# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

### CONCEPT PLAN



File Number:	3-SC-25-C	Related File Number:	3-F-25-DP
Application Filed:	1/25/2025	Date of Revision:	
Applicant:	BEACON PARK, LLC		

General Location:	Southwest side of Arcadia Peninsula Way, south of Artemis Place Way		
Other Parcel Info.:			
Tax ID Number:	163 02805 (PART OF)	Jurisdiction:	County
Size of Tract:	10.138 acres		
Accessibility:	Access is via Arcadia Peninsula Way, an unstriped, private local street with 22 ft of pavement width within a 50-ft right-of-way.		
GENERAL LAND US	E INFORMATION		
Existing Land Use:	Agriculture/Forestry/Vacant Land, Wate	r	
Surrounding Land Use:	North: Water, agriculture/forestry/vacant land - F (Floodway), PR (Planned Residential) up to 3 du/ac		

Surrounding Land Use.	South: Water, agriculture/forestry/vacant land - F (Floodway), PR (Planned Residential) up to 3 du/ac East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac West: Water - F (Floodway)		
Proposed Use:	Detached residential subdivision		Density: 0.24 du/ac
Planning Sector:	Southwest County	Plan Designation: RL (Rural Living), SP (St	ream Protection), HP (Hillside Ridg
Growth Policy Plan:	Rural Area		

**Neighborhood Context:** 

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

2482 ARCADIA PENINSULA WAY

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:

F (Floodway), PR (Planned Residential) up to 3 du/ac

Former Zoning:

**Requested Zoning:** 

Previous Requests:

Extension of Zone:

History of Zoning:

# PLAN INFORMATION (where applicable)

#### **Current Plan Category:**

#### **Requested Plan Category:**

## SUBDIVISION INFORMATION (where applicable)

 Subdivision Name:
 Arcadia

 No. of Lots Proposed:
 3
 No. of Lots Approved:
 0

 Variances Requested:
 VARIANCES None.
 ALTERNATIVE DESIGN STANDARD RECOMMENDARY

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.

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	PLANNING COMMISSION ACTION AND DISPO	DSITION	
Planner In Charge:	Whitney Warner		
Staff Recomm. (Abbr.):	Approve the Concept Plan subject to 7 conditions.		
Staff Recomm. (Full):	<ol> <li>Connection to sanitary sewer and meeting other relevant utility provider requirements.</li> <li>Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>Meeting all applicable requirements of the Knox County Zoning ordinance.</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> </ol>		
Comments:	<ul> <li>This proposal is Phase 4B of the Arcadia subdivision and includes an approximately 400 ft extension of Arcadia Peninsula Way and 3 new house lots. The total area is approximately 10.138 acres; however, only 2.205 acres are above the 820-ft contour. The proposed density is 1.36 du/ac, based on the acreage above the 820 contour.</li> <li>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.</li> <li>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. The study required improvements 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 the 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 93 lots. As future lots are added, the</li> </ul>		
Action:	traffic study calls for additional road improvements and more tra Approved with Conditions	Meeting Date: 3/13/2025	
Details of Action:		-	
Summary of Action:	Approve the Concept Plan subject to 7 conditions.		

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3/13/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: 
Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville-Knox County Planning Commission		
Date of Legislative Action:		Date of Legislative Action, Second Reading:	
Ordinance Number:		Other Ordinance Number References:	
Disposition of Case:		Disposition of Case, Second Reading:	
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:	:	Effective Date of Ordinance:	