



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 4-SD-22-C **AGENDA ITEM #:** 37  
4-G-22-UR **AGENDA DATE:** 4/14/2022

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

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TAX IDENTIFICATION: 163 02869, 02872 (PART OF) & 02809 (PART OF) [View map on KGIS](#)  
JURISDICTION: County Commission District 5  
STREET ADDRESS: 0 Arcadia Peninsula Way (0 Albion Way)  
▶ **LOCATION:** **South side of Artemis Place Way and Albion Way, due south of Arcadia Peninsula Way**  
SECTOR PLAN: Southwest County  
GROWTH POLICY PLAN: Rural Area  
WATERSHED: Tennessee River  
▶ **APPROXIMATE ACREAGE:** 6.53 acres

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▶ **ZONING:** PR (Planned Residential)  
▶ **EXISTING LAND USE:** Vacant land  
▶ **PROPOSED USE:** Detached residential subdivision  
SURROUNDING LAND USE AND ZONING: North: Un developed residential lots -- PR (Planned Residential) / F (Floodway)  
South: Vacant land -- PR (Planned Residential) / F (Floodway)  
East: Vacant land -- PR (Planned Residential)  
West: Tennessee River -- F (Floodway)

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▶ **NUMBER OF LOTS:** 5  
SURVEYOR/ENGINEER: David Harbin / 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:** NONE

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### STAFF RECOMMENDATION:

- ▶ **Approve the Concept Plan subject to 6 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. Provide a temporary turnaround at the southern terminus of Arcadia Peninsula Way as required by Knox County Engineering and Public Works during the design plan phase.

► **Approve the development plan for up to 5 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 criteria for approval of a use on review.

**COMMENTS:**

This proposal is Phase 3B of the Arcadia subdivision and includes an extension of Arcadia Peninsula Way of approximately 750 ft and 5 new house lots. The total area is approximately 13 acres, however, only 5.247 acres are above the 820 contour. The proposed density is .95 du/ac, based on the acreage above the 820 contour.

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 on S. Northshore Dr. The total number of lots approved, including the 5 new lots, is approximately 85. As future lots are added, the traffic study calls for additional road improvements and more traffic 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:

**1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.**

- A. The Southwest County Sector Plan recommends RR (Rural Residential) for the site. The RR land use allows consideration of up to 2 du/ac, and under certain circumstances, up to 3 du/ac.
- B. The property is in the Rural area on the Knoxville-Knox County-Farragut Growth Policy Plan map which allows consideration of up to 2 du/ac, and under certain circumstances, up to 3 du/ac.
- C. The proposed density of 0.95 du/ac for Phase 3B is in conformance with the sector and growth policy plans.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.**

- A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.
- B. The property is zoned PR up to 3 du/ac and the proposed density is 0.95 du/ac.

**3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.**

- A. The proposed detached residential lots are consistent with previous phases of the Arcadia subdivision.

**4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.**

- A. The proposed detached residential subdivision is compatible with the surrounding detached residential uses and will not significantly impact the value of the adjacent property.

**5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.**

- A. This phase is a continuation of the Arcadia subdivision.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 66 (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.

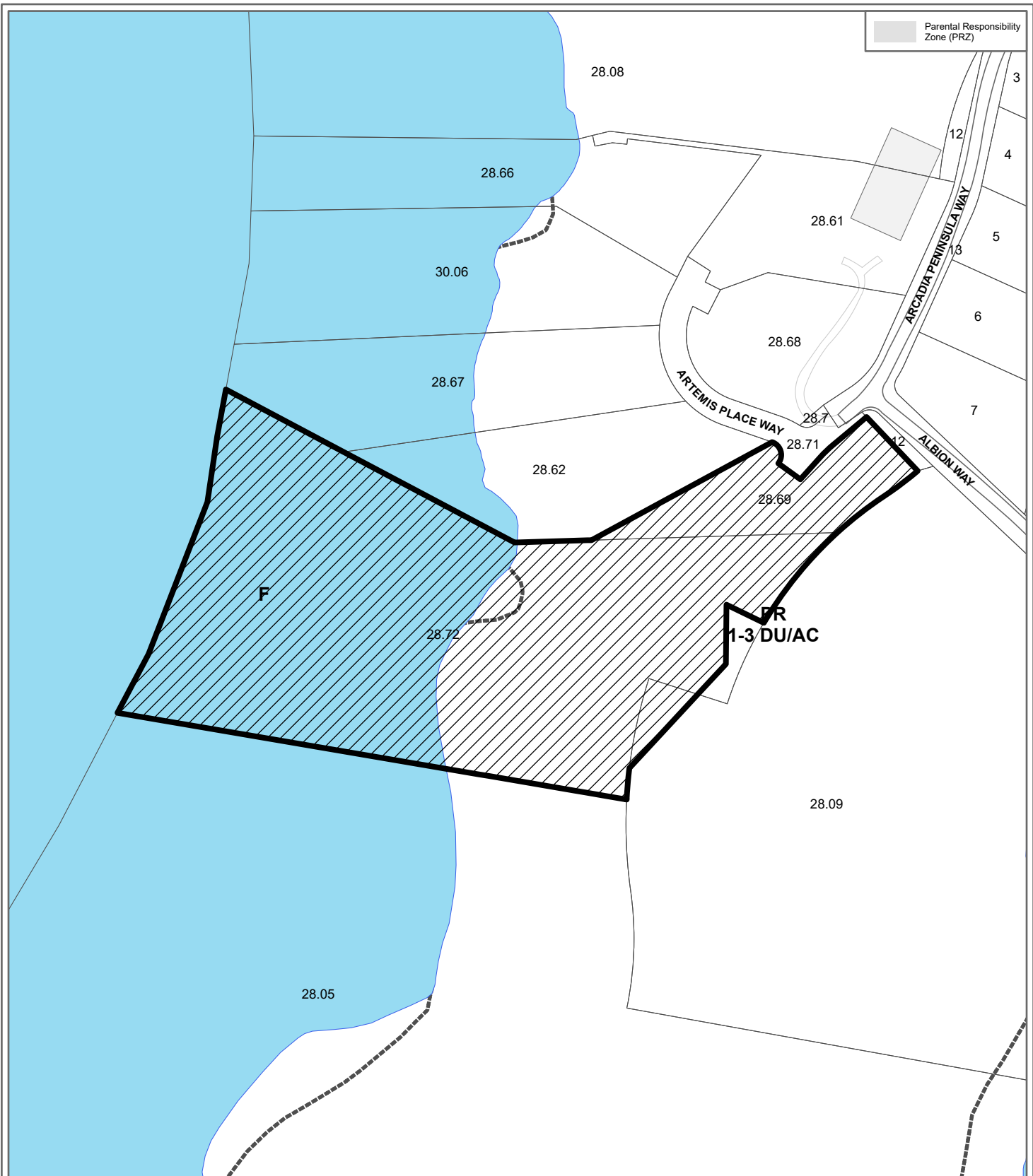
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

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.

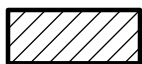
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**4-SD-22-C / 4-G-22-UR  
CONCEPT PLAN/USE ON REVIEW**

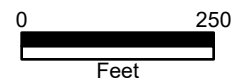
Petitioner: Beacon Park LLC



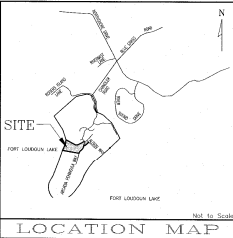
Detached residential subdivision in PR (Planned Residential)

Map No: 163

Jurisdiction: County



Original Print Date: 3/14/2022 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - A 10' EASEMENT, UTILITY AND CONSTRUCTION EASEMENT EXIST INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF RESIDUAL ROAD LINES.
  - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 13.070 ACRES (0.247 ACRES ABOVE THE 800' CONTOUR) SUBDIVIDED INTO 6 SINGLE FAMILY DETACHED LOTS.
  - THIS PROPERTY IS ZONED FR.
  - ALL ROAD PROFILES ARE BASED ON BIRNAP FIELD SURVEY.
  - UTILITIES: MAJOR FIRST UTILITY DISTRICT DENVER FIRST UTILITY DISTRICT ELECTRIC, LENOIR CITY UTILITY BOARD GAS, KNOXVILLE UTILITIES BOARD TELEPHONE, BELLSOUTH.
  - 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.
  - THE OWNER A PERMANENT EASEMENT BELOW THE 800' CONTOUR LINE AS SHOWN ON THIS PLAN. NO BUILDING IS ALLOWED BELOW THE 800' CONTOUR. NO FILING IS ALLOWED BELOW THE 800' CONTOUR WITHOUT PRIOR TPA APPROVAL.
  - ROADWAY GRADIENTS OR INTERSECTIONS BETWEEN IT AND 30' HAS BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
  - BUILDING SET BACKS ARE AS FOLLOWS (SEE CHART ON THIS SHEET).
  - TEEC BUFFER EXISTS UPON COMPLETION OF SUBDIVISION CONSTRUCTION.
  - JOINT PERMANENT EASEMENT WILL ALSO SERVE AS ACCESS TO ADJACENT QUANTITY LOTS.
  - PAVEMENT WIDTH OF 22' (2' SHOULDERS) ON ARCADIA PENINSULA WAY WAS FIRST APPROVED BY COMSEPI/USE ON SUBDIVISION PLAN 1-SD-22-C-4-G-22-UR.

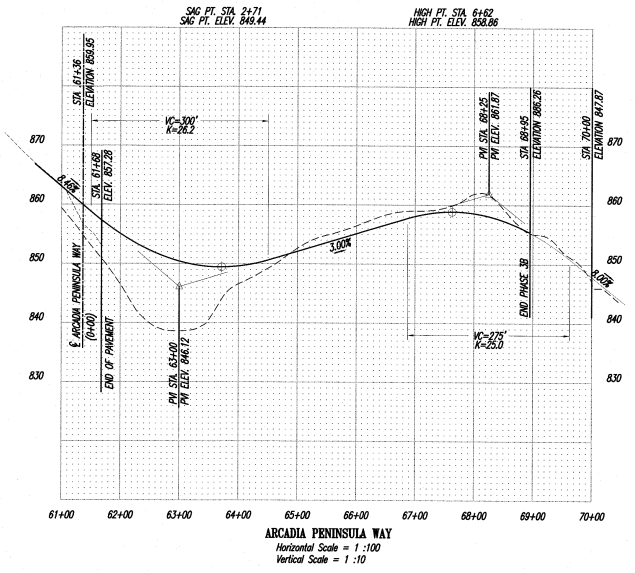
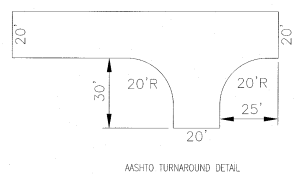
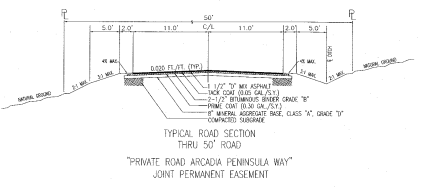
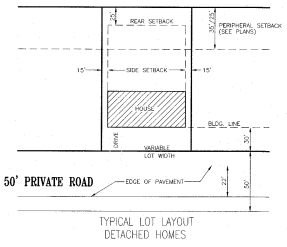
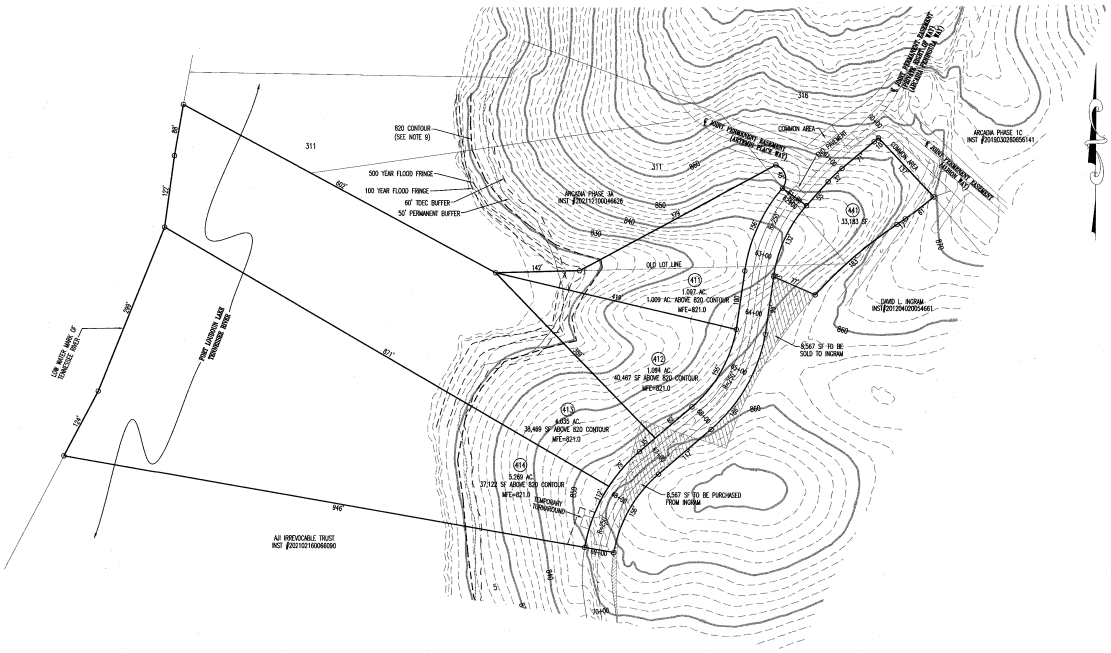


CERTIFICATION OF CONCEPT PLAN

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 ENGINEERING DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/ARCADIA COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

*David B. Harbin*  
REGISTERED ENGINEER  
TENNESSEE CERTIFICATE NO. 3128

OWNER/DEVELOPER  
BEACON PARK LLC  
150 MAJOR REYNOLDS PLACE  
KNOXVILLE, TN 37919  
PHONE: (865) 637-2574

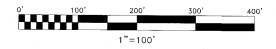


BUILDING SETBACKS

LOTS 311 - 316  
FRONT.....30' ALONG ARCADIA PENINSULA WAY  
SIDE.....15'  
REAR.....25'

A 35' PERIPHERAL SETBACK SUPERCEDES ALL SETBACK REQUIREMENTS (SEE PLAN FOR PERIPHERAL SETBACK LOCATION)

Revised: 3/28/2022  
4-SD-22-C/4-G-22-UR



CONCEPT & ROAD PROFILE FOR  
ARCADIA -PHASE 3B  
TAX MAP 163 PARCELS 28.69 & 28.72  
TAX MAP 163 PART OF PARCEL 28.09  
DISTRICT 6, KNOX COUNTY, TENNESSEE

24000-3B-C  
SHEET 1 OF 1 SHEET(S)  
02/24/2022 08:58:53 AM  
3B/24000-3B-C.DWG

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

DESIGNED	DEH	SCALE	DATE
DRAWN	TPD	HORIZONTAL: 1"=100'	02/14/22
CHECKED	DBH	DATE	REVISION
1	3/28/22	KKCP COMMENTS	
NO.	DATE	REVISION	APPR.



# 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

Affiliation

2/28/2022

Date Filed

4/15/2022

Meeting Date (if applicable)

4-SD-22-C

4-G-22-UR

File Number(s)

### CORRESPONDENCE

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

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

DAVID HARBIN

Name

BATSON Himes NORVELL & POE

Company

4334 PAPER MILL DR

Address

KNOXVILLE

City

TN

State

37934

ZIP

865-588-6472

Phone

harbin@bhn-p.com

Email

### CURRENT PROPERTY INFO

Beacon Park, LLC

Property Owner Name (if different)

150 MAJOR REYNOLDS PLACE  
KNOXVILLE, TN 37919

Property Owner Address

865-637-2674

Property Owner Phone

0 Arcadia Peninsula Way, 0 Albion Way

Property Address

TAX MAP 163 PARCELS 28.69 + 28.72 (part of)

Parcel ID & 02809 (part of)

FUD

Sewer Provider

FUD

Water Provider

NO

Septic (Y/N)

### STAFF USE ONLY

South side of Artemis Place Way and Albion Way, due south of Arcadia Peninsula Way 6.53 +/- property measure to FEMA flood fringe.

General Location

Tract Size

City  County

5th  
District

PR 1-3 du/ac

Zoning District

AgForVac

Existing Land Use

Southwest County

Planning Sector

RR

Sector Plan Land Use Classification

Rural

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Related Rezoning File Number

ARCADIA  
Proposed Subdivision Name

Combine Parcels  
  Divide Parcel  
 5 LOTS  
 Unit / Phase Number                      Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change                      Proposed Zoning

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
0405	\$1,300.00	
Fee 2		\$1,300.00
Fee 3		

**AUTHORIZATION**

David Harbin  
Applicant Signature

DAVID HARBIN  
Please Print

2.28.22  
Date

865-588-6472  
Phone Number

harbin@bhn-p.com  
Email

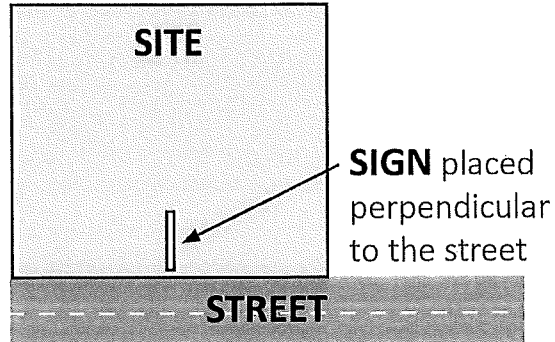
Patrick Schaad  
Property Owner Signature

PATRICK SCHAAD  
Please Print

2.28.22  
Date

**2/28/22**

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### LOCATION AND VISIBILITY

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

### TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

March 30, 2022 and April 15, 2022  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Beacon Park LLC

Date: 2/28/22

File Number: 4-5022-C / 4-622-WR

Sign posted by Staff

Sign posted by Applicant