

SUBDIVISION REPORT - CONCEPT

▶ FILE #:	9-SB-22-C	AGENDA ITEM #:	33
POSTPONEMENT(S):	9/8/2022	AGENDA DATE:	10/6/2022
▶ SUBDIVISION:	DUNCAN FARM		
▶ APPLICANT/DEVELOPER:	THE HENRY B. DUNCAN ESTATE C/O BILL RAY		
OWNER(S):	William R. Ray, Executor, Estate of Henry B. Duncan		
TAX IDENTIFICATION:	146 018.01	View map on KGIS	
JURISDICTION:	County Commission District 4		
STREET ADDRESS:	0 DUNCAN FARM WAY		
▶ LOCATION:	South side of Duncan Road, west of Oakleigh Way		
SECTOR PLAN:	Southwest County		
GROWTH POLICY PLAN:	Rural Area		
WATERSHED:	Tennessee River		
▶ APPROXIMATE ACREAGE:	33.42 acres		
▶ ZONING:	A (Agricultural), F (Floodway)		
▶ EXISTING LAND USE:	Agriculture/Forestry/Vacant Land, Water		
▶ PROPOSED USE:	Public dedication of existing private road and creation of 3 new lots		
SURROUNDING LAND USE AND ZONING:	Property in the area is developed with houses on large lots in the A (Agricultural) zone.		
▶ NUMBER OF LOTS:	3		
SURVEYOR/ENGINEER:	David Harbin Batson, Himes, Norvell and Poe		
ACCESSIBILITY:	Access is via Duncan Farm Way, a joint permanent easement with 26 ft of pavement width within an easement of varying width between 65' and 80' wide; and Duncan Road, a major collector with 20 ft of pavement width within 55-60 ft of right-of-way.		
▶ SUBDIVISION VARIANCES REQUIRED:	See variances approved with 1-SB-18-C and 6-SB-21-F		

STAFF RECOMMENDATION:

▶ Approved the concept plan subject to 2 conditions.

- 1) Providing documentation to Knox County Engineering and Public works demonstrating that the construction of Duncan Farm Way meets or exceeds Knox County's standards for public roads.
- 2) If Knox County does not accept the full width of the existing access strip as public right-of-way, legal access to the public road must be maintained for the adjacent lots. The remnant strips of land may also be deeded to the adjacent lot owners, if those owners agree to accept the remnant strips.

COMMENTS:

This request is to create 3 large lots and to convert the existing private road to a public road. Duncan Farm Way was original constructed as a dead end private road that was built to public road standards. In 2018, an

extension of Duncan Farm Way was approved to provide access to 4 new lots. The extension of Duncan Farm Way was recently completed and the current request is to subdivide the 33.4-acre lot into 3 lots instead of 4.

In order for Knox County to accept Duncan Farm Way as a public road, the property owner must demonstrate that the road construction meets public road standards, and any deficiencies must be brought up to standard. Knox County may require that all property owners with legal access to Duncan Farm Way agree to make the road public before accepting the road.

ESTIMATED TRAFFIC IMPACT: 40 (average daily vehicle trips)

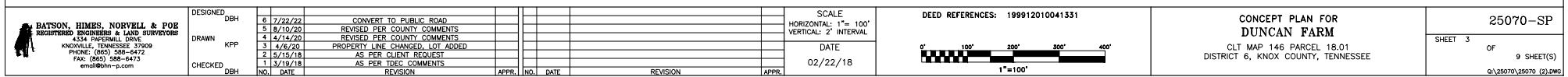
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Sequoyah Elementary, Bearden Middle, and West 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 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.





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

The Henry B. Duncan Estate c/o Bill Ray

7/26/2022

Applicant Name

Date Filed

9/8/2022

()

9-SB-22-C

Planning Commission
Meeting (if applicable)

Legislative Meeting (if applicable)

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

William R. Ray, Executor, Estate of Henry 1356 Papermill Pointe Way Knoxville TN 37909

865-584-1211

Owner Name (if different)

Owner Address

Owner Phone / Email

0 DUNCAN FARM WAY

Property Address

146 018.01

33.42 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Duncan Road, west of Oakleigh Way

General Location

☐ City Commission District 4 A (Agricultural), F (Floodway)

Agriculture/Forestry/Vacant Land, Water

☒ County District

Zoning District

Existing Land Use

Southwest County

W (Water), RR (Rural Residential), HP (Hillside Protection)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST**Duncan Farm**

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

☒ Split Parcels**3**

Total Number of Lots Created

Additional Information _____

☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

☐ Plan Amendment Change

Proposed Plan Designation(s)

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

\$600.00

Fee 2

Fee 3

Total

AUTHORIZATION*By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.***William R. Ray, Executor, Estate of Henry B. Duncan, 1356 Papermill Poin****7/26/2022**

Application Authorized By

Affiliation

Date

865-584-1211

Phone / Email

Staff Signature

Please Print

Date Paid



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

THE HENRY B. DUNCAN ESTATE c/o Bill Ray

Applicant Name

Affiliation

File Number(s)

7/22/2022

9/8/2022

Date Filed

Meeting Date (if applicable)

9-SB-22-C

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 NORVELL + POE

Company

4334 PAPERMILL RD

Address

KNOXVILLE

City

TN

State

37909

ZIP

865-588-6472

Phone

harbin@bhn-p.com

Email

CURRENT PROPERTY INFO

1356 PAPERMILL POINTWAY
KNOXVILLE, TN 37909

Property Owner Name (if different)

Property Owner Address

865-584-1211

Property Owner Phone

DUNCAN RD Farm Way CLTMAP 146 PARCEL 18.01

Property Address

Parcel ID

N/A

Sewer Provider

KUB

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Duncan Road, west of Oakleigh Way

General Location

33.42 acres

Tract Size

☐ City ☒ County

4th
District

A (Agricultural)
Zoning District

AgForVac
Existing Land Use

SW County

Planning Sector

RR & HP

Sector Plan Land Use Classification

Rural Area

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Duncan Farm

Proposed Subdivision Name

Related Rezoning File Number

☐ Combine Parcels ☒ Divide Parcel 2 LOTS

Unit / Phase Number

Total Number of Lots Created

☒ Other (specify) Conversion of Duncan Farm Way from a private right-of-way to a public right-of-way☐ 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

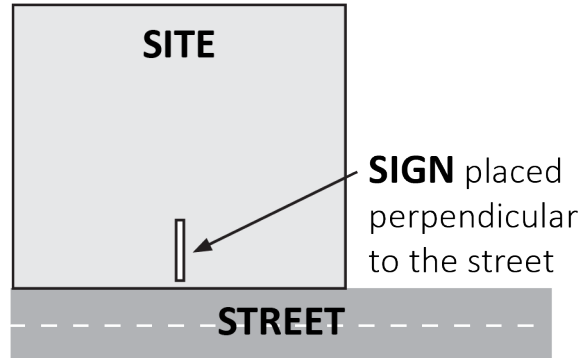
☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**☐ Design Plan Certification (Final Plat)☐ Use on Review / Special Use (Concept Plan)☐ Traffic Impact Study☐ COA Checklist (Hillside Protection)

Fee 1		Total
101	Concept Plan	
Fee 2		
Fee 3		

MR

AUTHORIZATION
Applicant SignatureDAVID Harbin
Please Print7.22.22
Date865-588-6472
Phone Numberharbin@bhn-p.com
Email
Property Owner SignatureExecutor.
William B. Ray, Executor
Estate of Henry B. Duncan
Please PrintJuly 22, 2022
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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant