



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 9-SB-22-C

AGENDA ITEM #: 22

AGENDA DATE: 9/8/2022

▶ **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)

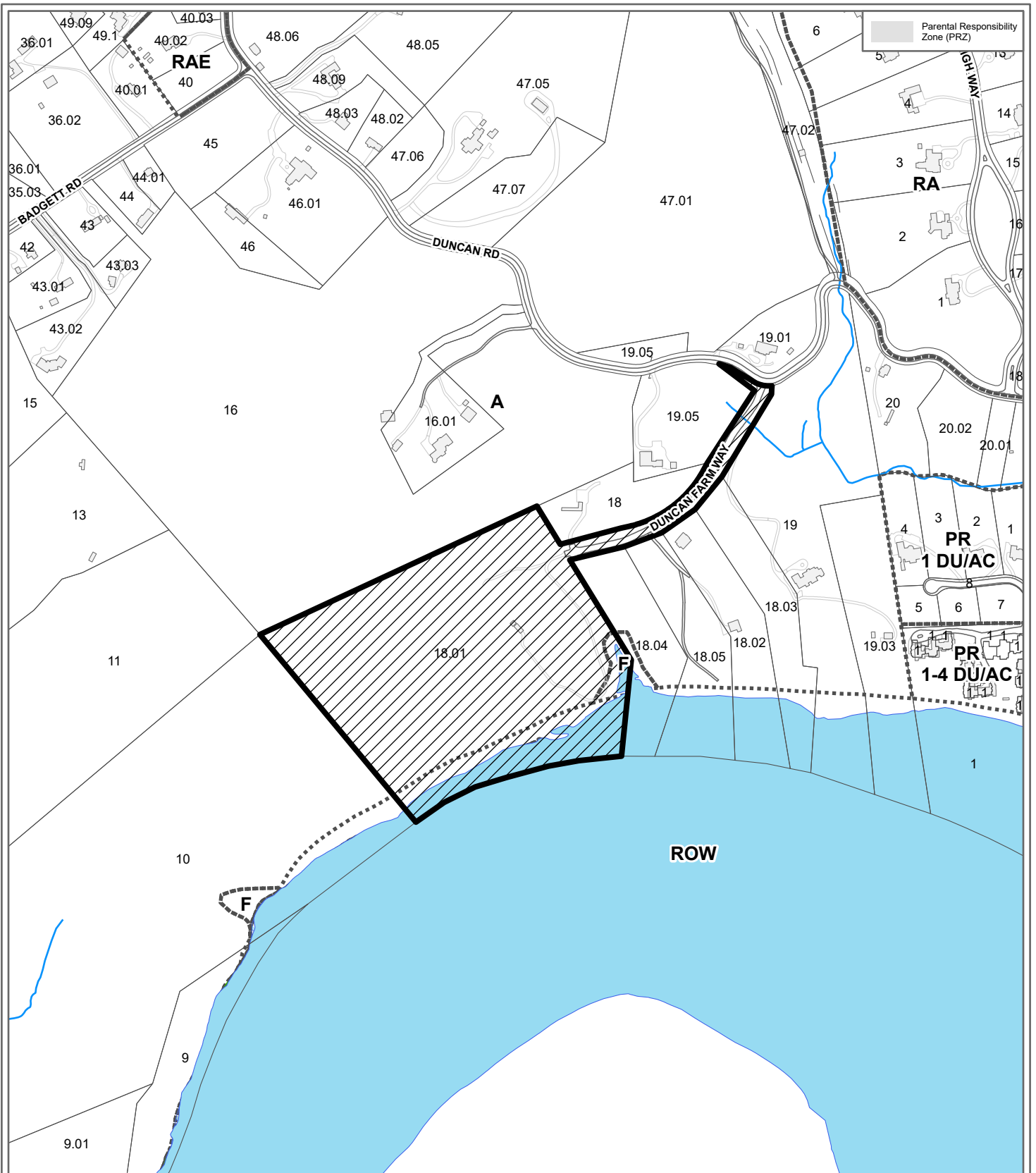
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

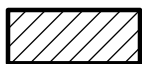
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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.



**9-SB-22-C
CONCEPT PLAN**

Petitioner: The Henry B. Duncan Estate c/o Bill Ray

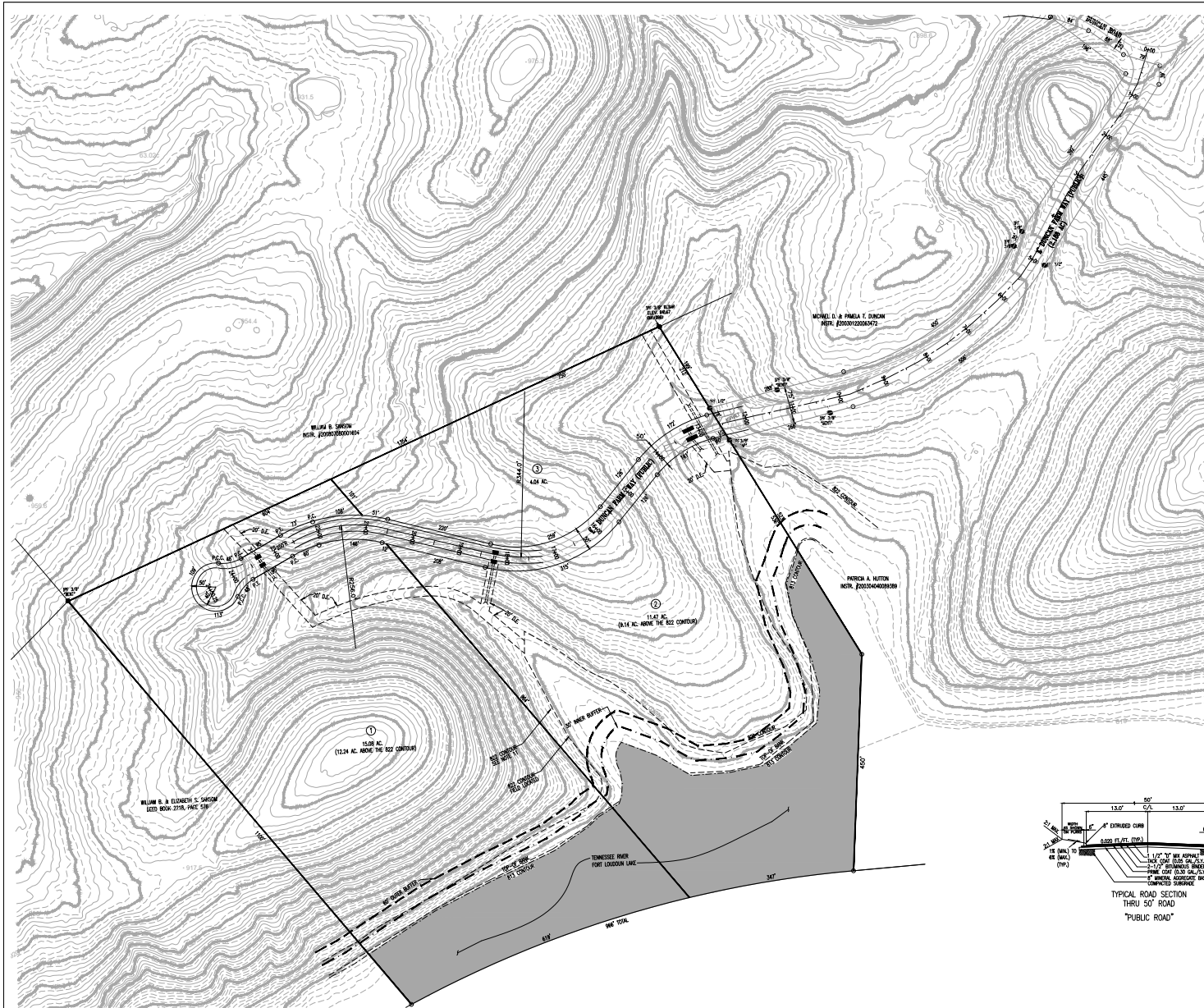


in A (Agricultural), F (Floodway)

Map No: 146
Jurisdiction: County

Original Print Date: 8/15/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

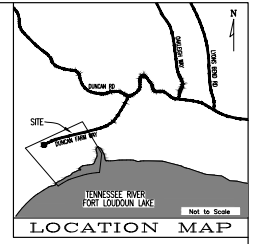
NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE AIDED BY.

NOTE:
THREE DAYS PRIOR TO ANY EASTWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

EXISTING CONDITIONS:
IMPROVED AREA: 1.58 AC.
PERVIOUS AREA: 33.38 AC.

PROPOSED IMPROVEMENTS:
IMPROVED AREA: 1.58 AC.
PERVIOUS AREA: 31.26 AC.

THIS SITE IS CALCULATED TO BALANCE. NO OFF SITE FILL IS REQUIRED.



- NOTES:**
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY 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 INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 23.42 ACRES SUBDIVIDED INTO 2 SINGLE FAMILY DETACHED LOTS AND PRIVATE RIGHT-OF-WAY.
 - THIS PROPERTY IS ZONED AGRICULTURE.
 - ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GSI CONTOURS.
 - UTILITIES:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T SOUTH EAST
 - BOUNDARY SURVEY BY OTHERS.
 - VARIANCE APPROVED: 1-11-2018
 - VERTICAL CURVE LENGTH FROM 585' TO 470'; STA 134-25
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - TNA OWNS THE FLOWAGE EASEMENT BELOW THE 822 CONTOUR. NO BUILDING OR FILL IS ALLOWED BELOW THE 822 CONTOUR WITHOUT PRIOR TNA APPROVAL.
 - THE PURPOSE OF THIS CONCEPT PLAN IS TO CONVERT DRAINAGE FROM ROW TO A PUBLIC ROAD.
 - SANITARY SEWER IS NOT AVAILABLE. A SUBSURFACE SEWAGE DISPOSAL SYSTEM WILL BE REQUIRED PRIOR TO FINAL PLAN APPROVAL.



CERTIFICATION OF DESIGN PLAN
I HEREBY CERTIFY THAT AN ENGINEER LICENSED TO PRACTICE UNDER THE SEALS AND PROVISIONS OF TITLE 58, CHAPTER 100, PART 02 HAS REVIEWED THIS DESIGN PLAN AND THAT THIS PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.

TENNESSEE CERTIFICATE NO. _____

9-SB-22-C
7/25/2022

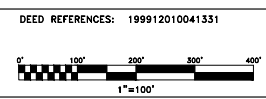
OWNER/DEVELOPER
THE HENRY B. DUNCAN ESTATE
C/O BILL RAY
1326 PAPERMILL FORTE WAY
KNOXVILLE, TN 37909
PHONE: (865) 584-1211

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

DESIGNED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
		6	7/22/22	CONVERT TO PUBLIC ROAD					
		5	8/19/20	REVISED PER COUNTY COMMENTS					
		4	4/14/20	REVISED PER COUNTY COMMENTS					
		3	4/6/20	PROPERTY LINE CHANGED, LOT ADDED					
		2	5/15/18	AS PER CLIENT REQUEST					
		1	3/19/18	AS PER TDEC COMMENTS					

SCALE
HORIZONTAL: 1" = 100'
VERTICAL: 2" INTERVAL

DATE
02/22/18



CONCEPT PLAN FOR DUNCAN FARM
CLT MAP 146 PARCEL 18.01
DISTRICT 6, KNOX COUNTY, TENNESSEE

25070-SP
SHEET 3 OF 9 SHEET(S)
G:\25070\25070 (2).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

The Henry B. Duncan Estate c/o Bill Ray

7/26/2022

Applicant Name

Date Filed

9/8/2022

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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

Unit / Phase Number

Split Parcels

3

Total Number of Lots Created

Additional Information _____

Attachments / Additional Requirements

Related Rezoning File Number

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
Date Filed

9/8/2022
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 BATSON HIMES NORVELL + POE

Name

Company

4334 PAPERMILL RD KNOXVILLE TN 37909

Address

City

State

ZIP

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

Phone

Email

CURRENT PROPERTY INFO

1356 PAPERMILL POINTWAY
KNOXVILLE, TN 37909 865-584-1211

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Duncan ~~RD~~ Farm Way CLMAP 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 33.42 acres

General Location

Tract Size

City County 4th A (Agricultural) AgForVac

District

Zoning District

Existing Land Use

SW County RR & HP Rural Area

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

Duncan Farm

Related Rezoning File Number

Proposed Subdivision Name

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

Pending Plat File Number

Zoning Change _____
 Proposed Zoning

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	\$600
Fee 2		
Fee 3		

MR

AUTHORIZATION

David Harbin
Applicant Signature

DAVID Harbin
Please Print

7.22.22
Date

865-588-16472
Phone Number

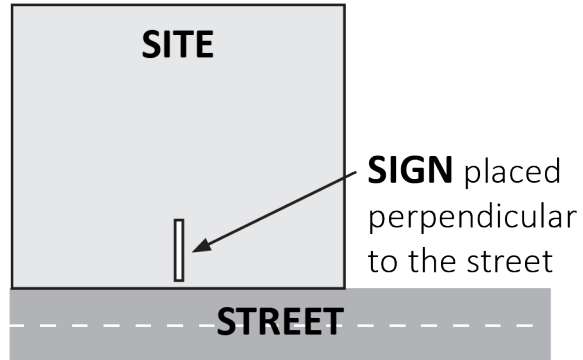
harbin@bhn-p.com
Email

William R. Ray
Property Owner Signature
Executor of Estate of Henry B. Duncan

William R. Ray, Executor
Please Print
Estate of Henry B. Duncan

July 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