



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 5-SE-20-C **AGENDA ITEM #:** 23
5-N-20-UR **AGENDA DATE:** 5/14/2020

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

TAX IDENTIFICATION: 163 PART OF 02806 PARCELS 02811, [View map on KGIS](#)
02841,02842 & 02843

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 , 2023 and 2027 Arcadia Peninsula Way & 0 Forrest Glad Way

▶ **LOCATION:** West side of Arcadia Peninsula Way, south of Stoppard View Way

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 13.72 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 on large lots.

▶ **NUMBER OF LOTS:** 12

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

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

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

- 1) Reduce the vertical curve length from 473.25' to 285' at STA. 2+75 (K from 25 to 14.8) on Forest Glade Way.
- 2) Reduce the vertical curve length from 425' to 255' at STA. 6+00 (K from 25 to 15) on Lysandra Way.
- 3) Reduce the vertical curve length from 180' to 90' at STA. 0+65 (K from 15 to 7.5) on Lysandra Way.
- 4) Reduce the vertical curve length from 180' to 90' at STA. 0+56 (K from 15 to 7.5) on Forest Glade Way.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) Increase the roadway grade from 12% to 15% at STA. 1+48 to 2+75 on Forest Glade Way.
- 2) Increase the roadway grade from 12% to 15% at STA. 1+70 to 6+00 on Lysandra Way.
- 3) Decrease the roadway pavement width from 26' to 20' for Lysandra Way.
- 4) Decrease the roadway pavement width from 26' to 20' for Forest Glade Way.

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:

- 1) Increase maximum intersection grade for Forest Glade Way at Arcadia Peninsula Way from 1 percent to 3 percent.
- 2) Increase maximum intersection grade for Lysandra Way at Arcadia Peninsula Way from 1 percent to 3 percent.

STAFF RECOMMENDATION:

- **APPROVE** variances 1-4 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

APPROVE alternate design standards 1-4 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 4 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Provide an AASHTO approved turn around at the end of each JPE (now called Private Right-of-Way).
4. A final plat application based on this concept plan will not be accepted for review until certification of design plan approval has been submitted to Planning staff.

- **APPROVE** the request for up to 12 detached dwellings on individual lots 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 2 of the Arcadia Subdivision, including the resubdivision of 5 lots in Phase 1B. This Concept Plan includes 12 lots (7 new lots, 5 existing lots) on 17.01 acres (8.36 acres above the 820 contour). The first and second phases of the subdivision contains approximately 54 lots that have been platted on 140 acres (above the 820 contour). There are an additional 13 lots were approved in 2018 but have not yet been platted. The total number of existing and pending lots is approximately 74, including the 7 new lots that are part of this request. The entire site contains nearly 500 acres above the 820' flowage easement for Ft. Loudon Lake. The density of this proposal is 1.44 du/ac and the total development is approximately .15 du/ ac. This current 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 7 new lots proposed, is 74 lots. As future lots are added, the traffic study calls for additional road improvements and more traffic analysis.

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 previous phases of the development, and they are requesting four variances and six alternative design standards (four requiring approval by the Planning Commission) in this phase of the project that are consistent with previous approvals.

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. This phase of the subdivision at a density of 1.44 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 1.44 du/ac in this phase of the project is consistent with the Sector Plan and the zoning designation. The overall density for the development is approximately .15 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 148 (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

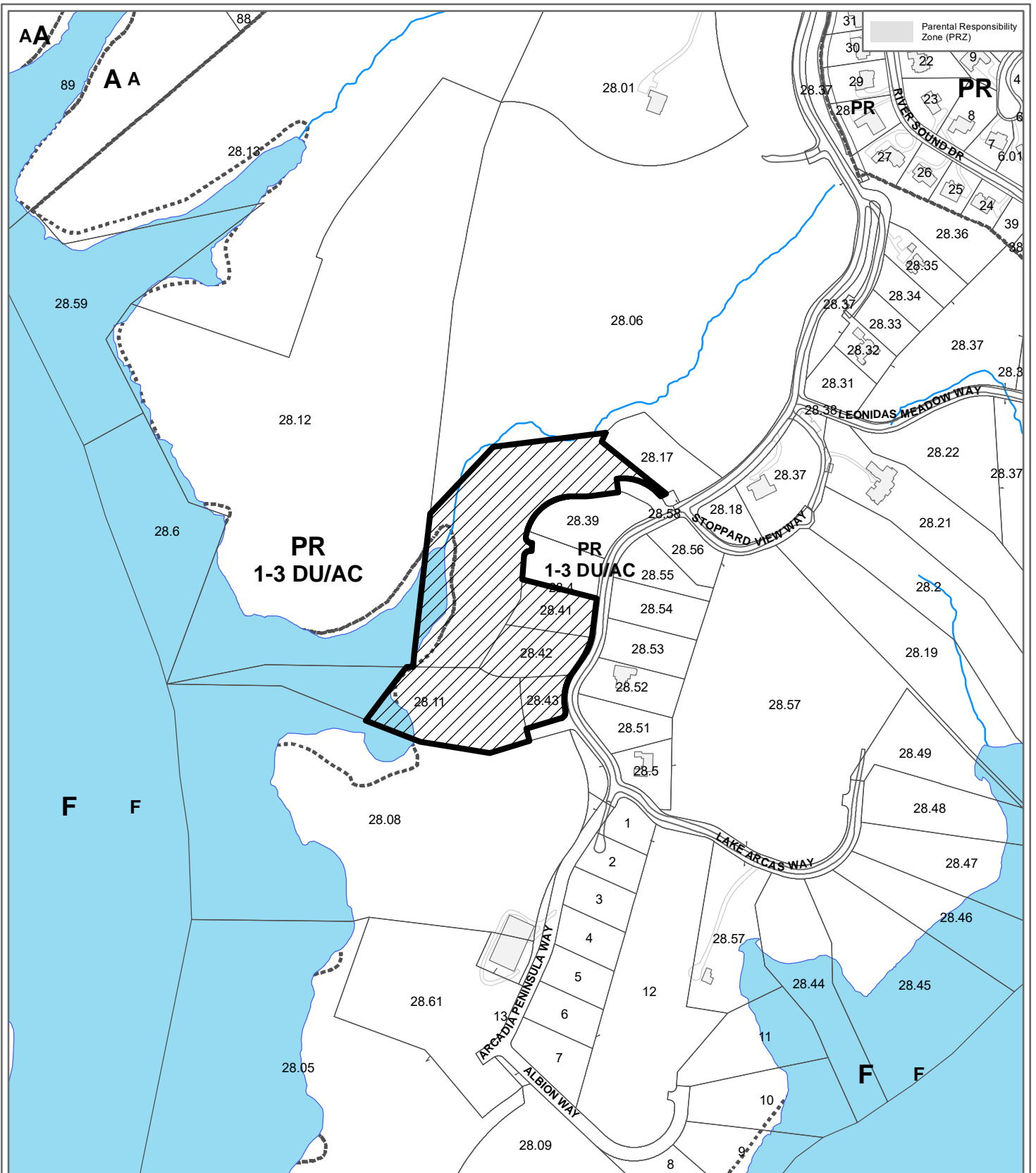
ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

Knoxville-Knox County Planning Commission'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.

Knoxville-Knox County Planning Commission'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.



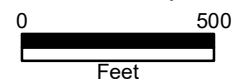
**5-SE-20-C / 5-N-20-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Beacon Park, LLC
Arcadia



Detached Residential Subdivision in PR (Planned Residential).

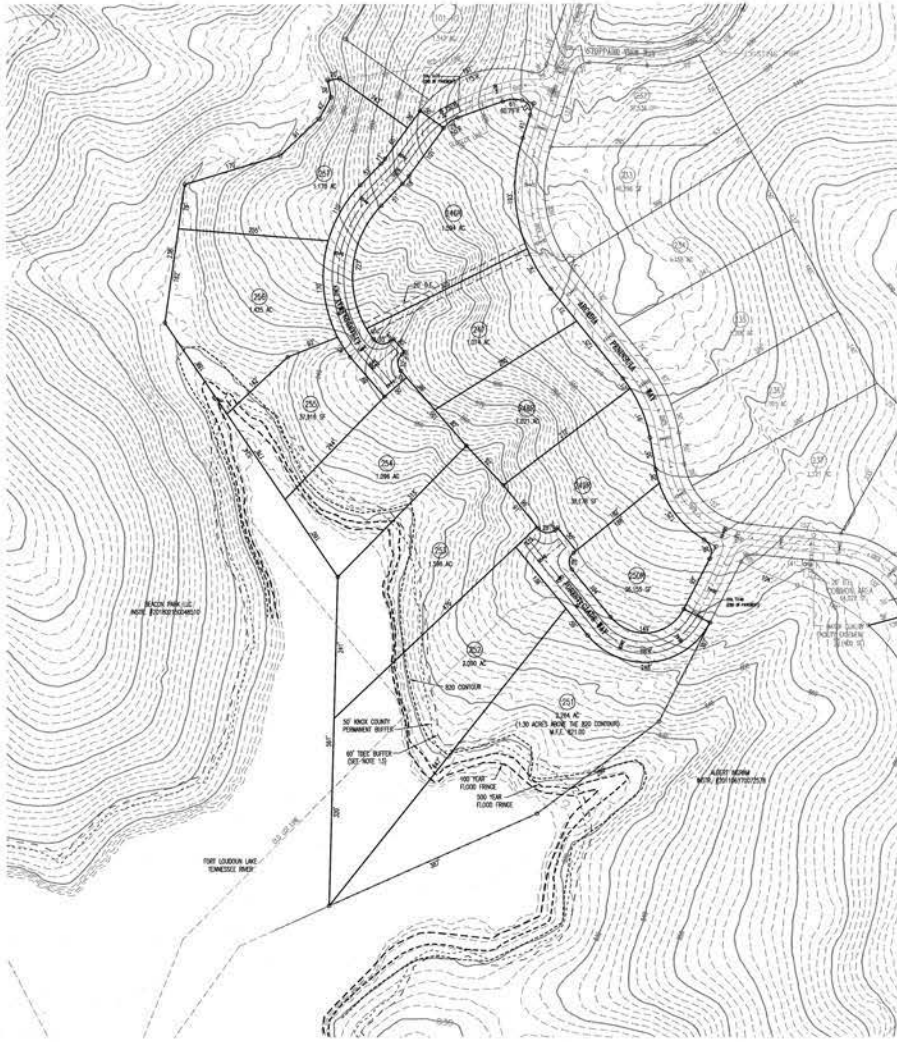
Map No: 163
Jurisdiction: County



NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EXISTENCE EXISTE INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 10' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SHADYBARK AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 17.0 ACRES (0.3M ACRES ABOVE THE 800 CONTOUR) SUBDIVIDED INTO 12 SINGLE FAMILY DETACHED LOTS.
 5. THIS PROPERTY IS ZONED PFE.
 6. ALL ROAD PROFILES ARE BASED ON 3/4"-1" FIELD SURVEY.
 7. UTILITIES:
WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: LENOIR CITY UTILITY BOARD
GAS: ANDREWS LOCALITY BOARD
TELEPHONE: BELLSOUTH
 8. ALTERNATE DESIGN STANDARDS REQUIRED:
1) ROADWAY GRADE FROM 128 TO 138 STA. 1+48 TO 2+75 (FOREST GLADE WAY)
2) ROADWAY GRADE FROM 128 TO 138 STA. 1+70 TO 2+00 (LYNDARA WAY)
3) ROADWAY WIDTH FROM 26 TO 30' (LYNDARA WAY)
4) ROADWAY WIDTH FROM 26 TO 30' (FOREST GLADE WAY)
5) ROADWAY INTERSECTION GRADE UP TO 28.
 9. 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.
 10. THE OWNER A FLOOD EASEMENT BELOW THE 800 CONTOUR LINE AS SHOWN ON THIS PLAN AND BUILDING IS ALLOWED BELOW THE 800 CONTOUR. NO FILLING IS ALLOWED BELOW THE 800 CONTOUR WITHOUT PERMIT FROM THE APPROVAL.
 11. ROADWAY GRADES AT INTERSECTIONS BETWEEN 18 AND 28 HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
 12. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 20'
SIDE: 10'
REAR: 25'
(A 20' PERIPHERAL SETBACK AS SHOWN ON THIS PLAN SUPERCEDES ALL OTHER SETBACKS LISTED ABOVE)
 13. TREE BUFFER EXPIRES UPON COMPLETION OF SUBDIVISION CONSTRUCTION.
 14. JOINT PERMANENT EASEMENT WILL ALSO SERVE AS AN ACCESS EASEMENT FOR THE WATER QUALITY UNIT AND A UTILITY EASEMENT.
 15. VARIANCES REQUIRED:
1) VERTICAL CURVE LENGTH FROM 473.02' TO 285'; STA. 2+75.00 FROM 28 TO 14.80 FOREST GLADE WAY
2) VERTICAL CURVE LENGTH FROM 457 TO 285'; STA. 8+00.00 FROM 28 TO 13 LYNDARA WAY
3) VERTICAL CURVE LENGTH FROM 180 TO 80'; STA. 0+45.00 FROM 15 TO 7.5 LYNDARA WAY
4) VERTICAL CURVE LENGTH FROM 180 TO 90'; STA. 0+56.00 FROM 15 TO 7.5 FOREST GLADE WAY



CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER:
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, TO ALL EXTENTS OF WHICH I AM RESPONSIBLE, WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL ENGINEERING SOCIETY OF THE STATE OF TENNESSEE. I HAVE REVIEWED AND APPROVED THE PLAN AND DRAWINGS AND I AM NOT PROVIDING ANY INFORMATION TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
DATE: 4/27/2020
SIGNATURE: [Signature]

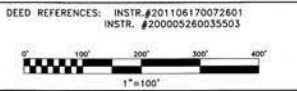
OWNER/DEVELOPER
BEACON PARK LLC C/O
PATRICK SCHAAD
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674



Revised: 4/27/2020
5-SE-20-C / 5-N-20-UR

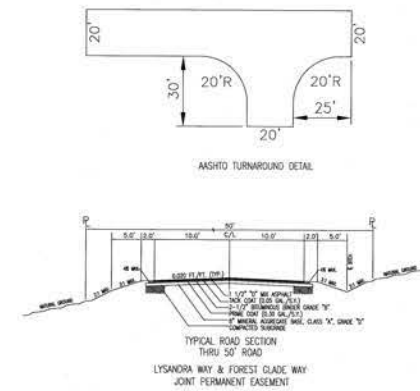
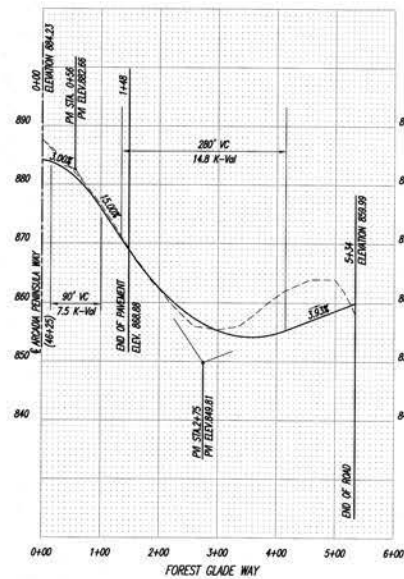
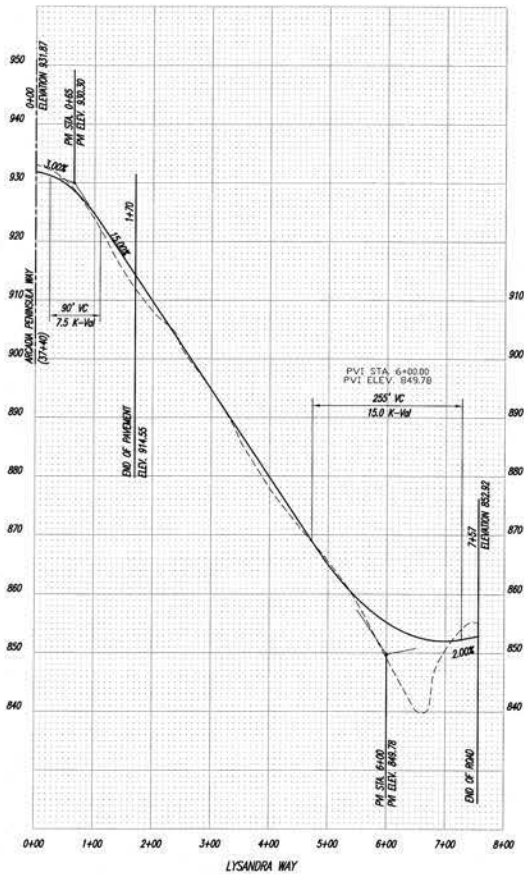
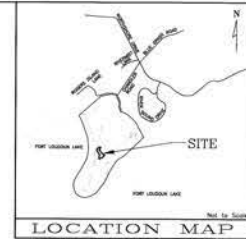
BATSON, HIMES, NORWELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4234 PAPERBELL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 586-6472
FAX: (865) 586-6473
www.bhnrv.com

DESIGNED	DBH	SCALE	DEED REFERENCES:
DRAWN	SEW	HORIZONTAL: 1"= 100' VERTICAL: 2" INTERVAL	INSTR. #201106170072601 INSTR. #200005260035503
CHECKED	DBH	DATE	DATE
		1 4/24/20	3/18/20
		PLANNING COMMISSION COMMENTS	
		NO. DATE REVISION	APPR. NO. DATE



CONCEPT & DEVELOPMENT PLAN FOR
ARCADIA - PHASE 2
TAX MAP 163 A PORTION OF PARCELS 28.06, 28.11,
28.12 AND PARCELS 28.39, 28.40, 28.41, 28.42 & 28.43
DISTRICT 6, KNOX COUNTY, TENNESSEE

24000-C
SHEET 1 OF 2 SHEET(S)
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5-SE-20-C / 5-N-20-UR
 Revised: 4/27/2020



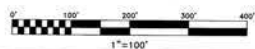
OWNER/DEVELOPER
 BEACON PARK LLC C/O
 PATRICK SCHAAD
 150 MADRI REYNOLDS PLACE
 KNOXVILLE, TN 37919
 PHONE: (605) 537-2574

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4314 PAPERBELL DRIVE
 KNOXVILLE, TENNESSEE 37929
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

DESIGNED	DBH	NO.	DATE	REVISION	APPROV.	NO.	DATE	REVISION	APPROV.
DRAWN	SEW								
CHECKED	DBH								

SCALE
 HORIZONTAL: 1" = 100'
 VERTICAL: 2" INTERVAL
 DATE
 3/18/20

DEED REFERENCES: INSTR. #201106170072601
 INSTR. #200005260035503



ROAD PROFILE FOR
 ARCADIA - PHASE 2
 TAX MAP 163 A PORTION OF PARCEL 28.06
 DISTRICT 6, KNOX COUNTY, TENNESSEE, CITY OF KNOXVILLE

24000-RP
 SHEET 2 OF 2 SHEET(S)
 0:\24000\ARCADIA\PHASE 2\24000-PHASE-2.DWG



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

BEACON PARK, LLC

Applicant Name

3/30/20

Date Filed

5/14/20

Meeting Date (if applicable)

Affiliation

5-SE-20-C

File Numbers(s)

5-N-20-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

DAVID HARBIN

Name

BATSON, HIMES, NORVELL & POE

Company

4334 PAPERMILL DR.

Address

KNOXVILLE

City

TN

State

37909

Zip

865-588-6472

Phone

harbin@bhn-p.com

Email

CURRENT PROPERTY INFO

Beacon Park, LLC

Owner Name (if different)

150 MAJOR REYNOLDS PL.

Owner Address 37919

865-637-2674

Owner Phone

2023
2027

0 ARCADIA PENINSULA WAY

Property Address *0 Forest Glad Way*

MAP 163

Parcel ID

PART OF PARCEL

028.06

02811

13.72 ac

02841

~~17.01 ac~~

02842

Tract Size

02843

W. SIDE OF ARCADIA PENINSULA WAY, S. OF
General Location STOPPARD VIEW WAY

6

Jurisdiction (specify district above)

- City
- County

PR 1-3 DU/AC

Zoning District

SOUTHWEST COUNTY

Planning Sector

RR and HP

Sector Plan Land Use Classification

Rural Area
~~PLANNED GROWTH~~

Growth Policy Plan Designation

VACANT

Existing Land Use

N

Septic (Y/N)

FUD

Sewer Provider

FUD

Water Provider

REQUEST

DEVELOPMENT
SUBDIVISION
ZONING
STAFF USE ONLY

- Development Plan Use on Review / Special Use
- Residential Non-Residential
- Home Occupation (specify):
- Other (specify): *Detached Residential Subdivision*

- ARCADIA**
- Proposed Subdivision Name
 - Parcel Change
 - Combine Parcels Divide Parcel
 - Total Number of Lots Created: **12**
 - Other (specify):
 - Attachments / Additional Requirements

2
Unit / Phase Number

- Zoning Change:
Proposed Zoning
- Plan Amendment Change:
Proposed Plan Designation(s)
- Proposed Density (units/acre)
- Previous Rezoning Requests
- Other (specify):

- PLAT TYPE**
- Staff Review Planning Commission
- ATTACHMENTS**
- Property Owners / Option Holders Variance Request
- ADDITIONAL REQUIREMENTS**
- Design Plan Certification (*Final Plat only*)
 - Use on Review / Special Use (*Concept Plan only*)
 - Traffic Impact Study

FEE 1: *1,300.00*
1,372.00
1,700.00

FEE 2: *5,300.00*
2,672.00

FEE 3:

TOTAL: *\$ 3,000.00*
\$ 2,672.00

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

David Harbin
Applicant Signature

DAVID HARBIN
Please Print

3/30/2020
Date

865-588-6472
Phone Number

harbin@bhn-p.com
Email

Thomas Brechko
Staff Signature

Thomas Brechko
Please Print

3/30/2020
Date



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 4/1/2020 at 9:03:43 AM



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