



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 3-SB-23-C

AGENDA ITEM #: 31

3-A-23-DP

AGENDA DATE: 3/9/2023

▶ **SUBDIVISION:** ARCADIA - PHASE 3C

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

OWNER(S): Patrick Schaad Beacon Park, LLC

TAX IDENTIFICATION: 163 028.05

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 2508 CHANDLER RD

▶ **LOCATION:** Southern terminus of Arcadia Peninsula Way, south of Artemis Place Way

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 9.323 acres

▶ **ZONING:** F (Floodway), PR (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Water

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Undeveloped 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)

▶ **NUMBER OF LOTS:** 1

SURVEYOR/ENGINEER: David Harbin; Batson, Himes, Norvell and 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
1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250 ft to 100 ft Arcadia Peninsula Way at STA 71+64.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. None

STAFF RECOMMENDATION:

- ▶ **Approve the requested alternative design standard based on the recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan subject to 6 conditions.

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works, including but not limited to installing a drain tile under the road at approximately STA 73+50.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. The area on the east side of Arcadia Peninsula Way shall be part of the common area for the subdivision or combined with an adjacent property.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
5. Meeting all applicable requirements of Knox County Fire Marshal's office.
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 1 detached dwelling, 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 use on review approval.

COMMENTS:

This proposal is Phase 3C of the Arcadia subdivision. It includes an extension of Arcadia Peninsula Way of approximately 450 ft and 1 new house lot. The total area is approximately 9.323 acres; however, only 1.780 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 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 these improvements prior to the platting of the 50th lot. The developers completed those improvements ahead of schedule. The next round of improvements are required 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 1 new lot, is approximately 86. 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) and SP (Stream Protection) 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 density of the approved lots for all phases is approximately 0.5 du/ac, which is in conformance with the sector and growth policy plans.
- C. The SP (Stream Protection) area is on the western portion of the property, near the lake. There is buildable area on the lot outside of the SP area.

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 density of the approved lots for all phases is approximately 0.5 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 lot is 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: 15 (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.

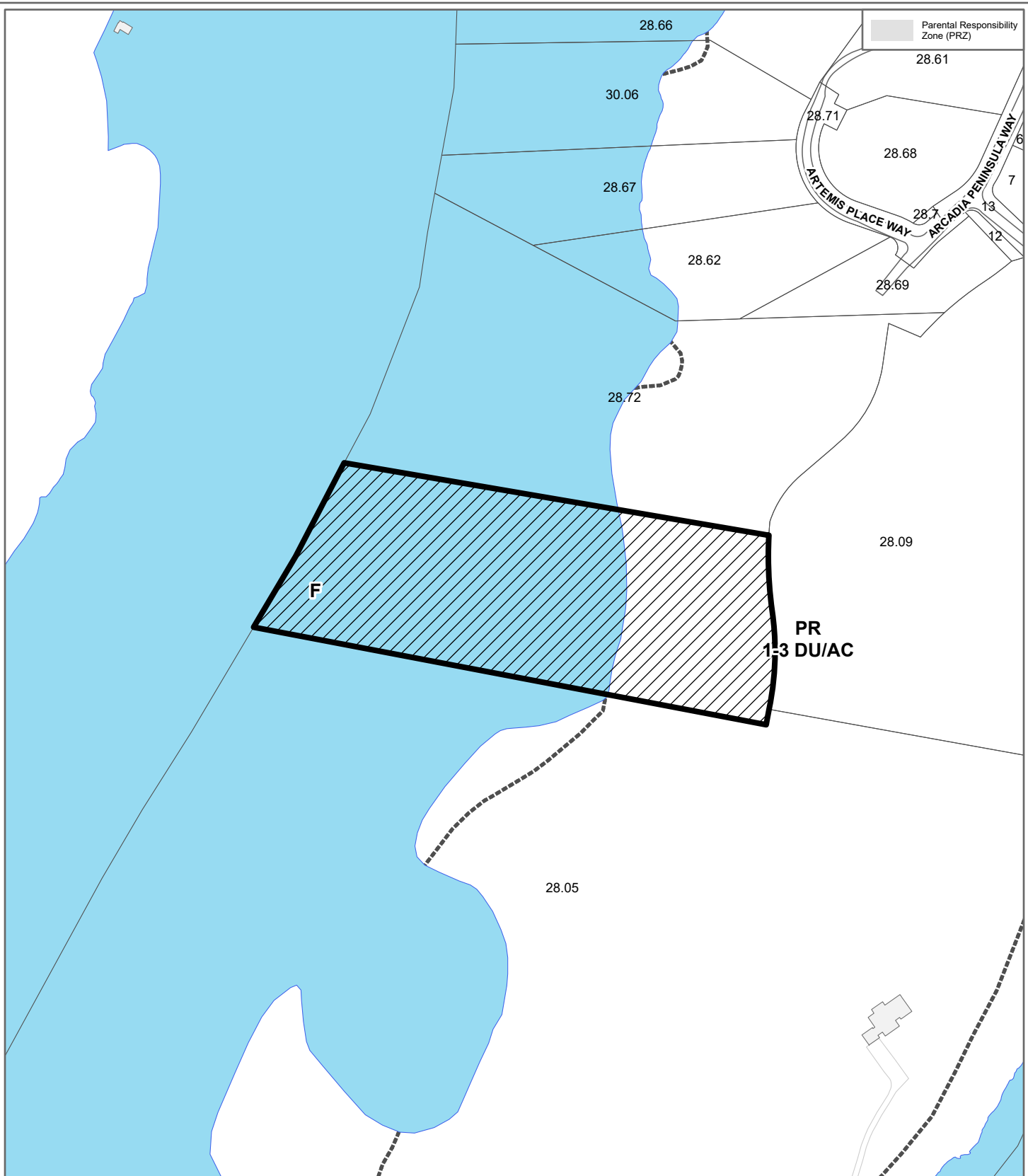
ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



**3-SB-23-C / 3-A-23-DP
CONCEPT PLAN/DEVELOPMENT PLAN**

Petitioner: Beacon Park, LLC



Detached residential subdivision in F (Floodway), PR (Planned Residential)

Original Print Date: 2/14/2023 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 163
Jurisdiction: County

0 300
Feet



Requested Variances & Alternative Design Standards

3-SB-23-C / 3-A-23-DP– ARCADIA – PHASE 3C

VARIANCES

1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250 ft to 100 ft Arcadia Peninsula Way at STA 71+64.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. None

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

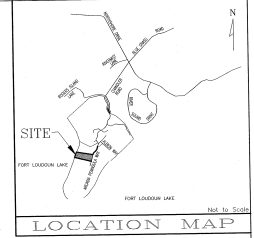
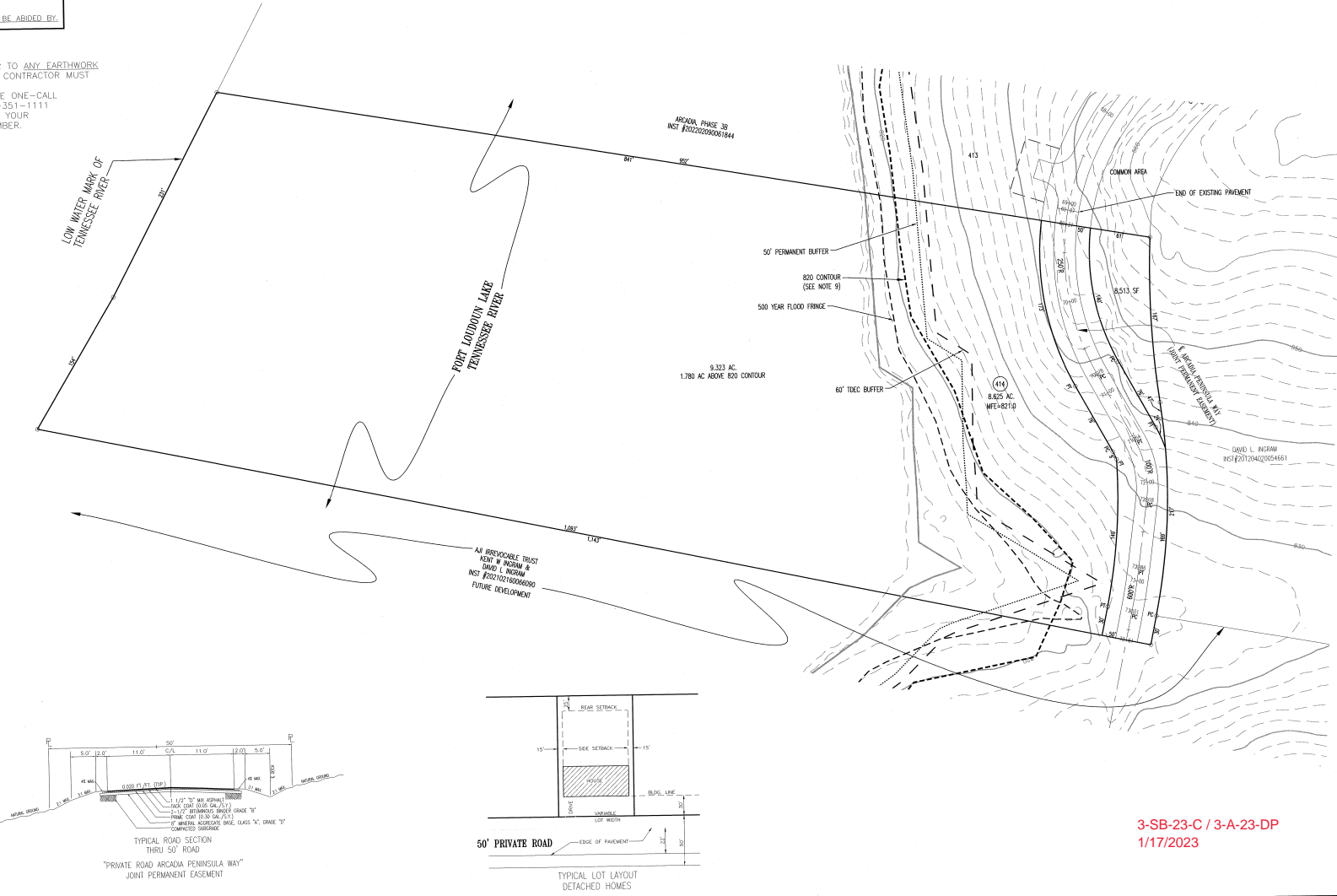
Recommend approval because condition will not create an unsafe condition.

Steve Elliott 3/1/2023

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:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

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:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' GRASS/VEGETATION AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS RETAILES.
 - THIS PHASE CONTAINS APPROXIMATELY 9.323 ACRES (1.780 ACRES ABOVE THE 800 CONTOUR) OF 1 SINGLE FAMILY DETACHED LOT.
 - THIS PROPERTY IS ZONED PR.
 - ALL ROAD PROFILES ARE BASED ON HGS CONTOURS.
 - UTILITIES: WATER: FIRST UTILITY DISTRICT; SEWER: FIRST UTILITY DISTRICT; ELECTRIC: KNOX 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'S FLOODING EASEMENT BELOW THE 800 CONTOUR LINE AS SHOWN ON THIS PLAN, NO BUILDING IS ALLOWED BELOW THE 800 CONTOUR AND FLOODING IS ALLOWED BELOW THE 800 CONTOUR WITHOUT PRIOR TIA APPROVAL.
 - TDEC BUFFER EXPIRES UPON COMPLETION OF SUBDIVISION CONSTRUCTION.
 - PAVEMENT WIDTH OF 22' (2' SHOULDERS) ON ARCADIA PENINSULA WAY WAS FIRST APPROVED BY CONCEPT/PLAN ON REVIEW PLAN 1-SC-15-C & 1-P-15-UR.

BUILDING SETBACKS
FRONT: 30'
SIDE: 15'
REAR: 25'
A 35' PERIPHERAL SETBACK SUPERSEDES ALL SETBACK REQUIREMENTS (SEE PLAN FOR PERIPHERAL SETBACK LOCATION)



CERTIFICATE OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER LICENSED TO DO ENGINEERING, PAPER NO. 1467, OF THE STATE OF TENNESSEE. I HEREBY CERTIFY THAT THIS PLAN AND ACCOMPANYING DIMENSIONS, LOCATIONS AND CONDITIONS CONFORM TO ALL APPLICABLE REQUIREMENTS OF THE KNOXVILLE, TENNESSEE COUNTY ZONING AND ORDINANCES AND TO ALL CITY AND METROPOLITAN PLANNING COMMISSIONS IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
David B. Harkin
TENNESSEE CERTIFICATE NO. 101265

3-SB-23-C / 3-A-23-DP
1/17/2023

OWNER/DEVELOPER
BEACON PARK LLC
150 WALKER HENRIKSEN PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

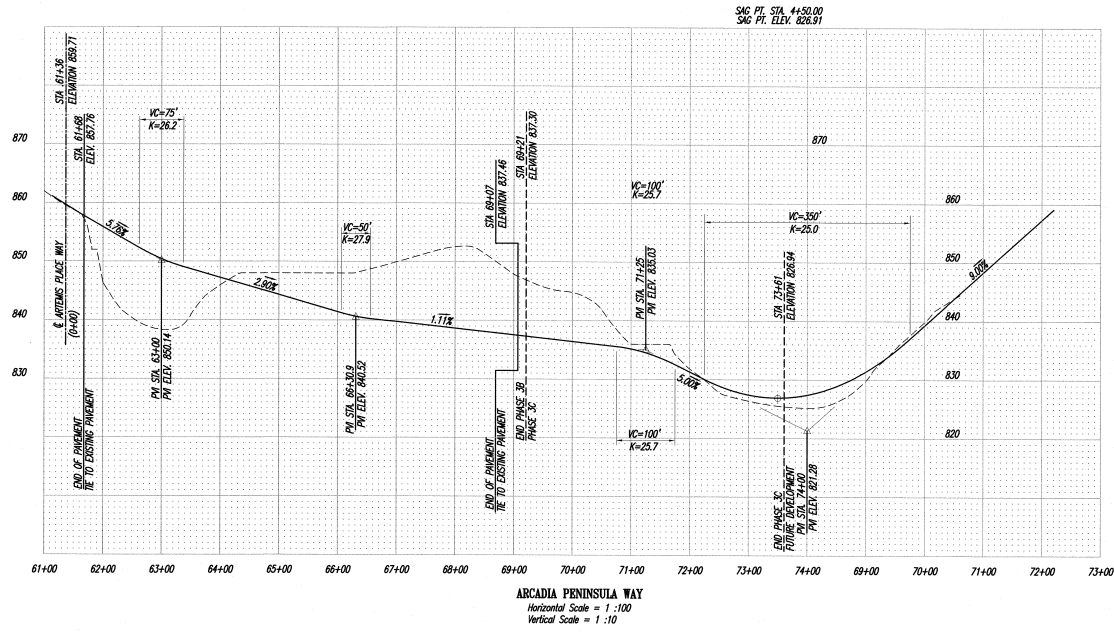
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DBH	DATE	REVISION	APPR.	DATE	REVISION	APPR.
EEG	2/10/20/22	REVISED ROAD ALIGNMENT, LOTS, STORM, & UTILITIES				
DBH	1/18/20/22	REVISED PER. COUNTY COMMENTS				
DBH						

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 2" INTERVAL
DATE: 1/9/23
DEED REFERENCES: INSTR. #201204020054661
INSTR. #20222090061844
INSTR. #202102110065739

CONCEPT PLAN FOR
ARCADIA - PHASE 3C
TAX MAP 163 PART OF PARCEL 28.05
DISTRICT 6, KNOX COUNTY, TENNESSEE

24000-3B-SP
SHEET 1 OF 2 SHEET(S)
0:\24000\ARCADIA\PHASE_3\PHASE
3\24000-3B.DWG



SAC PT. STA 4+50.00
SAC PT. ELEV. 826.91

3-SB-23-C / 3-A-23-DP
1/17/2023



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

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

DESIGNED	DBH								
DRAWN	EGC								
CHECKED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
		2	10/20/22	REVISED ROAD ALIGNMENT, LOTS, STORM, & UTILITIES					
		1	6/20/22	REVISED PER COUNTY COMMENTS					

SCALE:
AS SHOWN
DATE
1/9/23

ROAD PROFILE FOR
ARCADIA - PHASE 3C
TAX MAP 163 PART OF PARCEL 28.05
DISTRICT 6, KNOX COUNTY, TENNESSEE

24000-3C-RP
SHEET 2 OF 2 SHEET(S)
0:\24000\ARCADIA\PHASE 3\PHASE 3C\24000-3C.DWG



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Beacon Park, LLC

Applicant Name

Affiliation

1/17/2023

Date Filed

3/9/2023

Meeting Date (if applicable)

3-SB-23-C / 3-A-23-DP

File Number(s)

CORRESPONDENCE

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

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

Patrick Schaad Beacon Park, LLC

Owner Name (if different)

150 Major Reynolds Pl. Pl. Knoxville TN 37919

Owner Address

865-637-2674 / patrick@schaad

Owner Phone / Email

2508 CHANDLER RD

Property Address

163 028.05

Parcel ID

Part of Parcel (Y/N)?

9.323 acres

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southern terminus of Arcadia Peninsula Way, south of Artemis Place Way

General Location

City

Commission District 5

F (Floodway), PR (Planned Residential)

Agriculture/Forestry/Vacant Land, Water

Count

District

Zoning District

Existing Land Use

Southwest County

Planning Sector

W (Water), RR (Rural Residential), SP (Stream Protection)

Sector Plan Land Use Classification

Rural Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Detached residential subdivision	

SUBDIVISION REQUEST

Arcadia	Related Rezoning File Number
Proposed Subdivision Name	
<u>Phase 3C</u>	<u>1</u>
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning _____	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s) _____

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$500.00	
Fee 2	
Fee 3	

AUTHORIZATION

Beacon Park, LLC	1/17/2023
Applicant Signature Please Print	Date

Phone / Email

Patrick Schaad Beacon Park, LLC	1/17/2023
Property Owner Signature Please Print	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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 UC

Applicant Name

Affiliation

1/12/2023

Date Filed

Meeting Date (if applicable)

File Number(s)

3-SB-23-C_3-A-23-DP

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 MORUELL & POE

Company

4334 PAPERMILL DR

Address

KNOXVILLE

City

TN

State

37909

ZIP

865-588-6472

Phone

harbin@bhn-p.com

Email

CURRENT PROPERTY INFO

5820 WALDEN DR SUITE 102
KNOXVILLE, TN 37919

Property Owner Name (if different)

Property Owner Address

865-637-2674

Property Owner Phone

ARCADIA PENINSULA WAY

Property Address

TAX MAP 163

Parcel ID

PART OF PARCEL 28.05

FUP

Sewer Provider

FUP

Water Provider

NO

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

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

ARCADIA

Proposed Subdivision Name

Related Rezoning File Number

Phase 3C
Unit / Phase Number

- Combine Parcels
 Divide Parcel

1 LOT

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

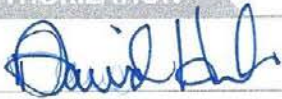
- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION



Applicant Signature

DAVID HARBIN

Please Print

1/12/2023

Date

865-588-6472

Phone Number

harbin@bhn-p.com

Email



Property Owner Signature

PATRICK SCHAAD

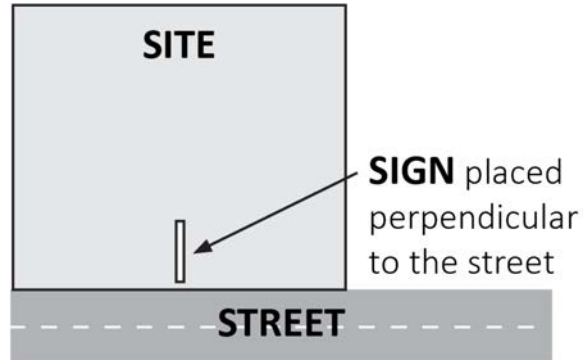
Please Print

1/12/2023

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

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:

_____ 2/24/2023 _____ and _____ 3/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Beacon Park, LLC

Date: 1/17/23

File Number: 3-SB-23-C_3-A-23-DP

- Sign posted by Staff
- Sign posted by Applicant