

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 1-SB-18-C

AGENDA ITEM #: 11

AGENDA DATE: 1/11/2018

▶ **SUBDIVISION:** HENRY B. DUNCAN ESTATE

▶ **APPLICANT/DEVELOPER:** HENRY B. DUNCAN ESTATE

OWNER(S): Bill Ray

TAX IDENTIFICATION: 146 018.01

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 0 Duncan Farm Way

▶ **LOCATION:** Southwest end of Duncan Farm Way, southwest of Duncan Rd.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 33.4 acres

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is developed with houses on large lots in the A (agricultural) zone.

▶ **NUMBER OF LOTS:** 4

SURVEYOR/ENGINEER: David Harbin

ACCESSIBILITY: Access is via Duncan Farm Way, a joint permanent easement with a pavement width of 26' within an easement of varying width between 65' and 80' wide.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1) Vertical curve length reduction on Duncan Farm Way from 585' to 470' at STA 13+25.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to 3 conditions.

1. Obtaining approval from the Knox County Health Department for subsurface sewage disposal systems on each lot and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the A (Agricultural) zone.

COMMENTS:

The applicant is proposing to extend Duncan Farm Way into this 33.4 acre tract and subdivide it into 4 lots. Approximately 7 acres are considered constrained because of being located below the 813 contour (high summer pool level of the reservoir) or within the existing Duncan Farm Way joint permanent easement. The unconstrained land is approximately 26.4 acres. The property is zoned A (Agricultural) which has a minimum lot size requirement of 1 acre. Proposed lots range in size from 1.823 acres to 13.1 acres. The lots will be served by individual septic systems. The Knox County Health Department will evaluate the lots for subsurface sewage disposal systems prior to final plat approval.

In addition to extending Duncan Farm Way, the applicant proposes to raise in elevation approximately 150' of the existing roadway so the first sag curve comes closer to meeting the minimum road design standards. However, a vertical curve variance is still necessary and staff is recommending approval of this variance. Within the 150' of existing roadway that is to be raised there is an existing driveway for parcel 146 018 that will need to be partially raised as well.

ESTIMATED TRAFFIC IMPACT: 54 (average daily vehicle trips)

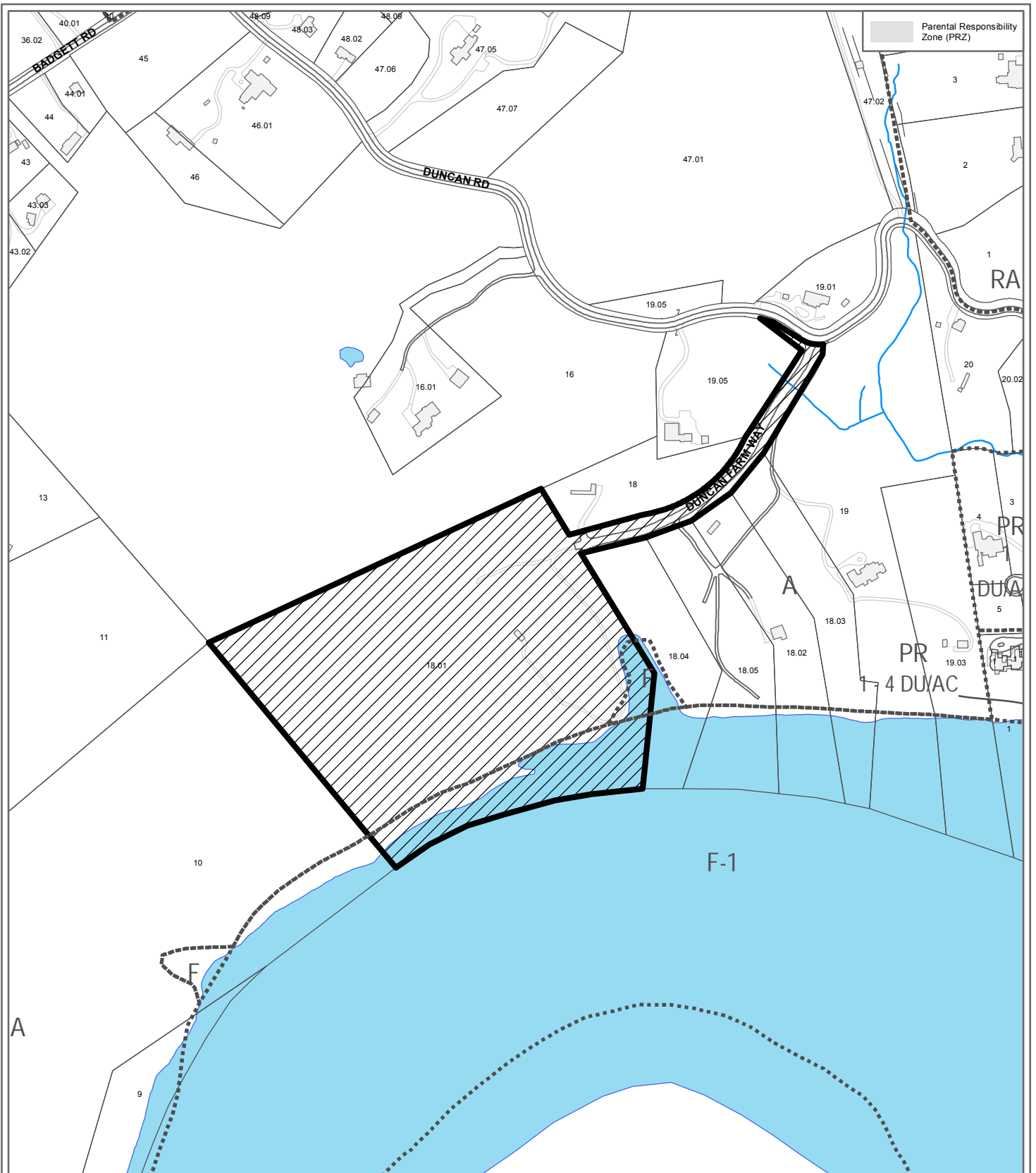
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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, ages 5-18 years)

Schools affected by this proposal: Sequoyah Elementary, Bearden Elementary, and West High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.

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



**1-SB-18-C
CONCEPT PLAN**

Subdivision: Henry B. Duncan Estate

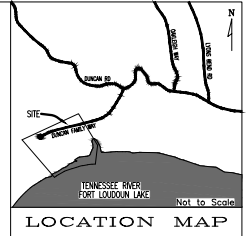
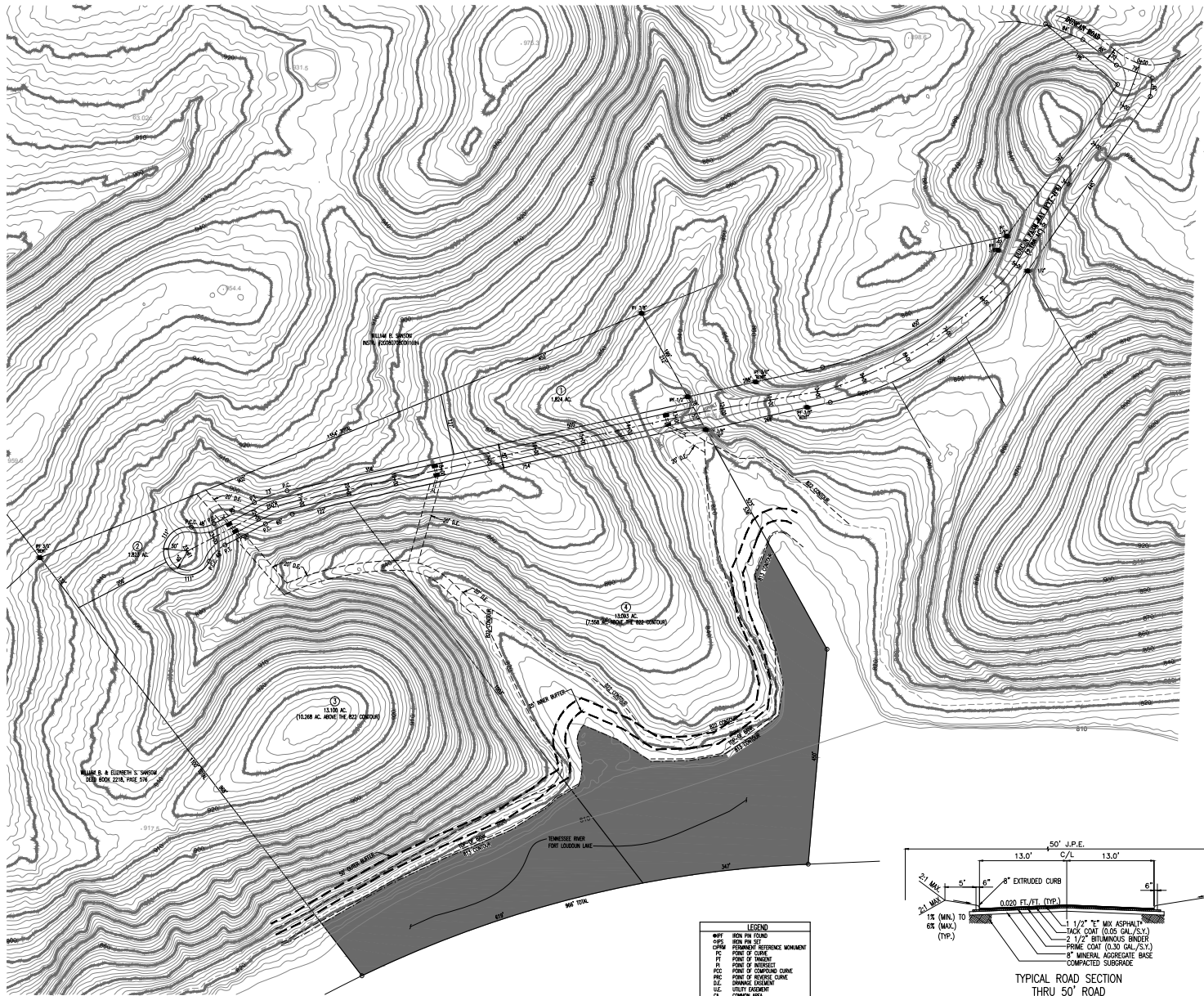


Approval of Concept Plan

Map No: 146
Jurisdiction: County

Original Print Date: 12/18/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



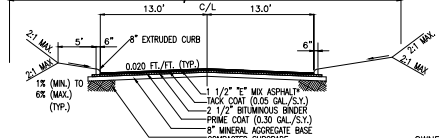


- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 33.427 ACRES SUBDIVIDED INTO 4 SINGLE FAMILY DETACHED LOTS AND PRIVATE ROADS-OF-WAY.
 5. THIS PROPERTY IS ZONED AGRICULTURE.
 6. ALL ROAD PROFILES ARE BASED ON KNOWVILLE/KNOX COUNTY CGS CONTOURS.
 7. UTILITIES:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: NA
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T SOUTHWEST
 8. BOUNDARY SURVEY BY OTHERS.
 9. VARIANCE REQUIRED:
VERTICAL CURVE LENGTH FROM 985' TO 470', STA 13+25
 10. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 11. TIA OWNS THE FLOWAGE EASEMENT BELOW THE 822 CONTOUR. NO DRILLING OR FILL IS ALLOWED BELOW THE 822 CONTOUR WITHOUT PRIOR TIA APPROVAL.
 12. DUNCAN FARMS WAY IS A PRIVATE ROAD AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
 13. SANITARY SEWER IS NOT AVAILABLE. A SURFACE SEWER DISPOSAL SYSTEM WILL BE REQUIRED PRIOR TO FINAL PLAN APPROVAL.



CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DIMENSIONS, CONDITIONS AND EASEMENTS CONFORM TO THE APPLICABLE PROVISIONS OF THE KNOXVILLE AND KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN INDICATED AND DESCRIBED IN A REPORT FILED WITH THE RECORDING CLERK'S OFFICE.

REGISTERED ENGINEER: _____
 TENNESSEE CORPORATE NO.: _____



TYPICAL ROAD SECTION
 THRU 50' ROAD
 "PRIVATE ROAD"
 * 70" MIX REQUIRED IF ROAD GRADE IS 10% OR GREATER

LEGEND

---	OFF HIGH PAV SURF
---	IRON PIN SURF
---	CONCRETE
---	PERMANENT REFERENCE MONUMENT
---	POINT OF BEGINNING
---	POINT OF CURVE
---	POINT OF TANGENT
---	P
---	POINT OF INTERSECTION
---	POINT OF COMPOUND CURVE
---	POINT OF REVERSE CURVE
---	S.E. DRAINAGE EASEMENT
---	UTILITY EASEMENT
---	COMMON AREA
---	CATCH BASIN
---	JUNCTION BOX
---	DRAINAGE EASEMENT
---	DRAINAGE PIPE (PROPOSED)
---	PERMANENT SURVEY
---	ROADWAY CENTERLINE
---	DRAIN
---	FENCE

OWNER:
 THE HENRY B. DUNCAN ESTATE
 c/o WILLIAM R. RAY, EXECUTOR
 1356 PAPERMILL POINTS WAY
 KNOXVILLE, TN 37909
 (865) 584-1211

Revised: 12/27/2017

1-SB-18-C

REFERENCE DEED INSTR. #199912010041331

CONCEPT PLAN
 HENRY B. DUNCAN ESTATE
 CLT MAP 148, PARCEL 18.01
 DISTRICT 6, KNOX COUNTY, TN
 SCALE: 1" = 100' NOVEMBER 9, 2017
 100' 50' 0 100' 200'

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 1356 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@hnm-p.com

SHEET 1 OF 2 SHEETS 25070-C
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Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

SUBDIVISION - CONCEPT



Name of Applicant: Henry B. Duncan Estate
Date Filed: 11/27/17 Meeting Date: 11/1/18
Planner in Charge of Application: _____
Fee Amount: \$500⁰⁰ File Number: Subdivision - Concept 1-58-18-C
Fee Amount: _____ Related File Number: Use On Review _____

PROPERTY INFORMATION

Subdivision Name: Henry B. Duncan Estate
Unit/Phase Number: _____
General Location: SW end of Duncan Farms Way
SW of Duncan Rd.
Tract Size: 33427⁰⁰ No. of Lots: 4
Zoning District: Agriculture/Floodway
Existing Land Use: Forest
Planning Sector: Southwest County
Sector Plan Proposed Land Use Classification: _____

Growth Policy Plan Designation: Rural Area
Traffic Zone: 162
Census Tract: 57.01
Tax Identification Number: Map 146 Parcel 18.01

Jurisdiction: City Council _____ District
 County Commission 4th District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
Sewer N/A
Water Knoxville Utilities Board
Electricity Knoxville Utilities Board
Gas Knoxville Utilities Board
Telephone AT&T Southeast

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:
 Development Plans in Planned District or Zone
 Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Bill Ray, Executor
Company: Henry B. Duncan Estates
Address: 1356 Papermill Dr.
City: Knoxville State: TN Zip: 37909
Telephone: 584-1211
Fax: h
E-mail: bray@farmerdreiser.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
Name: David Herbin
Company: Batson, Himes, Norvell & Poe
Address: 4334 Papermill Drive
City: Knoxville State: TN Zip: 37909
Telephone: 588-6472
Fax: 588-6473
E-mail: email@bhn-p.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT
Name: David Herbin
Company: Batson Himes Norvell & Poe
Address: 4334 Papermill Drive
City: Knoxville State: TN Zip: 37909
Telephone: 588-6472
Fax: 588-6473
E-mail: herbin@bhn-p.com

VARIANCES REQUESTED

1. Roadway grade from 12% to 15%, Sta 13+25 to Sta 17+00, Duncan Farms Way
Justify variance by indicating hardship: topography

2. Vertical curve length from 675' to 400', Sta 13+25, Duncan Farms Way
Justify variance by indicating hardship: topography

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet 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. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: David Harbin

Address: 4334 Papermill Drive

City: Knoxville State: TN Zip: 37909

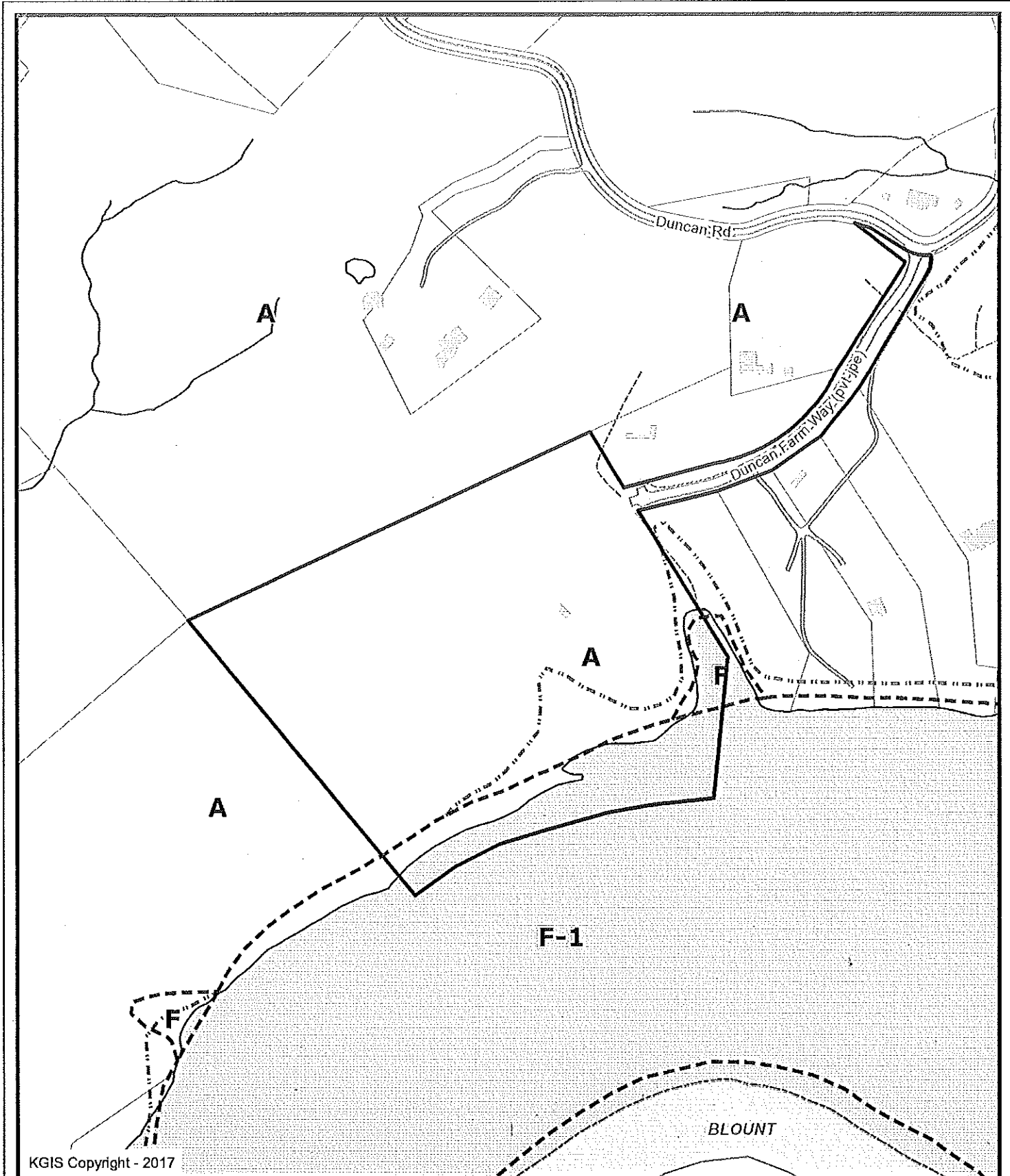
Telephone: 588-6472

Fax: 588-6473

Signature: David Harbin

Date: 11/27/17

E-mail: harbin@bhn-p.com

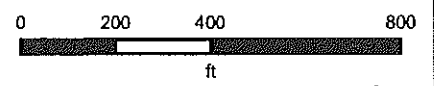


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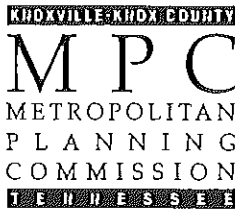
Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before December 27, 2017, consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: [Handwritten Signature]
Printed name: David Harbin
MPC/BZA File #: 1-SB-17-C

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org