJOR REYNOLDS PLACE  
KNOXVILLE, TN 37919  
(865) 597-5874



**SITE PLAN FOR ARCADIA-PHASE 1C**

CLT MAP 163, PARCEL 28.07 & A PORTION OF PARCELS 28.05, 28.06 & 28.09  
DISTRICT 6, KNOX COUNTY, TENNESSEE

SHEET 1 OF 2 SHEET(S)  
C:\24000\ARCADIA\PHASE 1C\24000-1C.DWG



VERTICAL DATUM NAVD88

DESIGNED	DATE	SCALE	DEED REFERENCES
DBH		1"=100'	INSTR.#200905080072364 INSTR.#200905080072365
DRAWN		DATE	
CHECKED		2/22/18	

NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

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

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

SUBDIVISION - CONCEPT



Name of Applicant: Beacon Park, LLC

Date Filed: 2/26/18 Meeting Date: 4/12/18

Application Accepted by: Brusseau

Fee Amount: File Number: Subdivision - Concept 4-SC-18-C

Fee Amount: \$1,200.00 Related File Number: Development Plan 4-D-18-UR

PROPERTY INFORMATION

Subdivision Name: Arcadia River

Unit/Phase Number: Phase 1C

General Location: SW end Arcadia Peninsula Way, SE of Lake Arcas Way

Tract Size: 24.435 ac No. of Lots: 13

Zoning District: PR

Existing Land Use: Vacant

Planning Sector: Southwest County

Growth Policy Plan Designation: Rural Area

Census Tract: 57.10

Traffic Zone: 177

Parcel ID Number(s): 163 Parcel 28.07 & a part of 28.05, 28.06 & 28.09

Jurisdiction: [X] County Commission 5th District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer: First Utility District

Water: First Utility District

Electricity: Lenox City Utility Board

Gas: Knoxville Utilities Board

Telephone: AT&T Southeast

TRAFFIC IMPACT STUDY REQUIRED

[X] No [ ] Yes

USE ON REVIEW [ ] No [X] Yes

Approval Requested:

[ ] Development Plans in Planned District or Zone

[ ] Other (be specific):

VARIANCE(S) REQUESTED

[ ] No [X] Yes (If Yes, see reverse side of this form)

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: patricke.schaad@properties.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT Name: David Harbin

Company: Batson Himes Nowell & Poe

Address: 4334 Poppermill Drive

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT Name: David Harbin

Company: Batson Himes Nowell & Poe

Address: 4334 Poppermill Drive

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

**VARIANCES REQUESTED**

1. Horizontal curve radius from 250' to 175', sta 60+00 Arcadia Peninsula Way  
Justify variance by indicating hardship: topography

2. Horizontal curve radius from ~~100'~~ 250' to 175', sta 8+00, Rd "I"  
Justify variance by indicating hardship: topography

3. Roadway width from 26' + 22' (Arcadia Peninsula Way)  
Justify variance by indicating hardship: roadway is private, development has large acreage lots

4. Roadway width from 26' to 20' (Road I)  
Justify variance by indicating hardship: roadway is private, development has large acreage lots

5. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

6. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

**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, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: David Harbin

Address: 4334 Papermill Drive

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhm-p.com

Signature: David Harbin

Date: 2/26/18

## REQUIRED SIGN POSTING AGREEMENT FORM

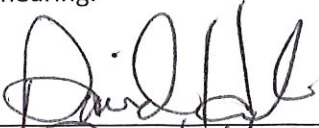
For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide the sign(s) to post on the subject property at the time of application.

The sign(s) must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign(s) should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign(s) to be posted at the time of application.

The sign(s) must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. The applicant is responsible for ensuring that the signs remain posted throughout the two-week period prior to the public hearing. Failure to maintain the signs during this time period may be cause for postponement of the application until the next scheduled meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for additional sign(s) consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign(s) provided on the subject property on or before March 28, 2018 consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature:   
Printed name: David Rubin  
Date: 2/26/18  
MPC/BZA File #: 4-SC-18-C/4-D-18-UR