



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 4-SG-21-C **AGENDA ITEM #:** 31
4-F-21-UR **AGENDA DATE:** 4/8/2021

► **SUBDIVISION:** ARCADIA PENINSULA

► **APPLICANT/DEVELOPER:** BEACON PARK, LLC

OWNER(S): Patrick Schaad

TAX IDENTIFICATION: 163 3006, PART OF 2862 & 2861

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 Arcadia Peninsula Way

► **LOCATION:** West side of Arcadia Peninsula Way (private right-of-way) northwest of Albion Way (private right-of-way)

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Tennessee River

► **APPROXIMATE ACREAGE:** 17.2 acres

► **ZONING:** PR (Planned Residential) / F (Floodway)

► **EXISTING LAND USE:** Undeveloped land

► **PROPOSED USE:** Single family residential lots

SURROUNDING LAND USE AND ZONING: North: Undeveloped land - PR (Planned Residential) up to 3 du/ac / F (Floodway)
South: Undeveloped land - PR (Planned Residential) up to 3 du/ac / F (Floodway)
East: Undeveloped land - PR (Planned Residential) up to 3 du/ac
West: Tennessee River - F (Floodway)

► **NUMBER OF LOTS:** 6

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:** N/A

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) Decrease the roadway pavement width from 26' to 20' for Road A.
- 2) Decrease the roadway pavement width from 26' to 22' for the extension of Arcadia Peninsula Way.

STAFF RECOMMENDATION:

► **APPROVE** alternate design standards 1-2 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 7 conditions.

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
4. Meeting all applicable requirements of Knox County Fire Marshal's office.
5. Submittal to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
7. Provide an AASHTO approved turn around at the end of each JPE (now called Private Right-of-Way).

► **APPROVE the Development Plan for up to 6 detached dwelling units 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 (Planned Residential) zone and the criteria for approval of a concept plan and use-on-review.

COMMENTS:

The applicant is proposing to develop a 6-lot subdivision that would occupy 17.2 acres of the approximately 18.55-acre site. The property is located on the west side of Arcadia Peninsula Way at its intersection with Albion Way. This development would be accessed off of Arcadia Peninsula Way and off a new private right-of-way proposed by this concept plan. The new private right-of-way would provide access to four lots and possibly a fifth lot, which could be served by that private right-of-way or by Arcadia Peninsula Way.

The property is zoned PR (Planned Residential) with an approved density of up to 3 du/ac. The proposed density for this subdivision is approximately 2.87 du/ac. The property is surrounded by PR (Planned Residential) zoning, so a peripheral boundary is not required.

The new private right-of-way is proposed to have a 20-ft pavement width and a 50-ft right-of-way width. The Planning Commission may reduce the pavement width to 20 ft unless otherwise recommended by the Knox County Department of Engineering and Public Works if an appropriate amount of guest parking is provided.

No sidewalks are proposed, nor are they required.

A traffic impact analysis is not required since the number of lots proposed does not meet the threshold for such an analysis.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

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

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of development that has occurred in this area.
3. The proposed detached residential subdivision at the proposed density of 2.87 du/ac, is consistent in use and density with the zoning of the property.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of

the PR zoning, as well as other criteria for approval of a use on review.

2. The development is consistent with the following general standards for uses permitted on review:

- a. The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan.
- b. The use is in harmony with the general purpose and intent of the Zoning Ordinance.
- c. The use will not significantly injure the value of adjacent property.
- d. The use will not draw additional traffic through residential areas since the lots are proposed for a private subdivision along a private right-of-way and the number of lots proposed is minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED KNOXVILLE-KNOX COUNTY PLANNING PLANS

1. The Southwest County Sector Plan proposes low density residential uses for this site. The proposed development at a density of 2.87 du/ac is consistent with the sector plan.

2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 78 (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.

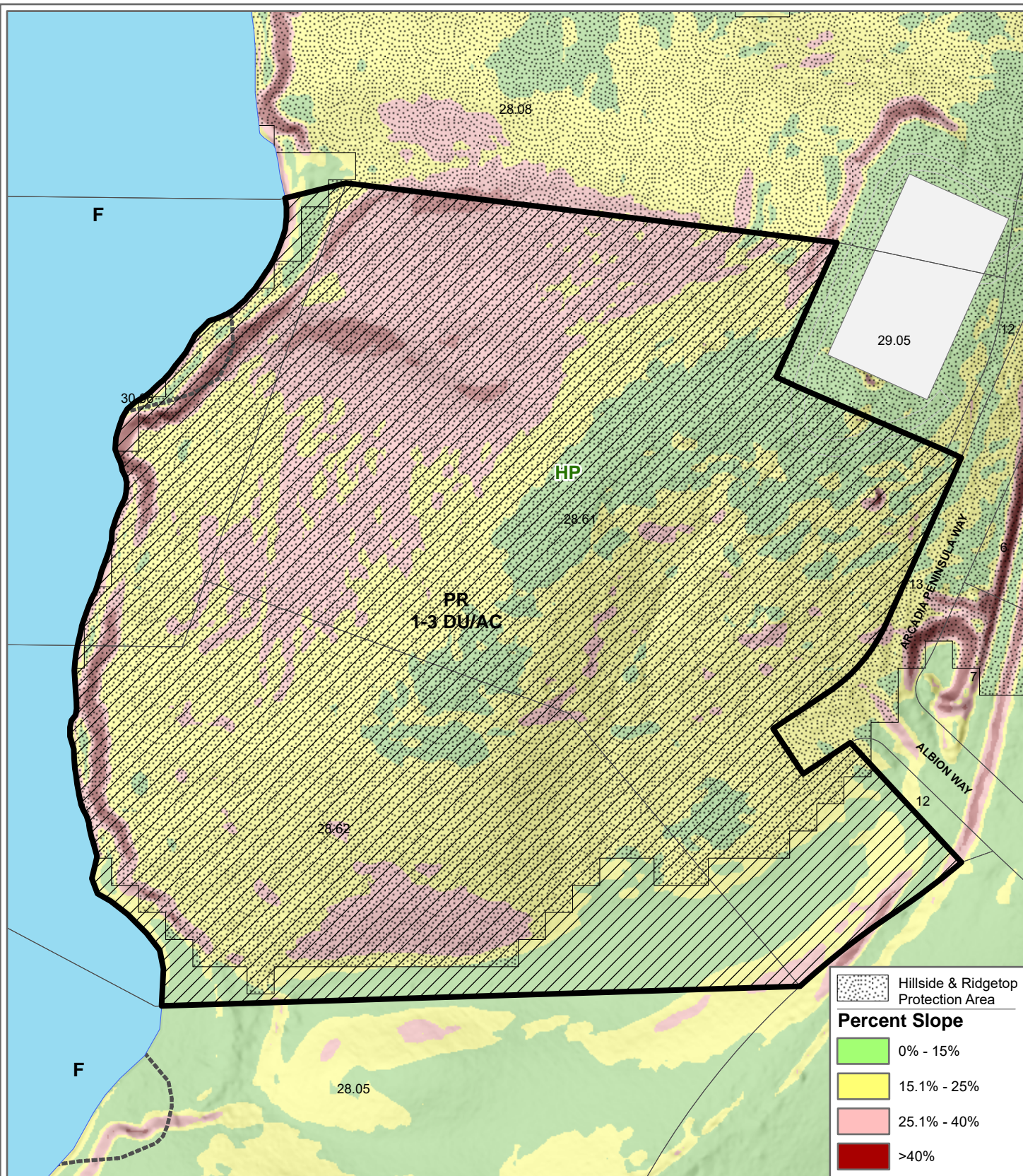
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

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

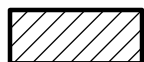
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**4-F-21-UR / 4-SG-21-C
SLOPE ANALYSIS**



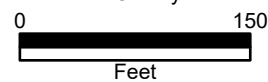
Subject Property

Original Print Date: 3/12/2021
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Beacon Park, LLC
Arcadia Peninsula

Map No.: 163
Jurisdiction: County



CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	1.33	1.00	1.3
0-15% Slope	1.5	5.00	7.5
15-25% Slope	5.53	2.00	11.1
25-40% Slope	2.57	0.50	1.3
Greater than 40% Slope	0.3	0.20	0.1
Ridgetops	0		0.0
Subtotal: Sloped Land	9.9		19.9
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	11.23	1.89	21.2
Proposed Density (Applicant)	11.23	1.00	11.2

From Hillside & Ridgetop Protection Plan, page 33

LOW DENSITY AND RURAL RESIDENTIAL USES**Density and Land Disturbance Guidelines**

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

Table 3: Residential Density and Land Disturbance Guidelines
for Recommendations on Changes to the Zoning Map and Development Plan/
Concept Plan Review within the Hillside and Ridgetop Protection Area
that is within the Urban Growth and the Planned Growth Area

Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

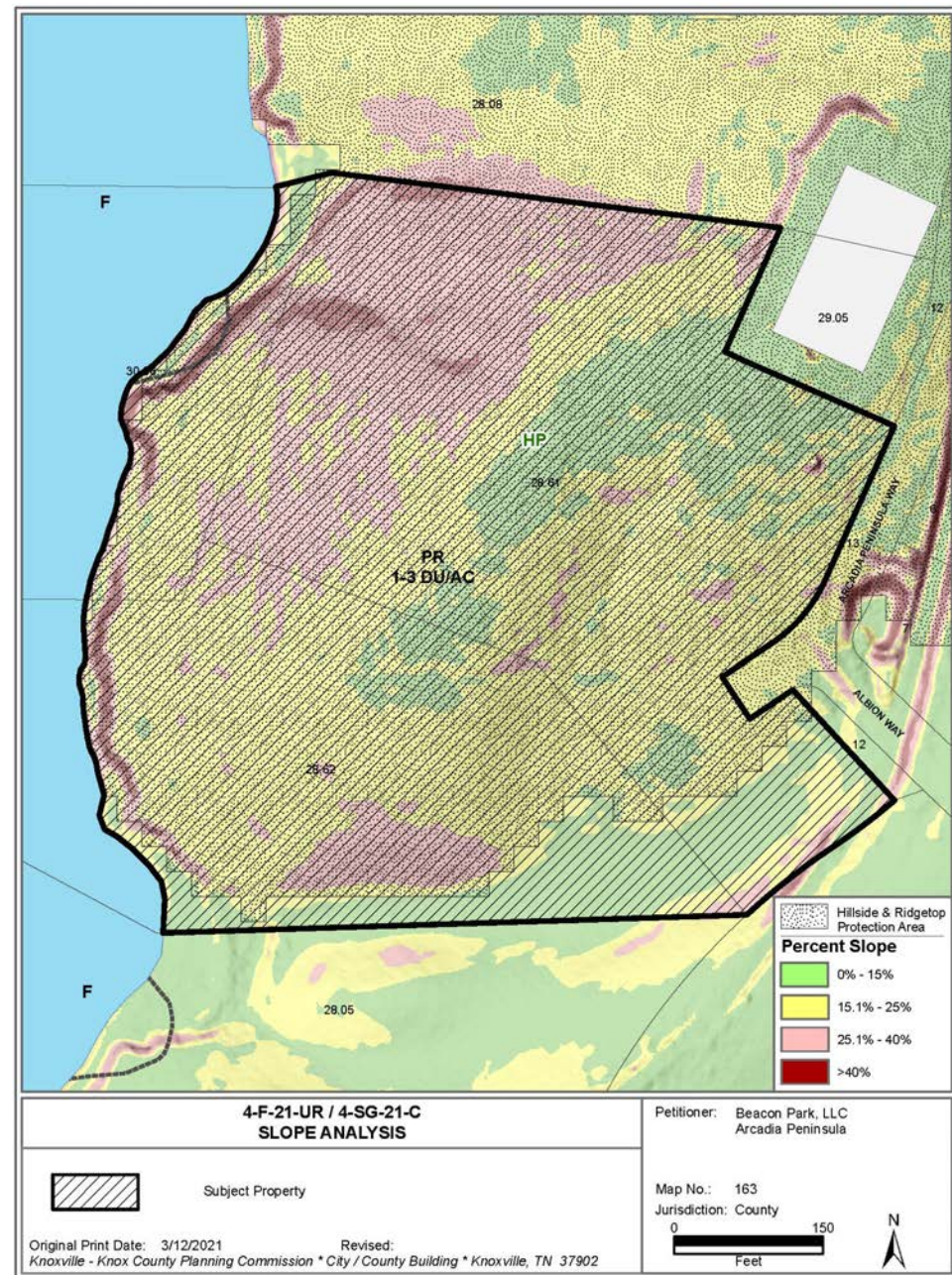
dua: dwelling units per acre

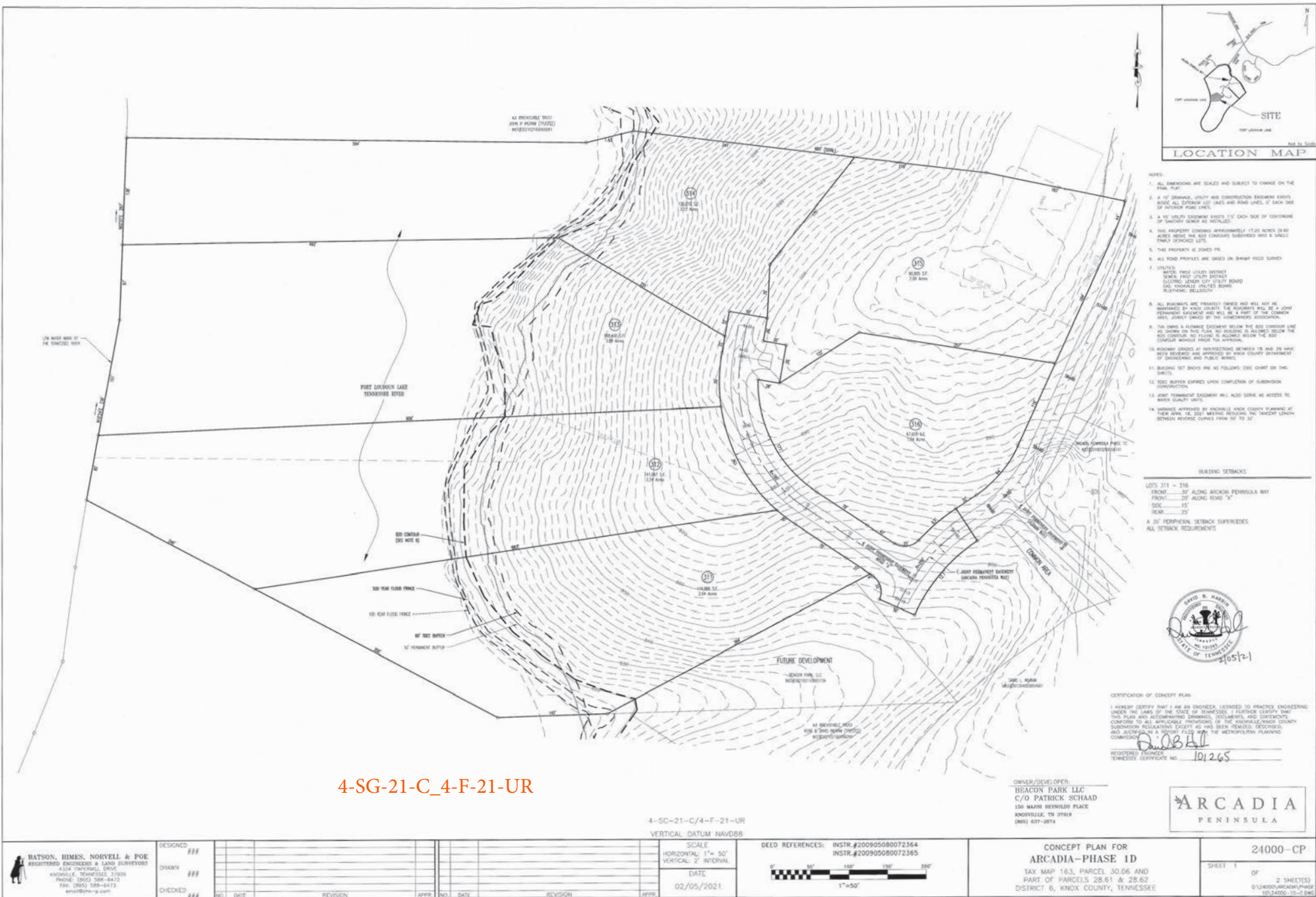
* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

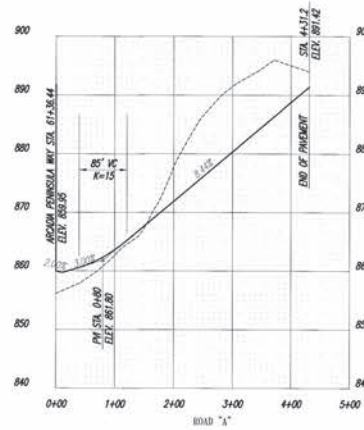
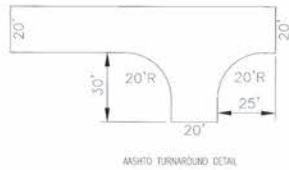
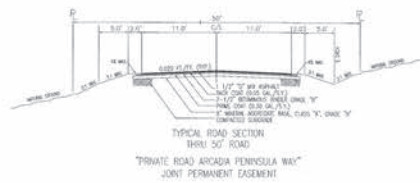
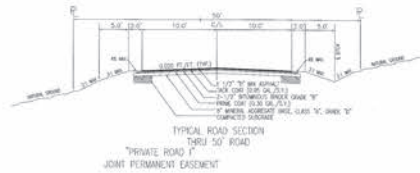
** Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

*** Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 - 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.

The Knoxville Knox County Hillside and Ridgetop Protection Plan — 33







4-SG-21-C_4-F-21-UR



OWNER/DEVELOPER:
BEACON PARK LLC
C/O PATRICK SCHAAD
150 MARSH RENTHOLD PLACE
KNOXVILLE, TN 37919
(865) 637-2874

ARCADIA
PENINSULA

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
1334 PATRICK DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 598-1472
FAX: (865) 598-6473
www.bhn.com

DESIGNED	DATE	REVISION	APPROVED	DATE	REVISION	APPROVED
###						
DRAWN						
###						
CHECKED						
###						

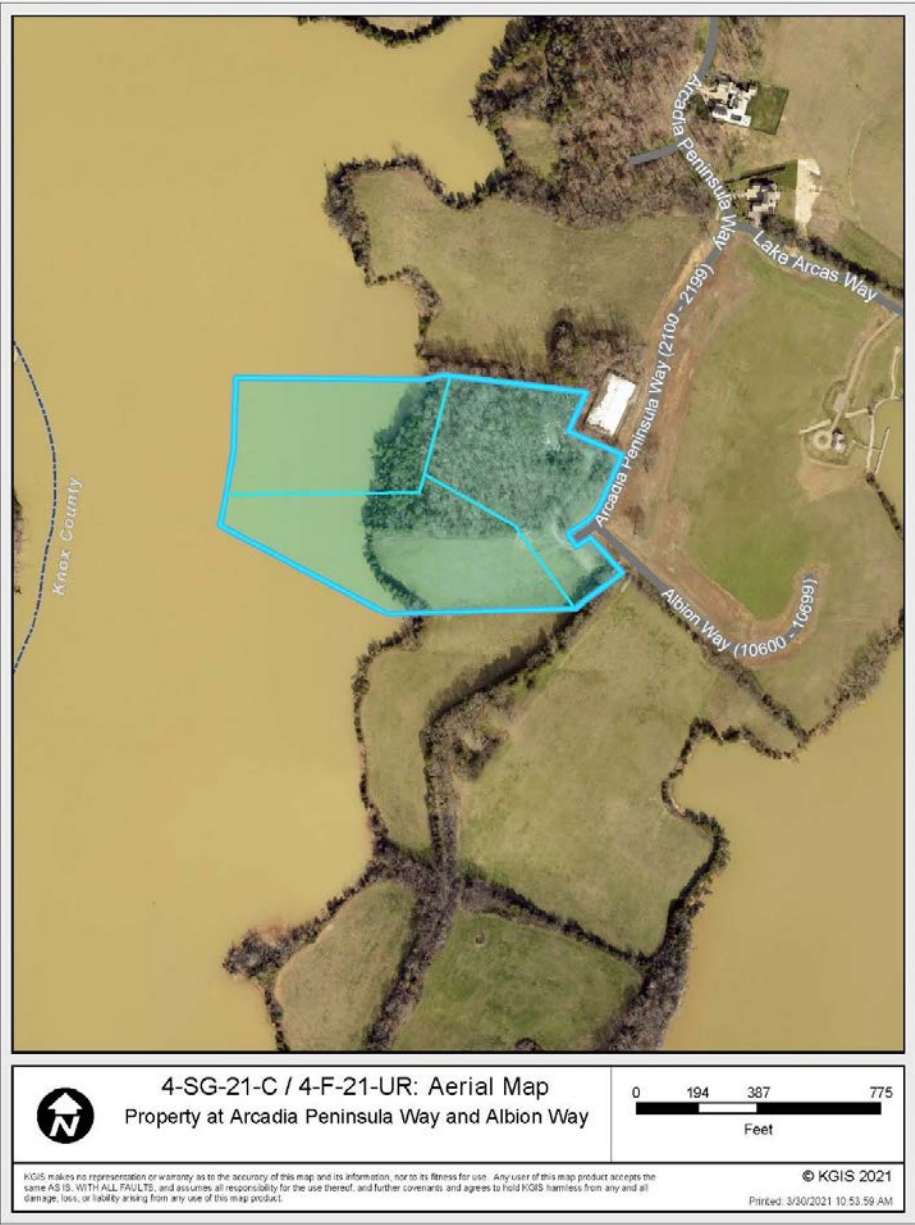
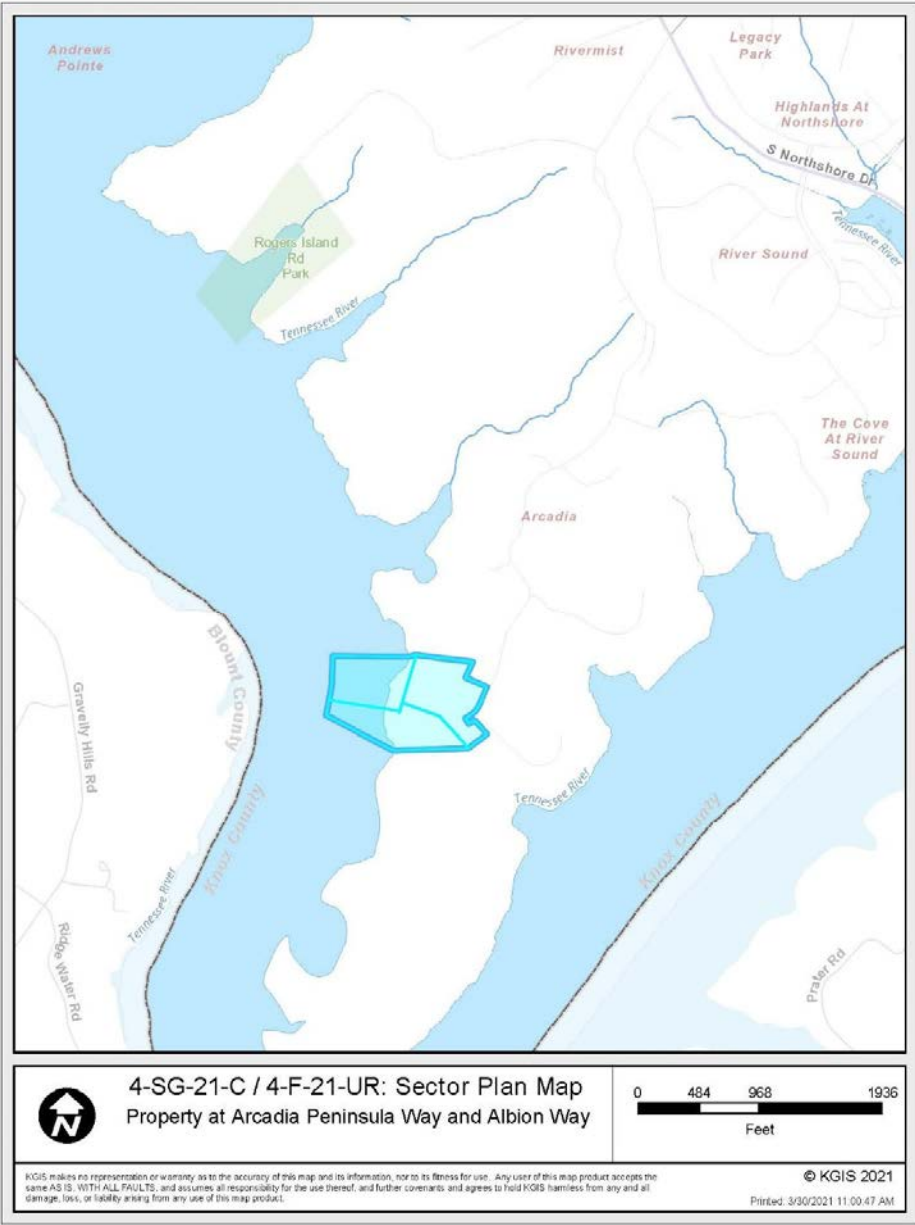
DEED REFERENCES: INSTR. #200905080072364
INSTR. #200905080072365
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 2" = 10'
DATE:
02/05/2021

ROAD PROFILE FOR
ARCADIA-PHASE 1D
TAX MAP 163, PARCEL 30.06 AND
PART OF PARCELS 28.61 & 28.62
DISTRICT 6, KNOX COUNTY, TENNESSEE

24000-RP
SHEET 2 OF 2 SHEET(S)
03/14/2020 ARCADIA-PHASE 1D
10/24/2020-10-C-202

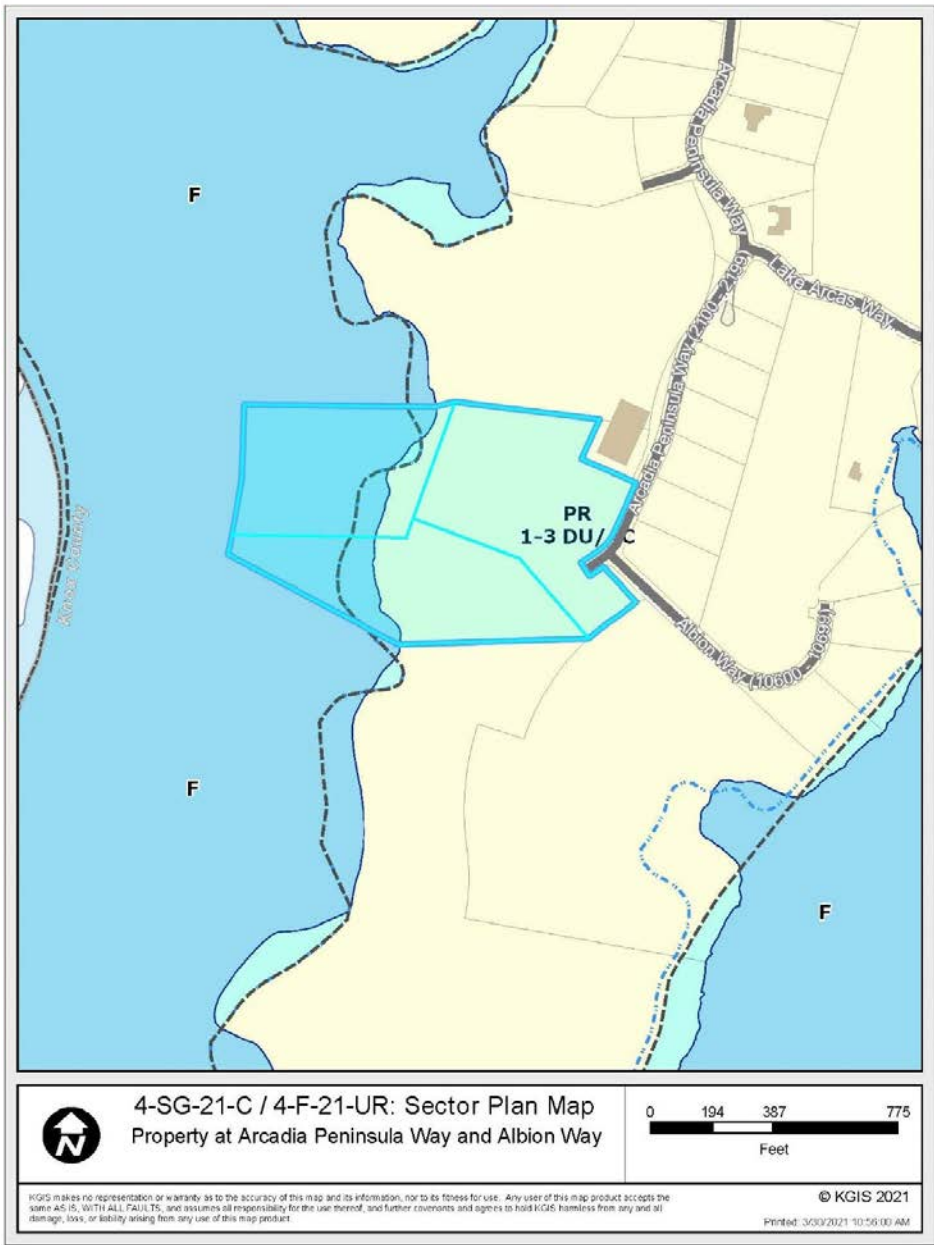
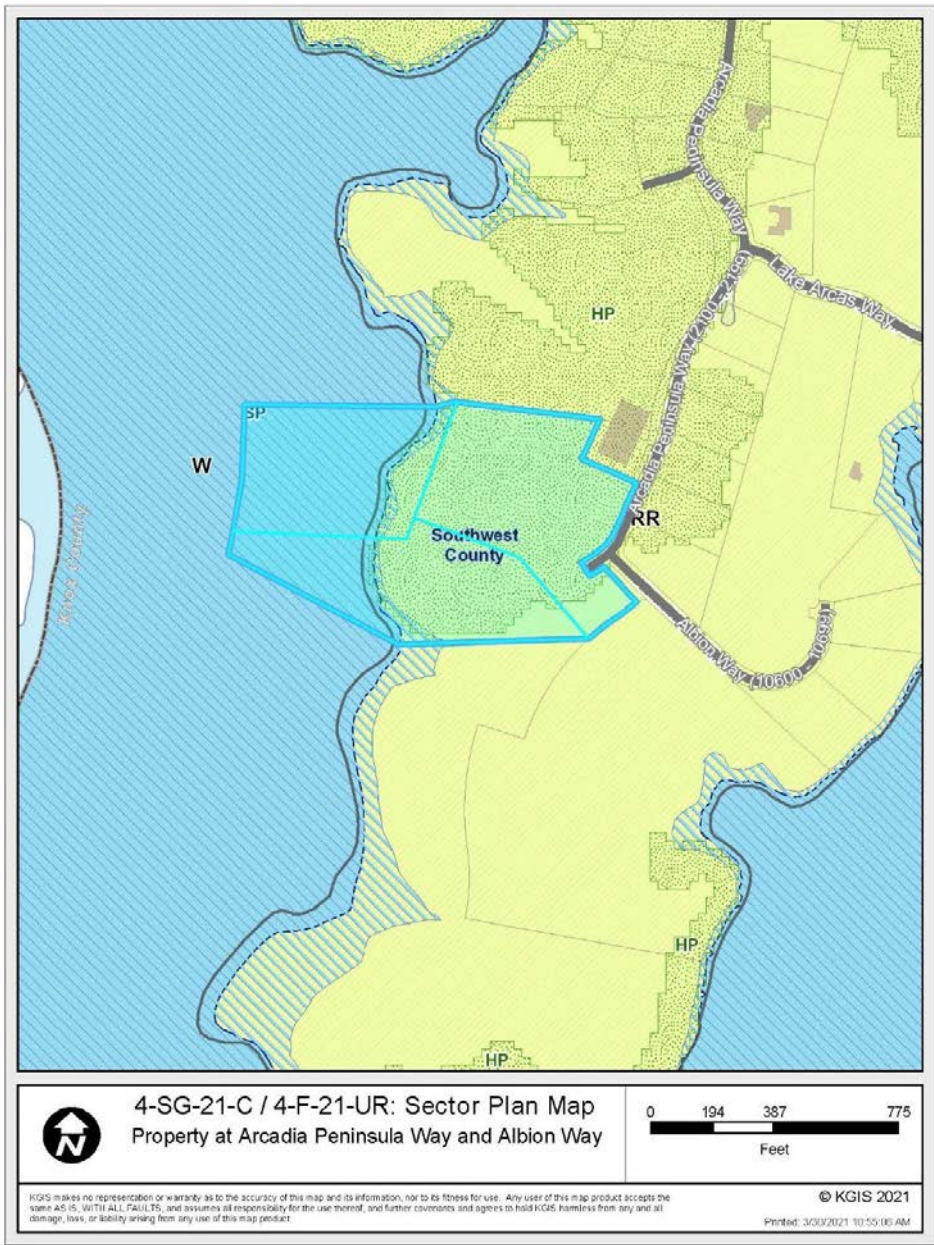
4-SC-21-C / 4-F-21-UR

Exhibit A. Contextual Images



4-SC-21-C / 4-F-21-UR

Exhibit A. Contextual Images





400 Main Street
Suite 403
Knoxville, TN 37902
P: 865.215.2507
F: 865.215.2237

Addressing Department Review and Comments

File #: 4-SG-21-C and 4-F-21-UR

Tax Parcel ID: 163 028.61, 30.06, 028.62

Subdivision: Arcadia

Owner: Patrick Schaad

Surveyor: David B Harbin

Company: Batson, Himes, Novell & Poe

Email: harbin@bhn-p.com or email@bhn-p.com

Date Submitted: 2/22/21

Review Type: C & UR

Unit or Phase: 10

Phone: 865.310.5493

Office: 865.588.6472

Cell:

Fax: 865.588.6473

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Proposed and/or Existing Subdivision or Street Names	Results of Review, Corrections, and Comments (date subdivision or street name reserved)	Approved, Pending, Denied, Revise, Note
Albion Way (JPE)	OK	
Arcadia Peninsula Way	Show on final plat	
Road A	Submit proposed names in writing	Pending
	Addresses will be assigned after the final plat is recorded.	Note
	Applicable addressing fee will apply to 5 or more address assignments.	Note
	Developer must contact the Post Office to establish mail service at 865.925.0155	Note
	Addressing fee for 6 lots \$30.00	

Comments may be modified based on new information from updated plans, field reviews or other agencies.

Andrea Kupfer (865.215.3797) andrea.kupfer@knoxplanning.org	1st Review	Donna Hill (865.215.3872) donna.hill@knoxplanning.org	2nd Review
	3/2/2021		Mar 12, 2021



Development Request

DEVELOPMENT

- ☒ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Beacon Park, LLC
Applicant Name

Owner
Affiliation

Feb 22, 2021
Date Filed

April 8, 2021
Meeting Date (if applicable)

File Number(s)
4-SG-21-C
4-F-21-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 Harbison
Name

Batson Himes Norvell, P.E.
Company

4324 Papermill Dr.
Address

Knoxville
City

TN
State

37907
ZIP

588-6472
Phone

harbison@bhn-p.com
Email

CURRENT PROPERTY INFO

Patrick Schaad
Owner Name (if different)

P.O. Box 51058 Knoxville TN
Owner Address 37950

865-310-5493
Owner Phone

8 Arcadia Peninsula Way
Property Address

Map 163, Parcels 28.61, 30.06 &
Parcel ID Part of 28.62
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

STAFF USE ONLY

West side of Arcadia Peninsula Way (pvt-jpe), due north of Albion Way (pvt-jpe)

General Location

Tract Size

5th

PR 1-3 du/ac

Jurisdiction (specify district above) ☐ City ☒ County

Zoning District

Southwest County

RR

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AgForVac

N

First Utility

First Utility

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

DEVELOPMENT REQUEST

- ☒ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☒ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s) _____

SUBDIVISION REQUESTProposed Subdivision Name Arcadia Peninsula,

Related Rezoning File Number _____

Unit / Phase Number D10 ☐ Combine Parcels ☒ Divide ParcelTotal Number of Lots Created 6☐ Other (specify) _____☐ Attachments / Additional Requirements _____**ZONING REQUEST**☐ Zoning Change _____
Proposed Zoning _____

Pending Plat File Number _____

☐ Plan Amendment Change _____
Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (Final Plat)
☒ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1		Total
0406	\$2600.00	
Fee 2		
Fee 3		\$2600.00

AUTHORIZATION

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

David Harbin
Applicant SignatureDAVID Harbin
Please Print2.22.21
Date805-588-6472
Phone Numberharbin@bhn-p.com
Email[Signature]
Staff SignatureMarc Payne
Please Print2/22/2021
Date