

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 1-SB-18-C **Related File Number:**
Application Filed: 11/27/2017 **Date of Revision:**
Applicant: HENRY B. DUNCAN ESTATE

KNOXVILLE-KNOX COUNTY
M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E
Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southwest end of Duncan Farm Way, southwest of Duncan Rd.
Other Parcel Info.:
Tax ID Number: 146 018.01 **Jurisdiction:** County
Size of Tract: 33.4 acres
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.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is developed with houses on large lots in the A (agricultural) zone.
Proposed Use: Detached residential subdivision **Density:** .12 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 Duncan Farm Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
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: Henry B. Duncan Estate
No. of Lots Proposed: 4 **No. of Lots Approved:** 0
Variances Requested: 1) Vertical curve length reduction on Duncan Farm Way from 585' to 470' at STA 13+25.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full): 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.

Action: Approved **Meeting Date:** 1/11/2018

Details of Action:

Summary of Action: 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.

Date of Approval: 1/11/2018 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: