



TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist
DATE: June 3, 2025
RE: Agenda # 21, File # 5-SA-25-F
Final Plat of Duncan Farm Subdivision

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 10/6/2022 as Planning Case 9-SB-22-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Due to the need for additional final plat revisions and submission of the variance request form, Planning staff, with concurrence of the applicant, is recommending postponement for 30 days until the July 10, 2025 Planning Commission meeting.

Associated Case and Decision

File # 9-SB-22-C: Approved by the Planning Commission 10/6/2022



Request to Postpone • Table • Withdraw

THE HENRY BOUNCAN ESTATE
Applicant Name (as it appears on the current Planning Commission agenda)

6-3-25
Date of Request

June 12 2025
Scheduled Meeting Date

5-SA-25-F
File Number(s)

POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the July 10, 2025 Planning Commission Meeting.

WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

DAVID HARBIN
Please Print

865-588-6472
Phone Number

harbin@bhn-p.com
Email

STAFF ONLY

Shelley Gray
Staff Signature

Shelley Gray
Please Print

06/03/2025
Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



Request to Postpone • Table • Withdraw

Henry B Duncan Estate

4.24-25

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

05/08/2025

Scheduled Meeting Date

5-SA-25-F

File Number(s)

POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the June 12, 2025 Planning Commission Meeting.

WITHDRAW

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AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.


Applicant Signature

DAVID HARBIN
Please Print

865-588-1472
Phone Number

harbin@bhn-p.com
Email

STAFF ONLY


Staff Signature

Shelley Gray
Please Print

04/24/2025
Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No Amount:

Approved by:

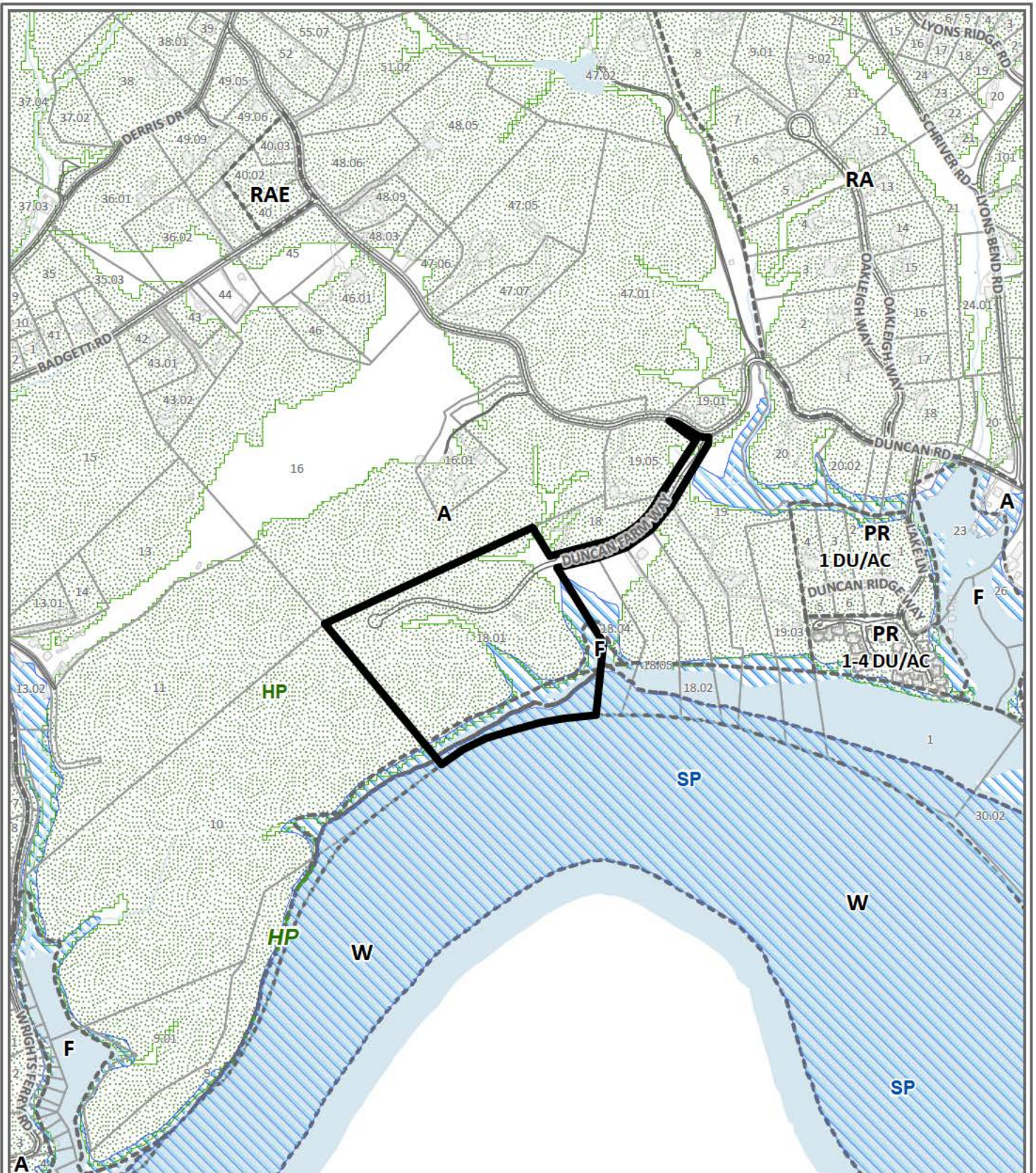
Date:

Payee Name

Payee Phone

Payee Address

October 2022



FINAL SUBDIVISION PLAT

5-SA-25-F

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



Final Plat For: Final Plat for Duncan Farm Subdivision

Map No: 146

Jurisdiction: County

Original Print Date: 3/28/2025

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

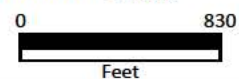
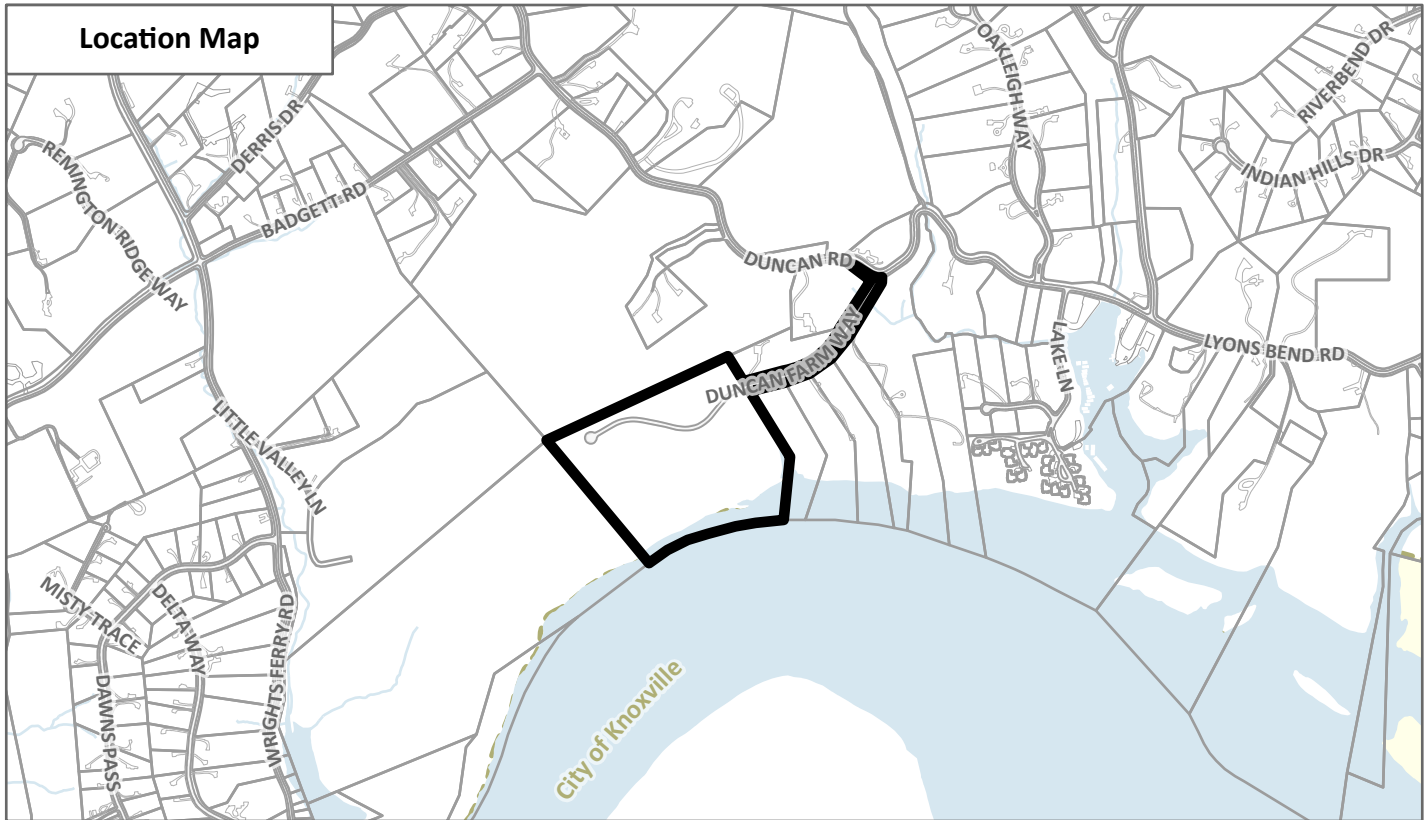


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

5-SA-25-F



Case boundary

0 1,000
Feet





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

ZONING

- ☐ Plan Amendment
 - ☐ SP ☐ PA
- ☐ Rezoning

THE Henry B. Duncan ESTATE % Bill Ray

Applicant Name

Affiliation

3/3/2025

Date Filed

5/8/2025

Meeting Date (if applicable)

File Number(s)

~~0-A-25~~

5-SA-25-F

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

Address

Knoxville

City

Tn

State

37909

ZIP

865-588-6472

Phone

Email

CURRENT PROPERTY INFO

1356 Papermill pointe way
Knoxville, TN 37909

865-584-1211

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Duncan Farm Way

Property Address

TAX MAP 146, PARCEL 18.01

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

no

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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). We require applicants to acknowledge their role in this process.

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 Subdivision**

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels☒ Divide Parcel2 ~~3~~ Lots
Total Number of Lots Created☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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☐ Amendment Request (*Comprehensive Plan*)**ADDITIONAL REQUIREMENTS**☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1

0201

\$250

Total

Fee 2

0207

\$100

\$600

Fee 3

0205

\$250

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: **1)** He/she/it is the owner of the property AND **2)** The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature

Print Name / Affiliation

Date

865-588-6472

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

William R. Ray
Executor, Estate of
Henry Benjamin DuncanWilliam R. Ray, Executor Estate of
Henry Benjamin Duncan

3.3.25

3-3-2025