



# USE ON REVIEW REPORT

▶ **FILE #:** 5-A-22-UR

**AGENDA ITEM #:** 27

**AGENDA DATE:** 5/12/2022

▶ **APPLICANT:** ARCADIA-LOT 307 / BEACON PARK, LLC

OWNER(S): Beacon Park, LLC

TAX ID NUMBER: 163 E A 011

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 10604 Albion Way

▶ **LOCATION:** Northeast end of Albion Way, southeast of Arcadia Peninsula Way, south of Lake Access Way

▶ **APPX. SIZE OF TRACT:** 2.62 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Albion Way, a private road with 20 ft of pavement width within a 50-ft private right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

▶ **EXISTING LAND USE:** AgForVac (Agriculture/Forestry/Vacant Land)

▶ **PROPOSED USE:** Reduce side building setback from 15' to 8'

HISTORY OF ZONING: This property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac in 2005 (8-O-05-RZ)

SURROUNDING LAND USE AND ZONING: North: Single family residence under construction, vacant - PR (Planned Residential) up to 3 du/ac

South: Vacant riverfront - PR (Planned Residential) up to 3 du/ac / F (Floodway)

East: Tennessee River - F (Floodway)

West: Vacant - PR (Planned Residential) up to 3 du/ac

NEIGHBORHOOD CONTEXT: This area is mostly vacant former farmland along the Tennessee River that appears to be primed for future large-scale single family residential development.

## STAFF RECOMMENDATION:

▶ **Approve the development plan subject to 1 condition.**

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

With the condition 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 to reduce a side setback from 15' to 8' for the subject property only. Staff does not have concern with the setback reduction as this is a private, gated community with their own design standards which will help ensure that construction is compatible with the neighborhood. The site plan also appears to show a secondary dwelling unit referred to as a "guest house" on the property. This does not pose a concern since the two dwelling units remain within the allowable density for the property.

**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 1.31 du/ac 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.

B. The property is zoned PR up to 3 du/ac and the proposed density is 1.31 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 development is consistent with previous phases of the Arcadia Peninsula 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 Peninsula 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:** 28 (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:** 1 (public school children, grades K-12)

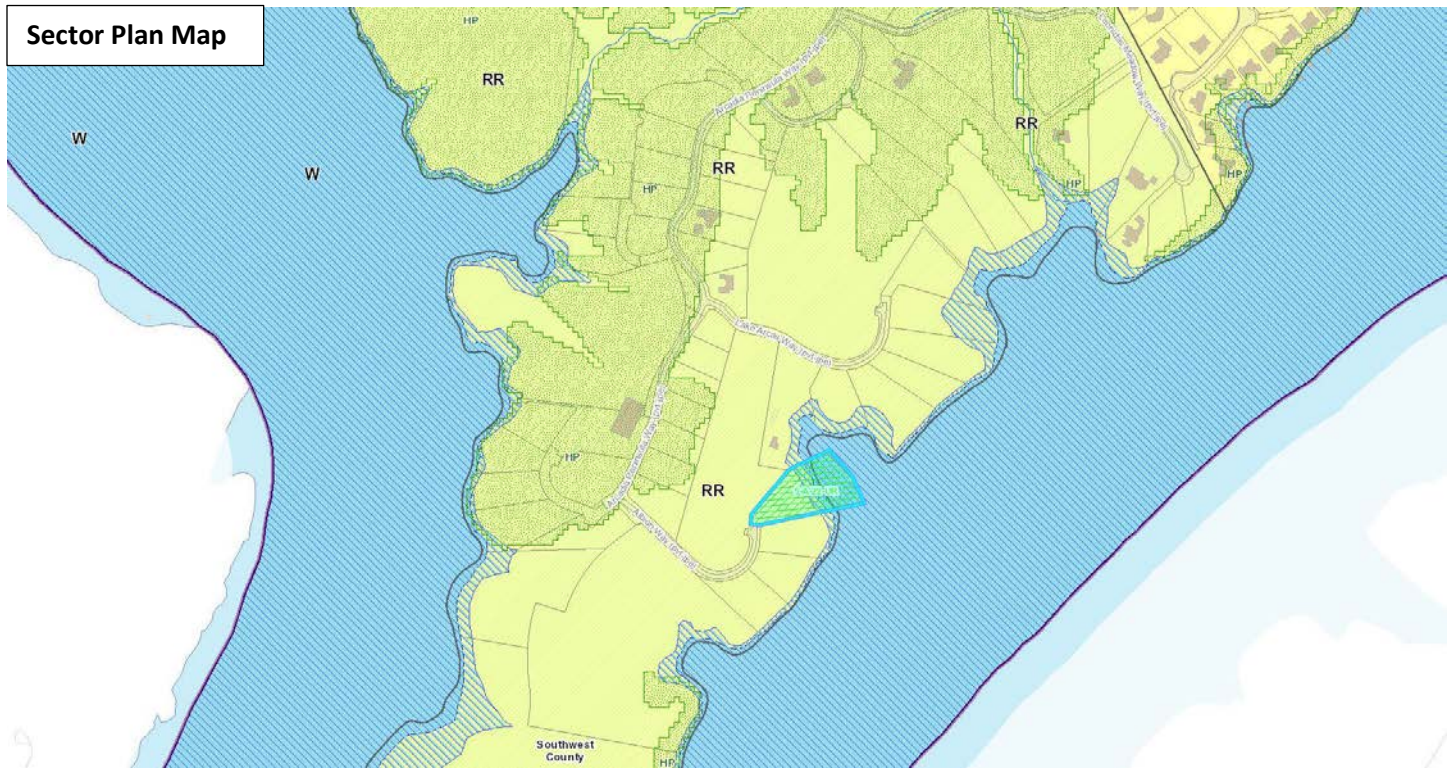
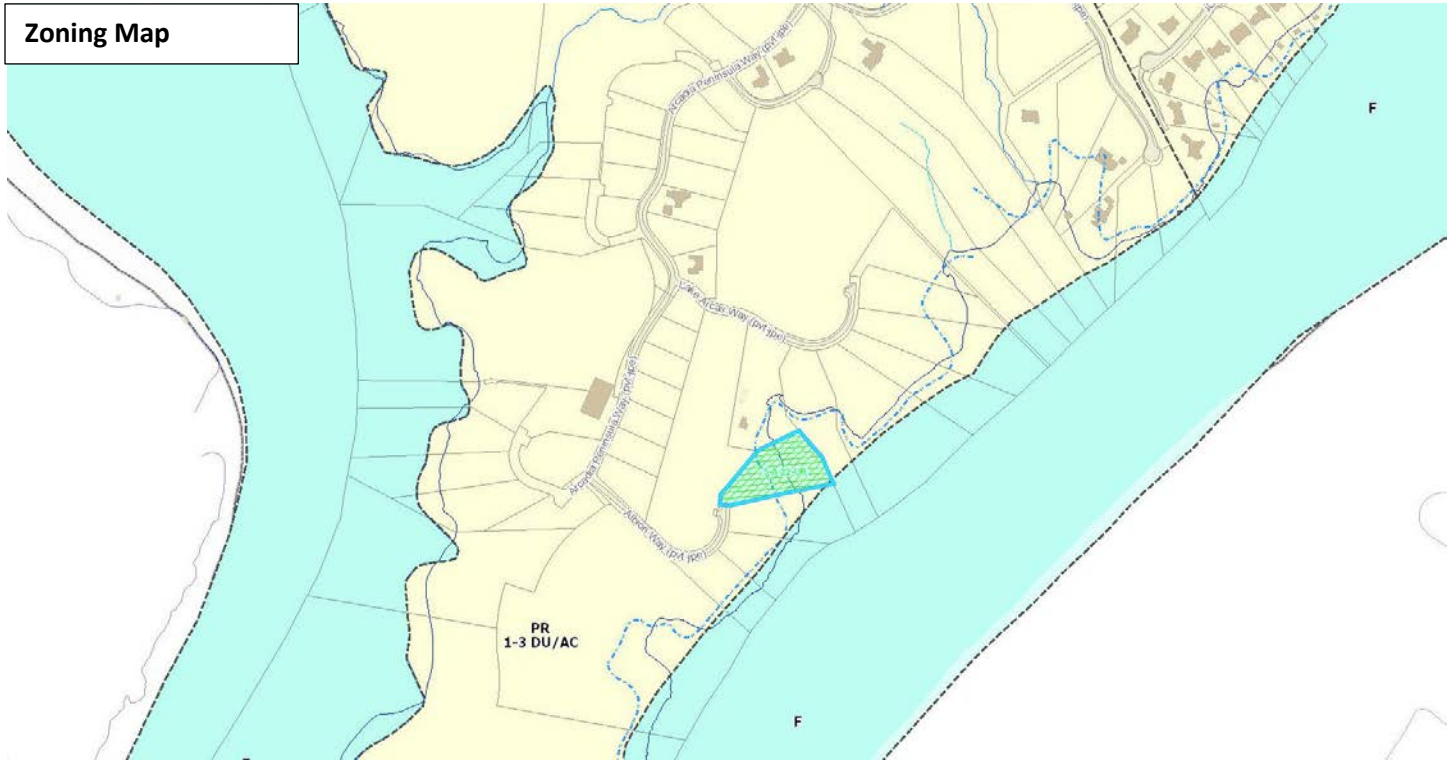
Schools affected by this proposal: Northshore Elementary, West Valley Middle, and Bearden High.

- 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.

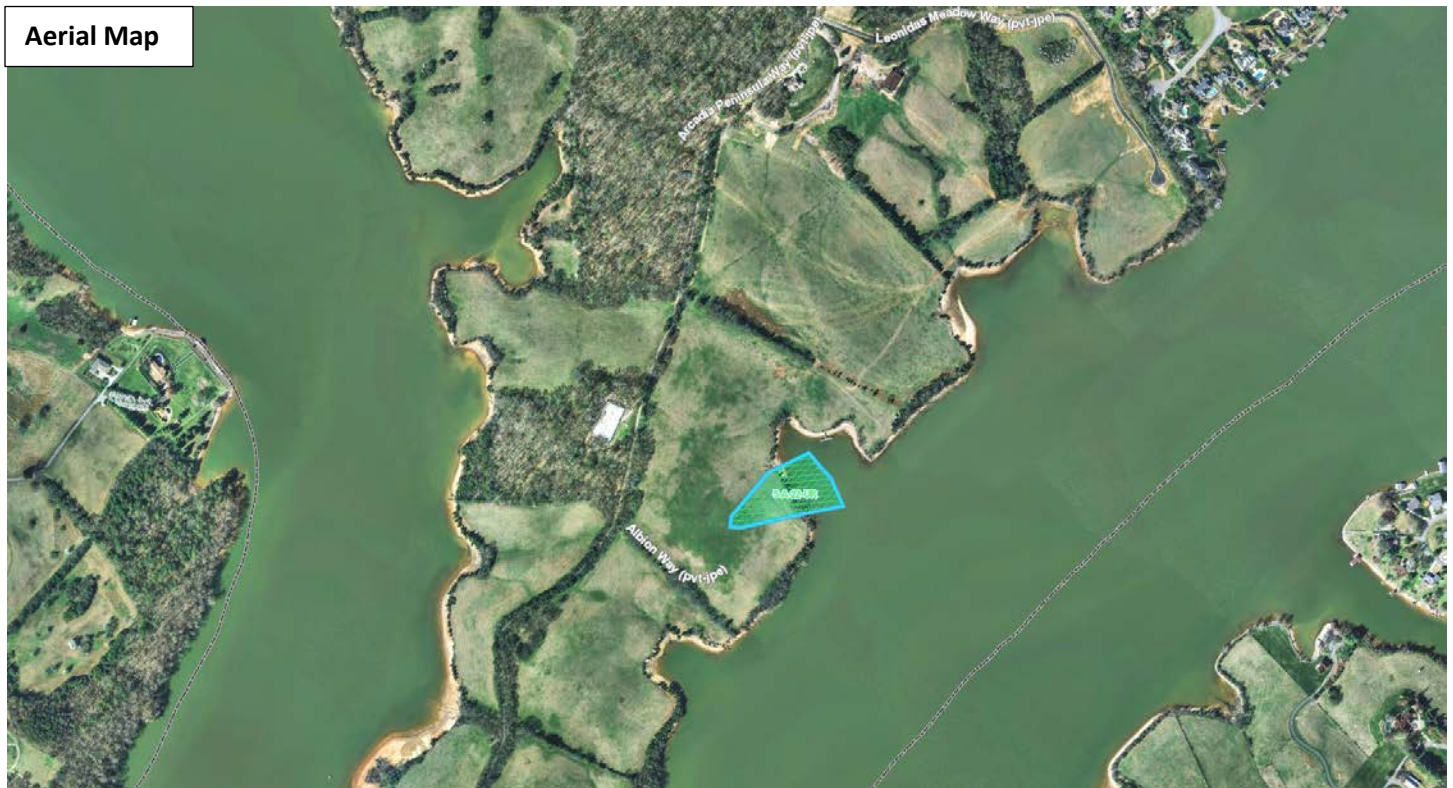
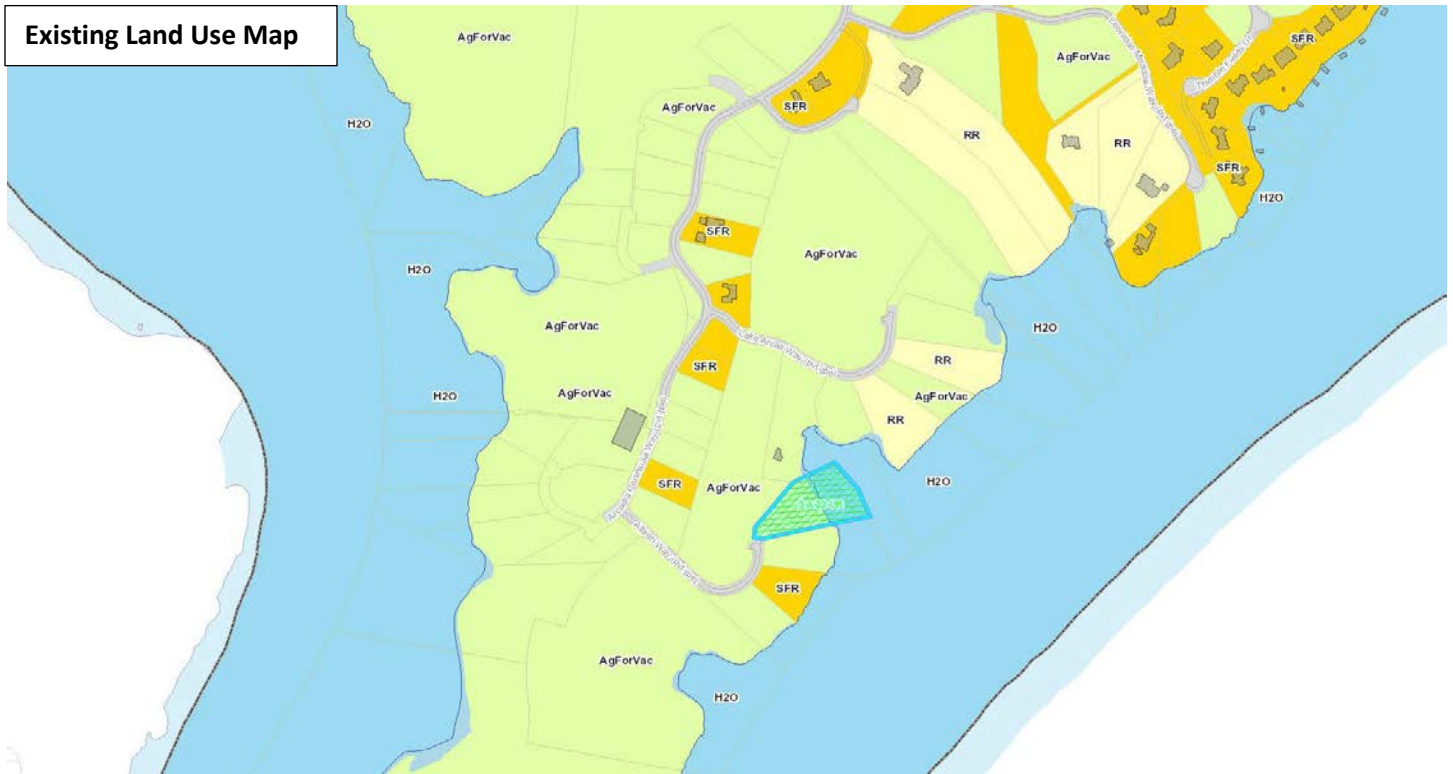
The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



# Exhibit A. 5-A-22-UR Contextual Images



# Exhibit A. 5-A-22-UR Contextual Images



**Materials & Layout Notes:**

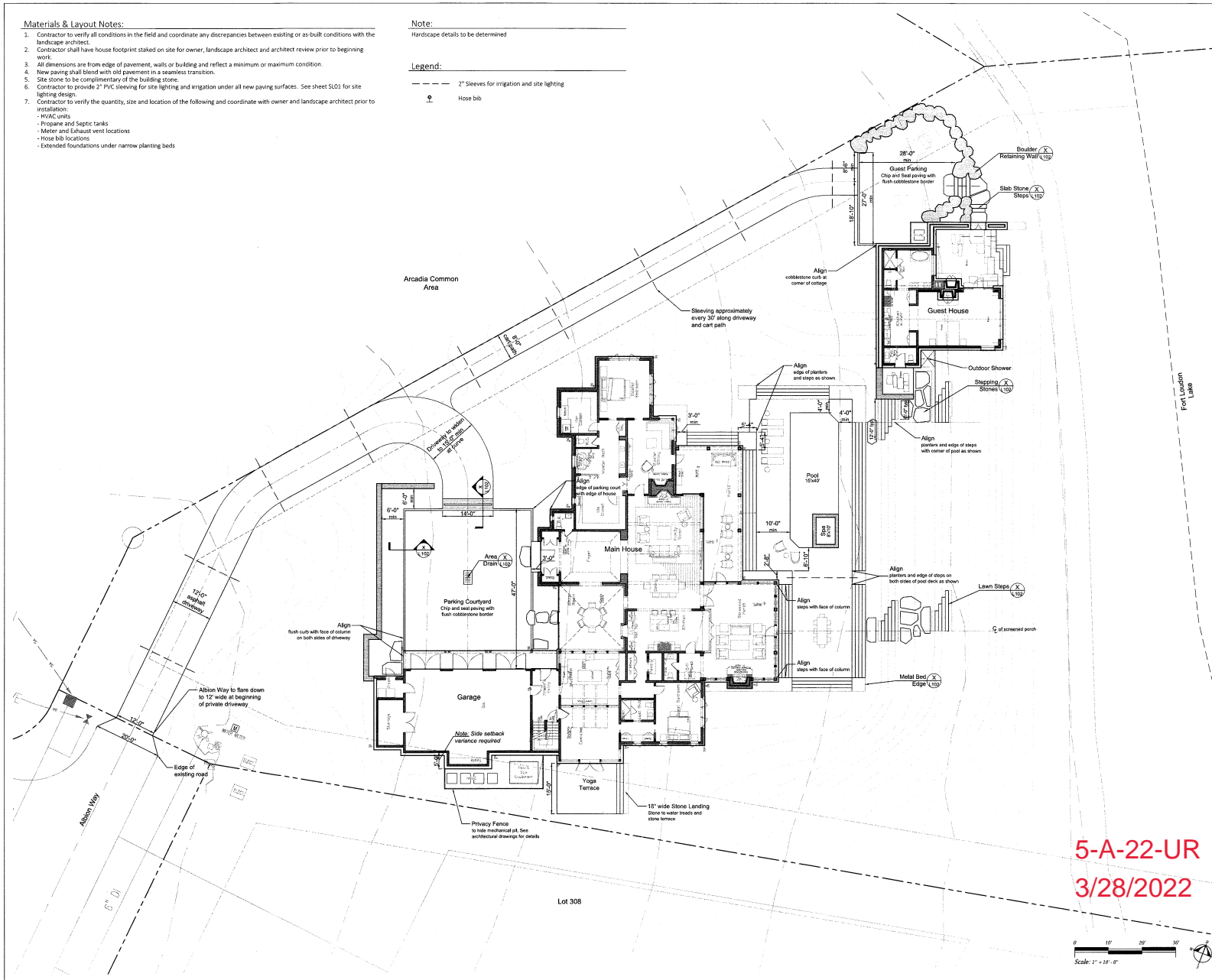
- Contractor to verify all conditions in the field and coordinate any discrepancies between existing or as-built conditions with the landscape architect.
- Contractor shall have house footprint staked on site for owner, landscape architect and architect review prior to beginning work.
- All dimensions are from edge of pavement, walls or building and reflect a minimum or maximum condition.
- New paving shall blend with old pavement in a seamless transition.
- Site stone to be complementary of the building stone.
- Contractor to provide 2" PVC sleeving for site lighting and irrigation under all new paving surfaces. See sheet L101 for site lighting design.
- Contractor to verify the quantity, size and location of the following and coordinate with owner and landscape architect prior to installation:
  - HVAC Units
  - Propane and Septic tanks
  - Meter and Exhaust vent locations
  - Hose bib locations
  - Extended foundations under narrow planting beds

**Note:**

Hardscape details to be determined

**Legend:**

- 2" Sleeves for irrigation and site lighting
- ⊕ Hose bib



The  
Greene  
Residence  
  
Lot 307  
  
Arcadia  
Peninsula  
  
Knoxville, TN

Submital Record:

CD Revisions:

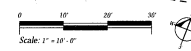
Preliminary ARC Set  
Not for Construction

January 26, 2022

Materials &  
Layout Plan

L102

5-A-22-UR  
3/28/2022





# 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

ARCADIA - LOT 307 / BEACON PARK LLC

Affiliation

2-28-22  
Date Filed

5/12/2022  
Meeting Date (if applicable)

File Number(s)

5-A-22-UR

### 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, James, Noeuel + 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  
Property Owner Name (if different)

150 MAJOR REYNOLDS PLACE  
Knoxville, TN 37919  
Property Owner Address

865-637-2674  
Property Owner Phone

16604 Albion Way  
Property Address

Parcel 11 / 1163EA011  
Parcel ID

FUD  
Sewer Provider

FUD  
Water Provider

NO  
Septic (Y/N)

### STAFF USE ONLY

Northeast end of Albion Way, southeast of Arcadia  
Peninsula Way, south of Lake Access Way  
General Location

2.62 acres  
Tract Size

City  County  
District

5th

PR 1-3du/ac  
Zoning District

AgForVac & H2O  
Existing Land Use

Southwest County  
Planning Sector

RR & SP  
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) REDUCE SIDE BUILDING SET BACK FROM 15' TO 8'

### SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Related Rezoning File Number

Combine Parcels  
  Divide Parcel  
 \_\_\_\_\_  
 Unit / Phase Number                      Total Number of Lots Created

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
0402	450.00	
Fee 2		
Fee 3		
		<b>\$450.00</b>

### AUTHORIZATION

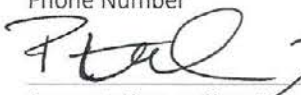
  
Applicant Signature

DAVID Harbin  
Please Print

2.28.22  
Date

865-588-6472  
Phone Number

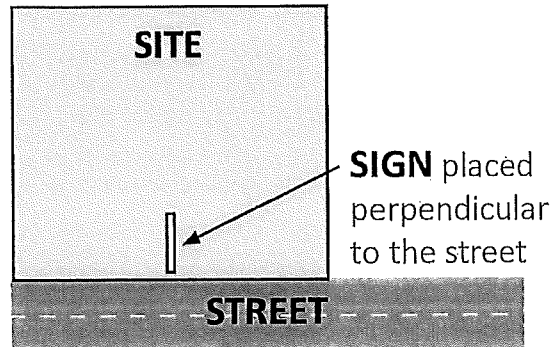
harbin@bhn-p.com  
Email

  
Property Owner Signature

Patrick Schaad  
Please Print

2.28.22  
Date

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:*

April 27, 22 and May 13, 22  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Arcadia lot 307

Date: Beacon Park

File Number: \_\_\_\_\_

- Sign posted by Staff
- Sign posted by Applicant