# **CASE SUMMARY**

# **APPLICATION TYPE: SUBDIVISION**

#### **CONCEPT PLAN**



**Application Filed:** 7/26/2022 **Date of Revision:** 

Applicant: THE HENRY B. DUNCAN ESTATE C/O BILL RAY



#### PROPERTY INFORMATION

**General Location:** South side of Duncan Road, west of Oakleigh Way

Other Parcel Info.:

Tax ID Number: 146 018.01 Jurisdiction: County

Size of Tract: 33.42 acres

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.

#### **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Agriculture/Forestry/Vacant Land, Water

Surrounding Land Use: Property in the area is developed with houses on large lots in the A (Agricultural) zone.

Proposed Use: Density: .09 du/ac

Sector Plan: Southwest County Sector Plan Designation: W (Water), RR (Rural Residential), HP (Hillside an

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: W (Water), RR (Rural Residential), HP (Hillside and Ridgetop Protection), STPA (Stream Protection

Area)

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**Requested Plan Category:** 

## SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** Duncan Farm

No. of Lots Proposed: 3 No. of Lots Approved: 0

Variances Requested: See variances approved with 1-SB-18-C and 6-SB-21-F

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

**Staff Recomm. (Abbr.):** Approved the concept plan subject to 2 conditions.

Staff Recomm. (Full):

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.

Action: Approved Meeting Date: 10/6/2022

Details of Action: Approved the concept plan subject to 2 conditions.

Summary of Action: Approved the concept plan subject to 2 conditions.

Date of Approval: 10/6/2022 Date of Denial: Postponements: 9/8/2022

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, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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