



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 4-SA-26-C **AGENDA ITEM #:** 44  
4-A-26-DP **AGENDA DATE:** 4/9/2026

▶ **SUBDIVISION:** ARCADIA PHASE 4C

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

**OWNER(S):** Beacon Park LLC

**TAX IDENTIFICATION:** 163 02805 (PARTIAL)

[View map on KGIS](#)

**JURISDICTION:** County Commission District 5

**STREET ADDRESS:** 2482 ARCADIA PENINSULA WAY

▶ **LOCATION:** **Terminus of Arcadia Peninsula Way**

**GROWTH POLICY PLAN:** Rural Area

**FIRE DISTRICT:** Rural Metro Fire

**WATERSHED:** Tennessee River

▶ **APPROXIMATE ACREAGE:** 14.887 acres

▶ **ZONING:** **F (Floodway), PR (Planned Residential) up to 1-3 DU/AC**

**PLACE TYPE:** RL (Rural Living), SP (Stream Protection)

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

▶ **PROPOSED USE:** **Single family lots**

**SURROUNDING LAND USE AND ZONING:** North: Agriculture/forestry/vacant land, water - PR (Planned Residential) up to 3 du/ac, F (Floodway)

South: Water - F (Floodway)

East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac, F (Floodway)

West: Water - F (Floodway)

▶ **NUMBER OF LOTS:** 4

**SURVEYOR/ENGINEER:** David Harbin Batson, Himes, Norvell & Poe

**ACCESSIBILITY:** Access is via a proposed extension of Arcadia Penninsula way, a private road with a pavement width of 26 ft within a 50-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES  
None.**

**ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL  
None.**

**ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)**

**1) Decrease the roadway pavement width from 26' to 22' for the extension of the private road Arcadia Peninsula Way.**

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**STAFF RECOMMENDATION:**

▶ **Approve the Concept Plan subject to 6 conditions.**

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
5. Meeting all applicable requirements of the Knox County zoning ordinance.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

▶ **Approve the development plan for up to 4 single family homes on individual lots, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County zoning ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

**COMMENTS:**

This proposal is Phase 4C of the Arcadia subdivision and includes an approximately 600 ft extension of Arcadia Peninsula Way and 4 new house lots. The total area is approximately 14.887 acres; however, only 3.672 acres are above the 820-ft contour. The proposed density is 1.08 du/ac based on the acreage above the 820 contour. Future development is shown on the east side of the proposed road. A future road label is shown at STA 37+87.57 of Arcadia Peninsula Way.

In 2011, the Planning Commission approved a concept plan (8-SA-11-C) plan that would have permitted up to 820 dwellings on this site. That plan called for a mixture of housing types and densities along with a large amount of common area. The developers have changed course and have significantly reduced the anticipated number of dwellings that will be proposed for this site.

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 Lane to a width of 20 feet and the installation of warning flashers on S. Northshore Drive at Chandler Lane, to be completed prior to the platting of the 50th lot in the project. The developers have completed the improvements called for in the traffic study ahead of schedule. The next round of improvements to S. Northshore will come as the development approaches 100 lots, and will require the developer to install a left turn lane on S. Northshore Drive. The total number of lots approved, including the 3 subject lots, is 97 lots. As future lots are added, the traffic study calls for additional road improvements and more traffic analysis.

**DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

**1) ZONING ORDINANCE**

A. The property is zoned PR (Planned Residential) with a density of up to 3 du/ac. The total neighborhood development contains approximately 500 acres. However, a portion of that acreage is located under water or in the floodway of Fort Loudon Lake. The developable portion of the site, the area above the 820 contour, is 381 acres. The applicant is proposing to subdivide 4 lots, which will bring the density of the overall development to 0.25 du/ac.

2. The PR zone allows single family houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

**2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP**

A. The property's place type is RL (Rural Living) with the SP (Stream Protection) overlay on the Future Land Use Map. Rural Living includes single family houses on a wide range of lot sizes. The development plan proposes 4 single family lots ranging from approximately 16,000 sq ft to 43,000 sq ft of buildable area above

the 820 contour.

### 3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. This development is consistent with Implementation Policy 2, ensure that development is sensitive to existing community character. The 4 single family lots are similar in size to the existing single family lots in the development.

### 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area of the Growth Plan, which allows consideration of up to 2 du/ac, under certain circumstances. The proposed density of 1.08 du/ac for Phase 4C is in conformance with the growth policy plans.

ESTIMATED TRAFFIC IMPACT: 52 (average daily vehicle trips)

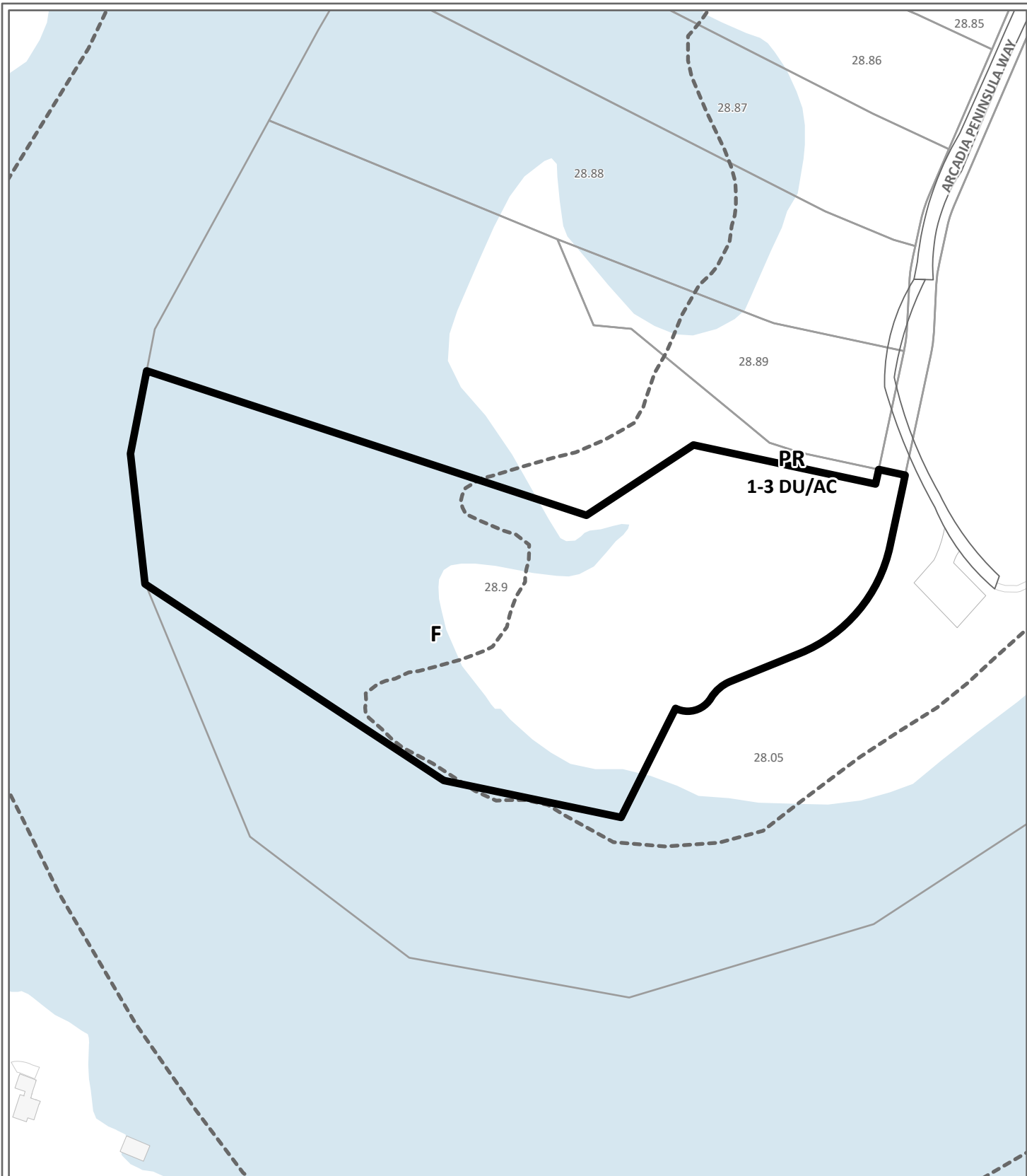
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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. For more information on the appeal process, contact Knoxville-Knox County Planning.



**CONCEPT PLAN / DEVELOPMENT PLAN**

**4-SA-26-C / 4-A-26-DP**

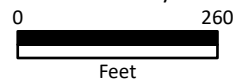
**Petitioner:** Beacon Park LLC



Single family lots in F (Floodway), PR (Planned Residential), 1-3 DU/AC

**Map No:** 163

**Jurisdiction:** County



**Original Print Date:** 3/9/2026

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

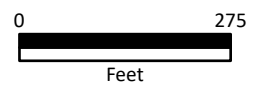
# Exhibit A. Contextual Images



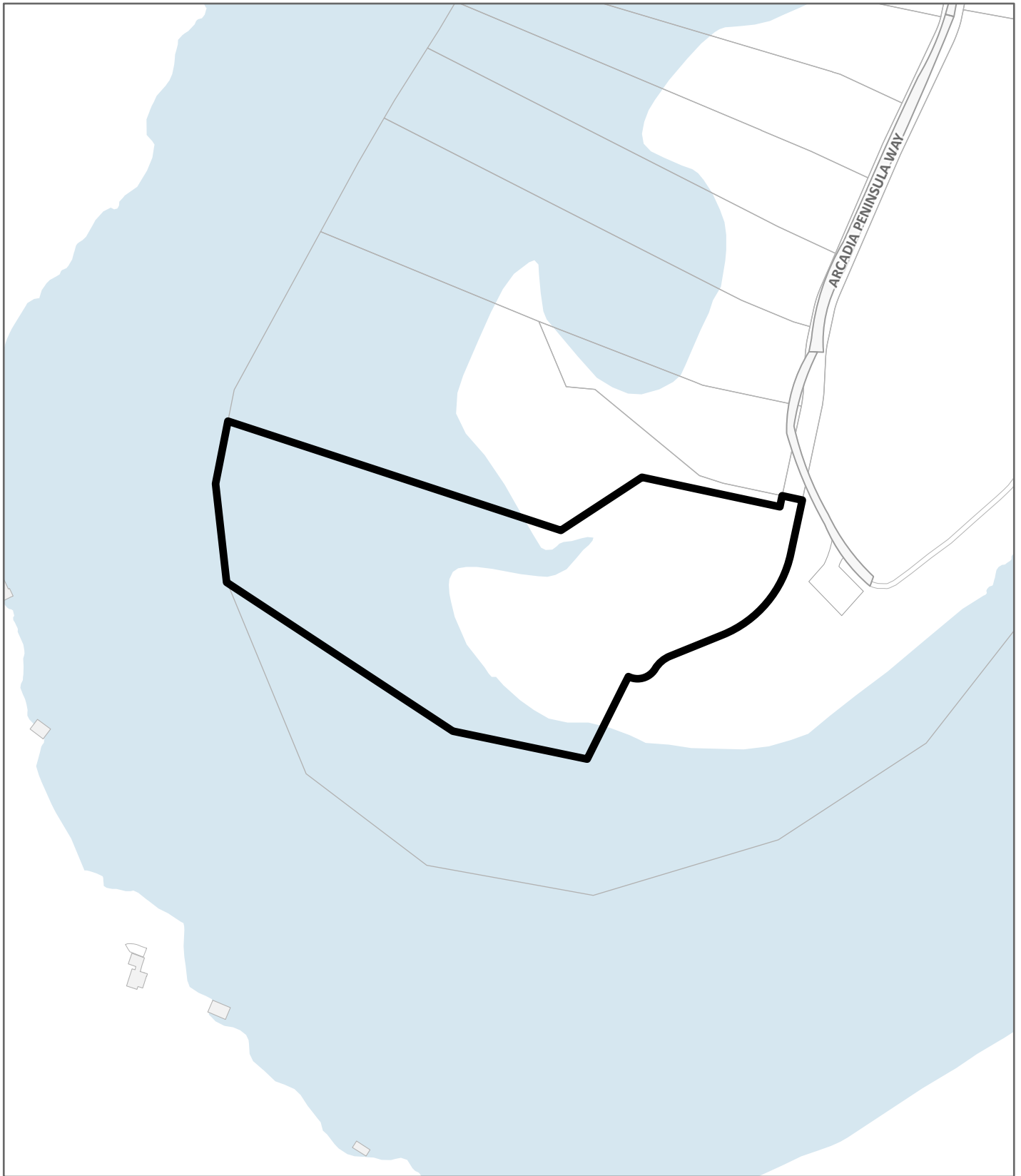
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

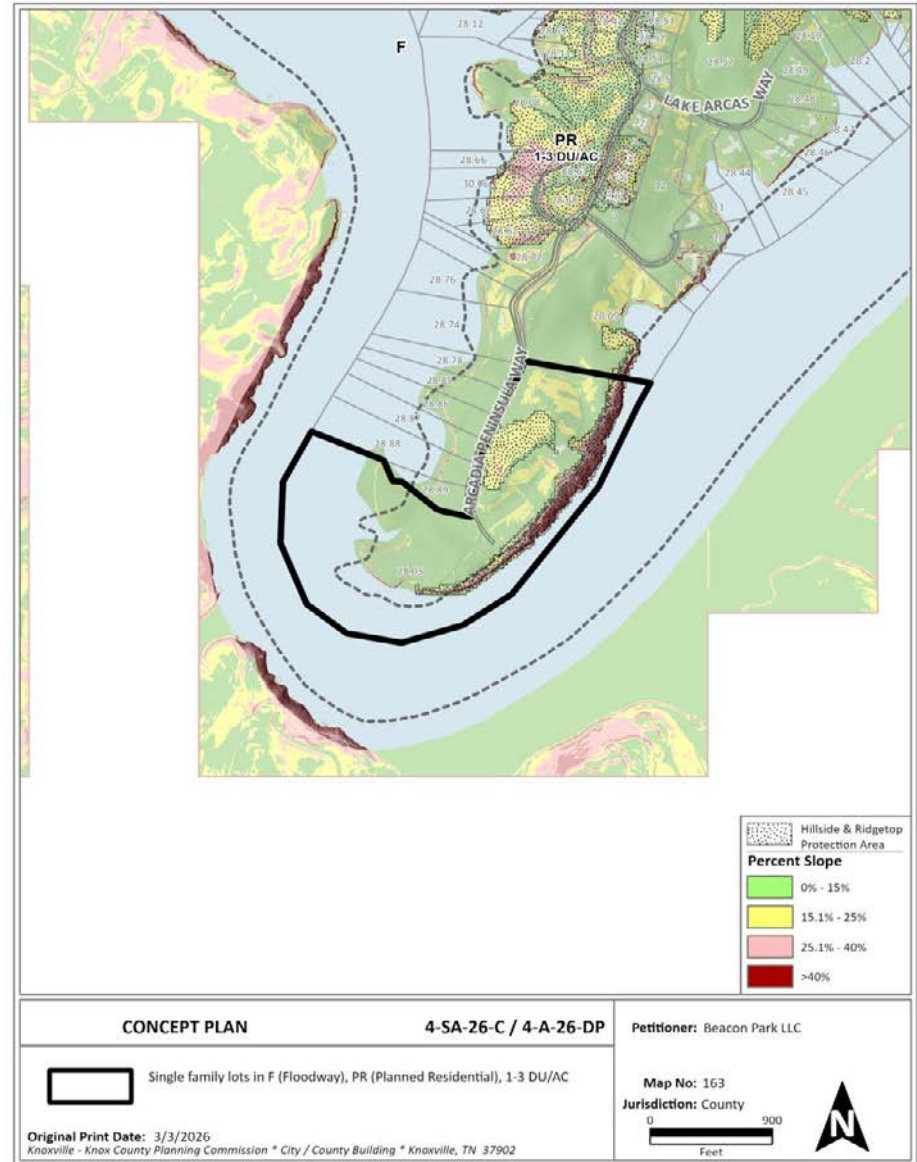
**4-SA-26-C / 4-A-26-DP**



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>68.96</b>		
Non-Hillside	58.22	N/A	
0-15% Slope	1.80	100%	1.80
15-25% Slope	3.96	50%	1.98
25-40% Slope	1.57	20%	0.31
Greater than 40% Slope	3.40	10%	0.34
Ridgetops			
<b>Hillside Protection (HP) Area</b>	10.74	Recommended disturbance budget within HP Area (acres)	<b>4.44</b>
		Percent of HP Area	<b>41.3%</b>





# Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

### **Alternative Design Standards Requiring Planning Commission Approval**

- Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County
- Section 3.03.E.1.e – Maximum grade of private right-of-way
- Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.H.2 – Maximum grade, public streets
- Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

### **Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County**

- Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.A.3.c – Right-of-way dedication, new subdivisions
- Section 3.04.F.1 – Right-of-way reduction, local streets
- Section 3.04.G.1 – Pavement width reduction, local streets
- Section 3.04.H.3 – Intersection grade, all streets
- Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones
- Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones
- Section 3.11.A.2 – Standard utility and drainage easement

*By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.*

  
Signature

DAVID HARBIN  
Printed Name

3.13.26  
Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

**1. ALTERNATIVE DESIGN STANDARD REQUESTED:**

Reducing pavement width from 26' to 22'

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested  
(to be completed during review process): YES  NO

Engineering Comments:

**2. ALTERNATIVE DESIGN STANDARD REQUESTED:**

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested  
(to be completed during review process): YES  NO

Engineering Comments:

**3. ALTERNATIVE DESIGN STANDARD REQUESTED:**

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested  
(to be completed during review process): YES  NO

Engineering Comments:

#### 4. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested  
(to be completed during review process): YES  NO

Engineering Comments:

#### 5. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested  
(to be completed during review process): YES  NO

Engineering Comments:

# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

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.

**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.

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

03/28/2026

04/10/2026

Date to be Posted

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

Yes  No

No, but I plan to prior to the Planning Commission meeting



Applicant Signature

DAVID HARBIN

Applicant Name

1-28-26

Date