

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

▶ **FILE #:** 10-B-18-UR

**AGENDA ITEM #:** 55

**AGENDA DATE:** 10/11/2018

▶ **APPLICANT:** CHARLES & BRENDA STEPHENSON

OWNER(S): Charles & Brenda Stephenson

TAX ID NUMBER: 163 028.18

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 Arcadia Peninsula Way

▶ **LOCATION:** Southeast side of Arcadia Peninsula Way, northeast side of Stoppard View Way

▶ **APPX. SIZE OF TRACT:** 29808 square feet

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access to the lot is via Arcadia Peninsula Way, a private street with 22' of pavement within a private right-of-way 50'.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Reduction of the front building setback on both road frontages

HISTORY OF ZONING: Property was rezoned from A to PR < 3 du/ac in 2005.

SURROUNDING LAND USE AND ZONING: North: Arcadia Peninsula Way, vacant land / PR (Planned Residential)

South: Stoppard View Way, vacant land / PR (Planned Residential)

East: Community club house / PR (Planned Residential)

West: Stoppard View Way, vacant land / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The neighborhood consists of large lots for detached houses on private roads.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request to reduce the front setback from 50' to 20' for the Lot 126, Arcadia - Phase 1A, subject to 2 conditions.

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

2) Meeting all applicable requirements of the previously approved Concept Plan (1-SC-15-C) and Use on Review (1-F-15-UR).

**COMMENTS:**

This proposal is to reduce the front setback from 50' to 20' for the subject property only. The building footprint

shown on the plan is for visualization purposes only and not meant to represent the final house plan for the lot. Staff does not have concern with the setback reduction because this is a private, gated community with their own design standards which will help ensure the house that is constructed will be compatible with the neighborhood. The 20' setback should not present any sight distance or safety concerns if the house were to be constructed near the intersection of Arcadia Peninsula Way and Stoppard View Way. Properties to the southwest on Arcadia Peninsula Way are in Phase B of the development and have a front setback of 20'-30'.

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

1. The proposed reduction of the front setback will have minimal on surrounding properties because the adjacent parcel the east is a neighborhood facility and common area. This neighborhood structure is setback approximately 30' from the front property line, which is closer than the existing 50' setback on the subject lot.
2. The subject property is a corner lot that has road frontage on essentially three sides. The front setback applies to all road frontages so the existing 50' setback substantially reduces the buildable area of the lot.
3. The side street that wraps around the side and rear of the subject property only has three lots that access it.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed setbacks with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposal 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.

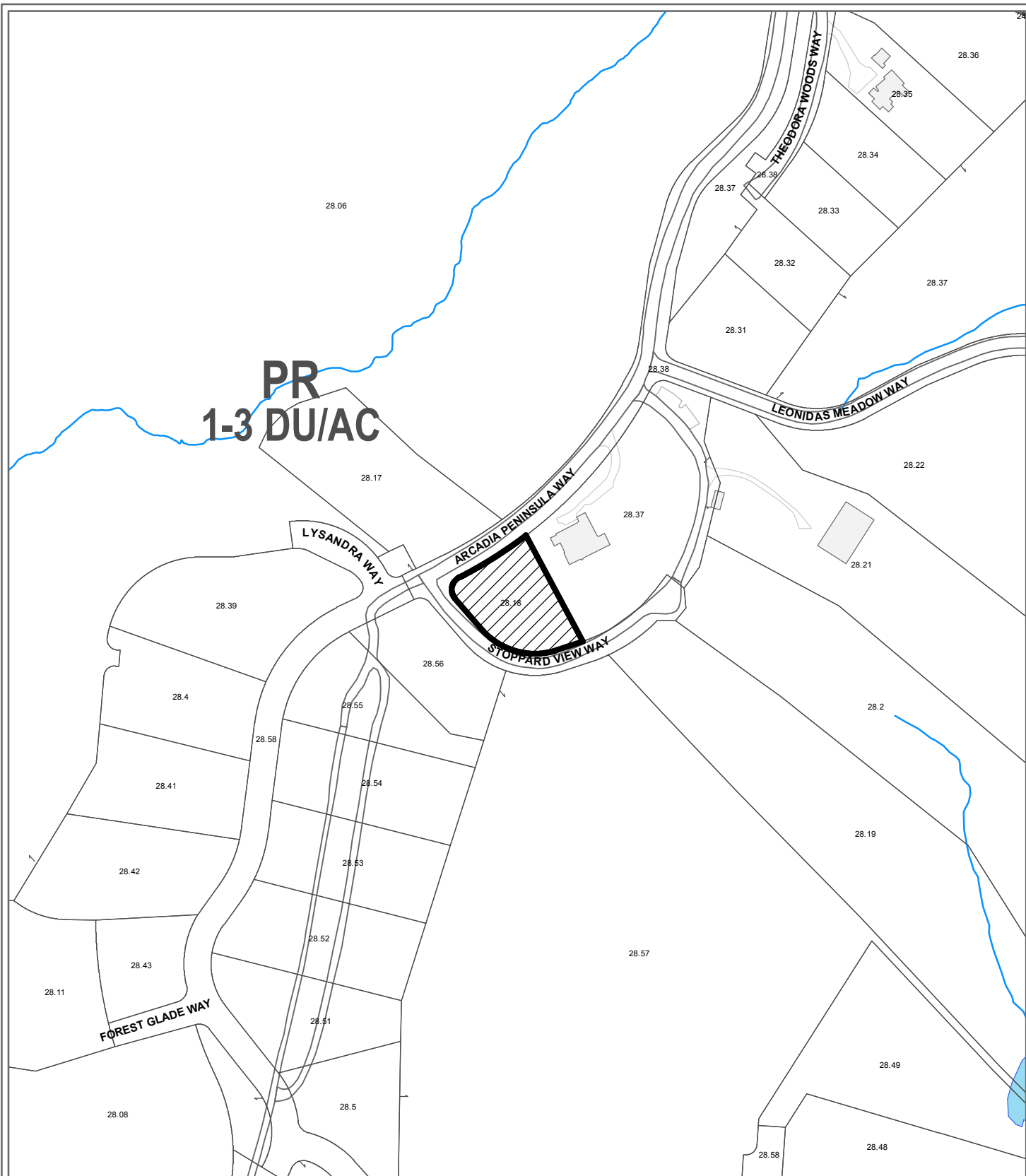
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for rural residential use and is within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan. The proposal is consistent with both plans.

ESTIMATED TRAFFIC IMPACT: Not required.

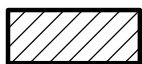
ESTIMATED STUDENT YIELD: Not applicable.

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.



**PR  
1-3 DU/AC**

**10-B-18-UR  
USE ON REVIEW**



Reduction of the front building setback on both road frontages in PR  
(Planned Residential)

Petitioner: Stephenson, Charles & Brenda

Map No: 163

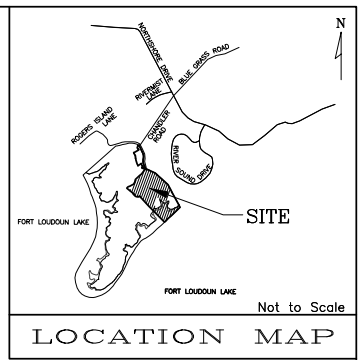
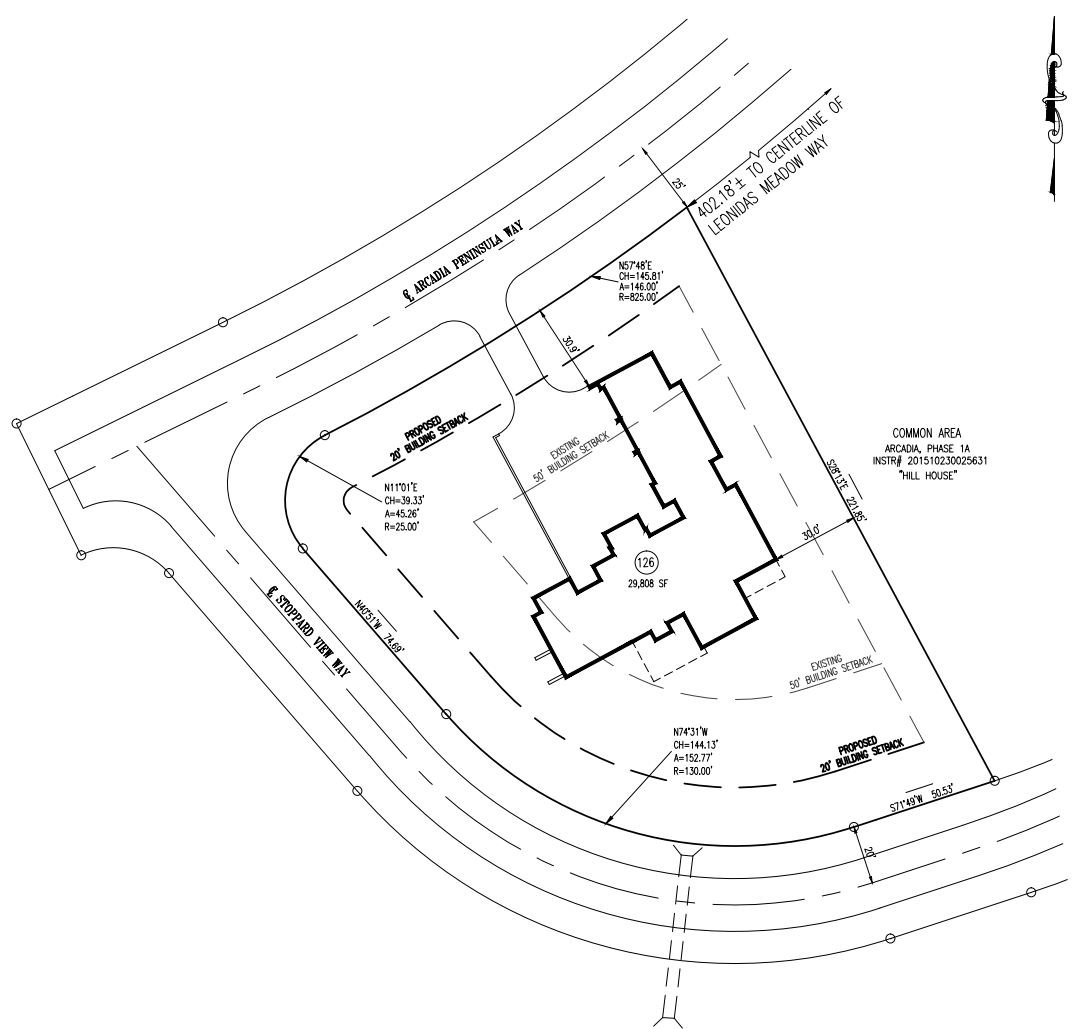
Jurisdiction: County



Original Print Date: 9/17/2018

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**10-B-18-UR**  
**Revised: 9/25/20018**

DEVELOPMENT PLAN  
 FOR  
**ARCADIA - PHASE 1A**  
**LOT 126**  
 TAX MAP 163, PARCEL 28.18  
 DISTRICT 6, KNOX COUNTY, TENNESSEE  
 SCALE: 1" = 30' 8-16-18  
 50 25 0 50 100

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
□	PERMANENT REFERENCE MONUMENT
PC	POINT OF CURVE
PT	POINT OF TANGENT
PI	POINT OF INTERSECT
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
CA	COMMON AREA
■	CATCH BASIN
□	JUNCTION BOX
---	DRAINAGE EASEMENT
----	DRAINAGE PIPE (PROPOSED)
----	PERIPHERAL SETBACK
----	ROADWAY CENTERLINE
----	ZONING
----	FENCE



OWNER:  
**CHARLES & BRENDA STEPHENSON**  
 1215 HERITAGE LAKEWAY  
 APT. # 304  
 KNOXVILLE, TN 37922

DEED REFERENCES: INSTR.# 201806110073177



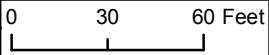
**BATSON, HIMES, NORVELL & POE**  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 4334 PAPERMILL DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 PHONE (865) 588-6472  
 FAX (865) 588-6473  
 email@bhn-p.com

24000-1A-126

**Neighborhood Facility /  
Common Area**



COMMON AREA  
ARCADIA, PHASE 1A  
INSTR# 201510230025631  
"HILL HOUSE"



**Use on Review**     **Development Plan**

Name of Applicant: CHARLES & BRENDA STEPHENSON

Date Filed: 8/27/18    Meeting Date: 10/11/18

Application Accepted by: Tom Brechko

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

Fee Amount: \$450    File Number: Use on Review 10-B-18-UR



**PROPERTY INFORMATION**

Address: 0 ARCADIA PENINSULA WAY

General Location: SOUTHEAST OF ARCADIA PENINSULA WAY, NORTH OF STOPPARD VIEWWAY

Tract Size: 29,808 SF    No. of Units: 1

Zoning District: PR 1-3 DU/AC

Existing Land Use: Ag for Vac  
VACANT

Planning Sector: SOUTHWEST COUNTY

Sector Plan Proposed Land Use Classification: RR KURAL RESIDENTIAL

Growth Policy Plan Designation: rural area

Census Tract: 57.10

Traffic Zone: 177

Parcel ID Number(s): 163 02818

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 5 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: CHARLES & BRENDA STEPHENSON

Company: \_\_\_\_\_

Address: 1215 HERITAGE LAKEWAY

City: KNOXVILLE    State: TN    Zip: 37922

Telephone: \_\_\_\_\_

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

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

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: DAVID HARBIN

Company: BATSON, HIMES, NORVELL & POE

Address: 4334 PAPERMILL DRIVE

City: KNOXVILLE    State: TN    Zip: 37909

Telephone: (865) 588-6472

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

E-mail: harbin@bhn-p.com

**APPROVAL REQUESTED**

Development Plan:  Residential     Non-Residential

Home Occupation (Specify Occupation)  
REDUCTION OF THE FRONT BUILDING SETBACK

Other (Be Specific)

**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: BATSON, HIMES, NORVELL & POE

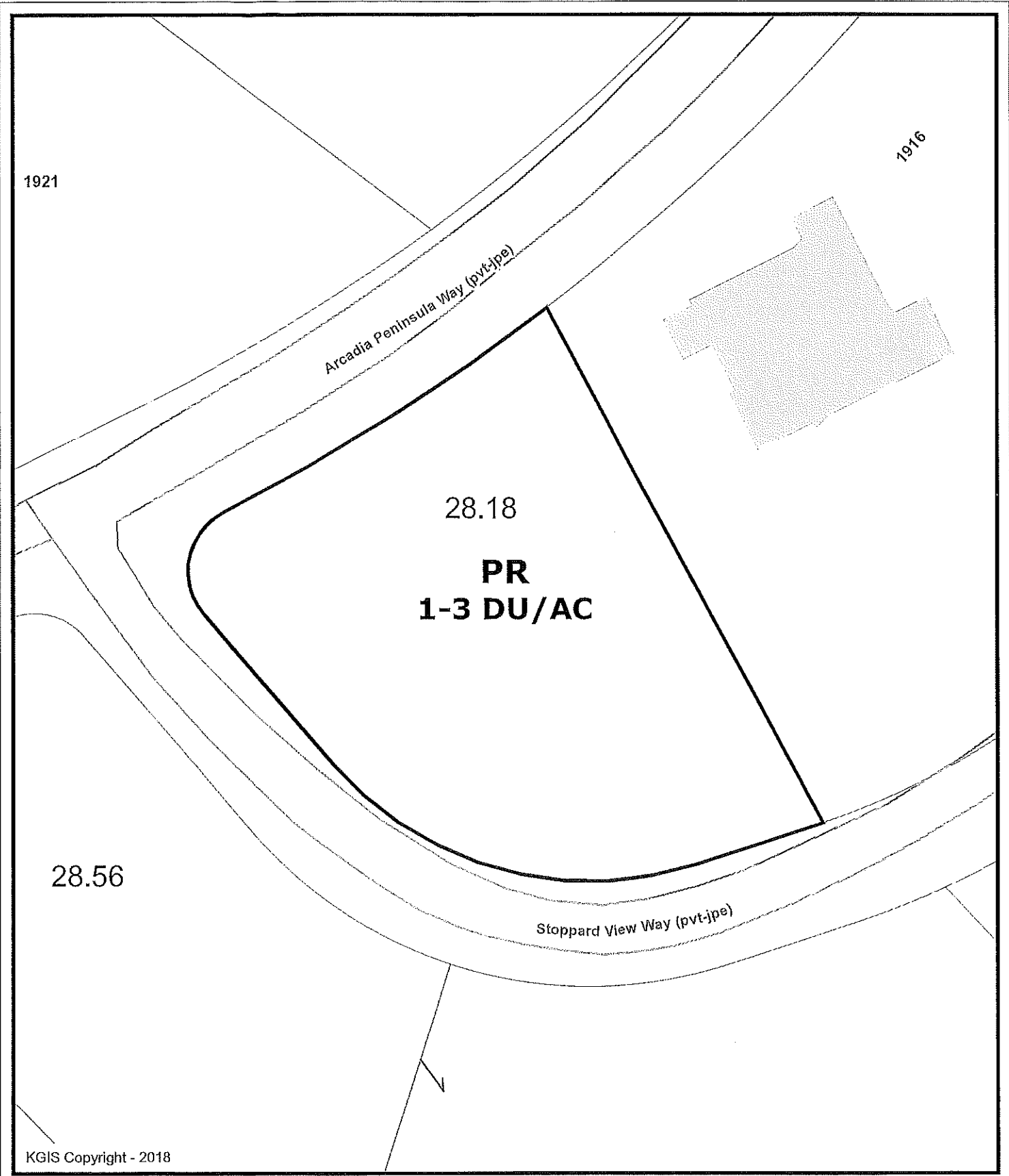
Address: 4334 PAPERMILL DRIVE

City: KNOXVILLE    State: TN    Zip: 37909

Telephone: (865) 588-6472

E-mail: harbin@bhn-p.com





1921

1916

Arcadia Peninsula Way (pvt-jpe)

28.18

**PR  
1-3 DU/AC**

28.56

Stoppard View Way (pvt-jpe)

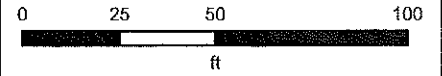
KGIS Copyright - 2018

### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/27/2018 at 1:08:29 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



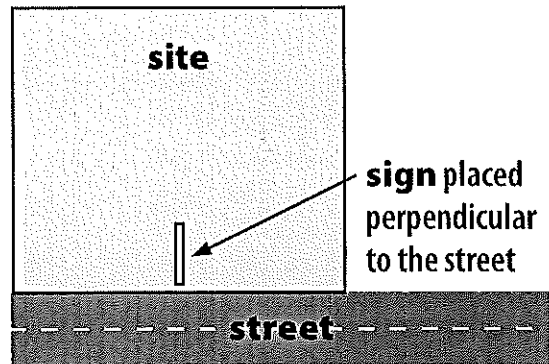
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

---

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

September 26, 2018 and October 12, 2018  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Kathy Patterson

Printed Name: Kathy Patterson

Phone: 865-588-6472 Email: kpatterson@bhn-p.com

Date: 8/27/18

MPC File Number: 10-B-18-UR