

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 5-SA-25-F Related File Number:  
Application Filed: 3/4/2025 Date of Revision:  
Applicant: THE HENRY B DUNCAN ESTATE C/O BILL RAY

## PROPERTY INFORMATION

General Location: South side of Duncan Rd, east of Badgett Rd  
Other Parcel Info.:  
Tax ID Number: 146 01801 Jurisdiction: County  
Size of Tract: 31.24 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Water  
Surrounding Land Use:  
Proposed Use: Density:  
Planning Sector: Southwest County Plan Designation: RL (Rural Living), SP (Stream Protection), HP (Hillside Ridg  
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), F (Floodway)  
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:** Final Plat of Duncan Farm Subdivision  
**No. of Lots Proposed:** 3      **No. of Lots Approved:** 4  
**Variances Requested:** Reduction in broken back tangent length from 150 ft to 0 ft at station 17+27.  
**S/D Name Change:**

### **OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

### **PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Frankie Ramos

**Staff Recomm. (Abbr.):** Approve the variance for plat approval to reduce the required broken back tangent length from 150 ft to 0 ft at station 17+27 based on the following evidence of hardship.

- 1.The topography surrounding this site is steep and would result in large amounts of soil removal.
- 2.The private right-of-way, Duncan Farm Way, has been constructed and dead ends with a cul-de-sac at this property.
- 3.This is a private right-of-way with low volumes of traffic and the reduction in the broken back tangent length will not cause detriment to public safety, health, or welfare of the public, nor would it be injurious to other properties in the neighborhood.

Approve the final plat for four lots in the A, F zone.

**Staff Recomm. (Full):**

**Comments:**

BACKGROUND:

A final plat for this property to create three lots and request a variance for the broken back tangent length was approved by the Knoxville-Knox County Planning Commission on July 8, 2021 (case 6-SB-21-F). The approved plat was never recorded; therefore, the vesting period for the variance request has expired.

VARIANCE:

Section 3.04.1.3 – Tangents for Broken Back Curves

Per the Subdivision Regulations, broken back horizontal curves in a local street right-of-way shall be connected by tangents of not less than 150 feet. In this case, the private right-of-way has been constructed and the tangent connecting the horizontal curves is less than 150 ft. Therefore, a variance is required to approve the plat to decrease the broken back tangent length from 150 ft to 0 ft.

**Action:** Approved

**Meeting Date:** 7/10/2025

**Details of Action:**

**Summary of Action:**

Approve the variance for plat approval to reduce the required broken back tangent length from 150 ft to 0 ft at station 17+27 based on the following evidence of hardship.

- 1.The topography surrounding this site is steep and would result in large amounts of soil removal.
- 2.The private right-of-way, Duncan Farm Way, has been constructed and dead ends with a cul-de-sac at this property.
- 3.This is a private right-of-way with low volumes of traffic and the reduction in the broken back tangent length will not cause detriment to public safety, health, or welfare of the public, nor would it be injurious to other properties in the neighborhood.

Approve the final plat for four lots in the A, F zone.

**Date of Approval:** 7/10/2025

**Date of Denial:**

**Postponements:** 5/8/2025,  
06/12/2025

**Date of Withdrawal:**

**Withdrawn prior to publication?:** ☐ **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Court of Competent Jurisdiction

**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:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**