



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 2-SA-25-C

AGENDA ITEM #: 19

AGENDA DATE: 1/9/2025

▶ **SUBDIVISION:** MONT RICHER UNIT 3

▶ **APPLICANT/DEVELOPER:** MARK C TUCKER

OWNER(S): Walker Enterprises LLC

TAX IDENTIFICATION: 49 00906

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 MONT RICHER AVE

▶ **LOCATION:** North side of Mount Richer Ave, north of Tazewell Pike

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Whites Creek

▶ **APPROXIMATE ACREAGE:** 2.61 acres

▶ **ZONING:** RB (General Residential)

▶ **EXISTING LAND USE:** Public Parks

▶ **PROPOSED USE:** Single family detached households

SURROUNDING LAND USE AND ZONING: North: Public park - RB (General Residential)
South: Rural residential, single family residential - RB (General Residential)
East: Public park - RB (General Residential)
West: Agriculture/forestry/vacant land, single family residential - RB (General Residential)

▶ **NUMBER OF LOTS:** 7

SURVEYOR/ENGINEER: Mark C Tucker Robert Campbell & Associates

ACCESSIBILITY: Access would be via Mont Richer Avenue, a local street with a 25-ft pavement width within a right-of-way width which varies from 46 to 55 ft.

▶ **SUBDIVISION VARIANCES REQUIRED:** None.

STAFF RECOMMENDATION:

▶ **Approve the concept plan, subject to 6 conditions.**

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Meet all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Certifying sight distance at the driveway location of all lots (or certain lots). If a lot does not have sight distance on all locations of its frontage, then the driveway location where sight distance can be obtained must be provided on the plat. If a lot does not have sight distance, the lot must be combined with adjacent lots or have shared access provided through an adjacent lot with adequate sight distance.
5. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater

drainage systems.

6. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

COMMENTS:

This proposal is for a 7-lot residential subdivision on 2.61 acres. This infill development along Mount Richer Ave is Phase 3 of the Mont Richer subdivision. Knox County previously owned this property, which was part of Beverly Park, and it was sold in 2024.

The property is zoned RB (General Residential). The RB zone requires a minimum lot size of 10,000 sq ft for single family homes. The proposed lot sizes range from 13,602 sq ft to 26,352 sq ft and are generally equivalent to the lot sizes in the existing neighborhood. The new lots will have side entry garages as shown.

A portion of the property is within the HP (Hillside Protection Overlay) zone, and there are some steep slopes on the property. The recommended disturbance is 0.5 acres. The projected disturbance of the HP area is 0.77 acres within the 0.92 acre HP area.

ESTIMATED TRAFFIC IMPACT: 87 (average daily vehicle trips)

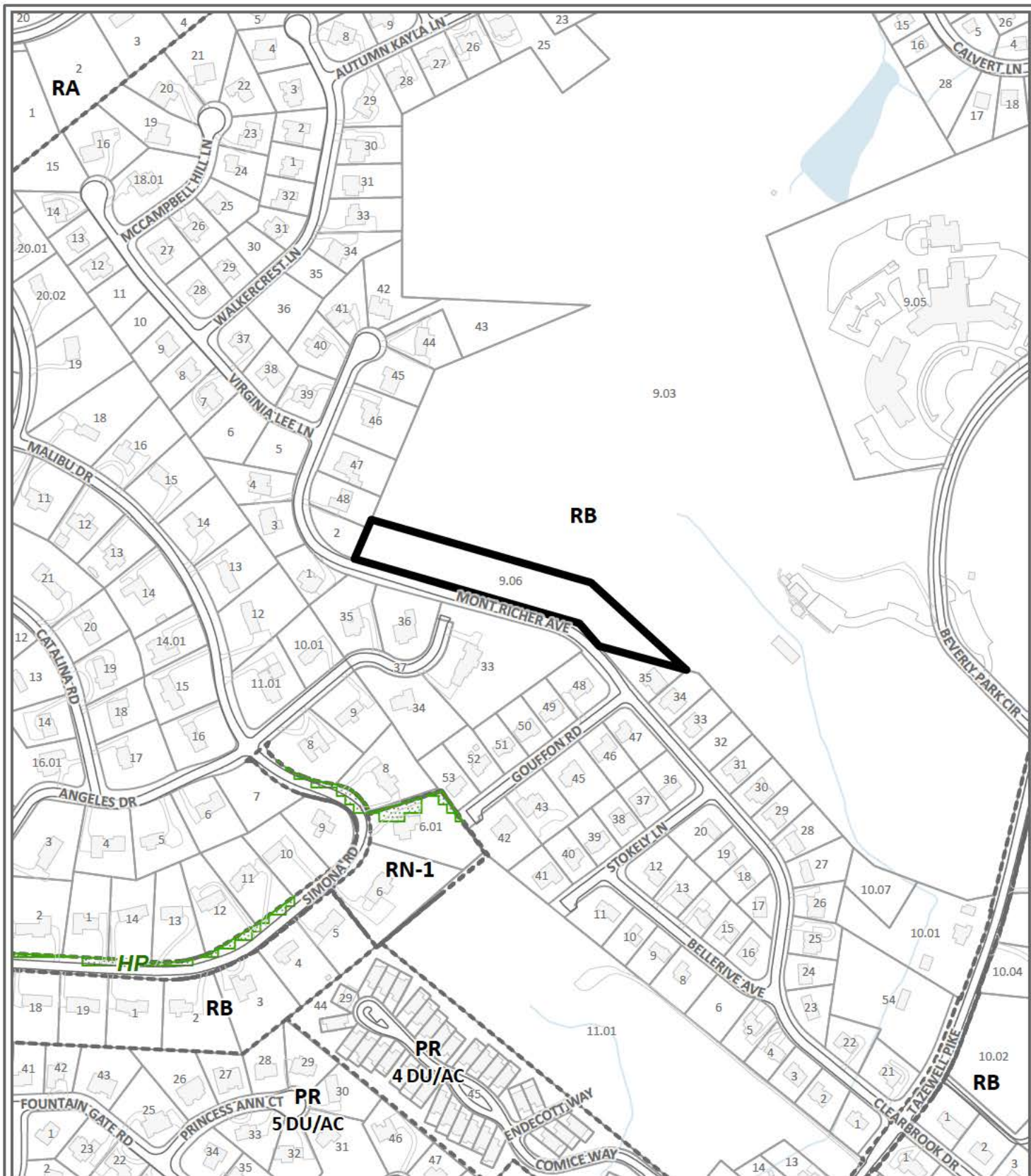
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, grades K-12)

Schools affected by this proposal: Shannondale Elementary, Gresham Middle, and Central 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 Knoxville-Knox County Planning Commission. The date of the Knoxville-Knox County Planning Commission appeal hearing will depend on when the appeal application is filed.



CONCEPT PLAN

2-SA-25-C

Petitioner: Mark C Tucker



in RB (General Residential)

Original Print Date: 1/3/2025

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

Map No: 49
Jurisdiction: County

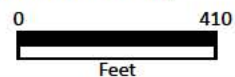
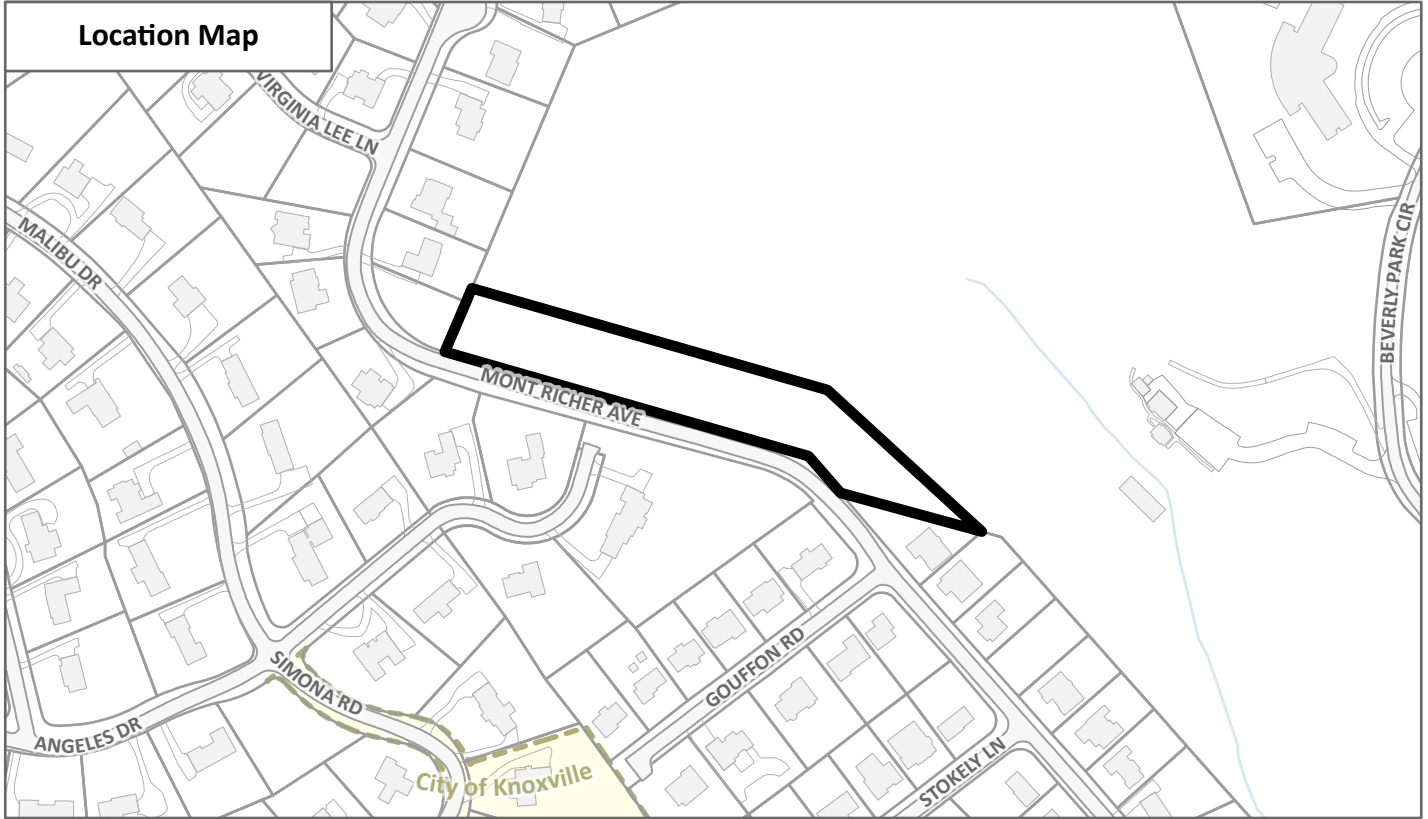


Exhibit A. Contextual Images

Location Map



Aerial Map

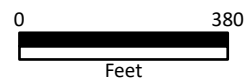


CONTEXTUAL MAPS 1

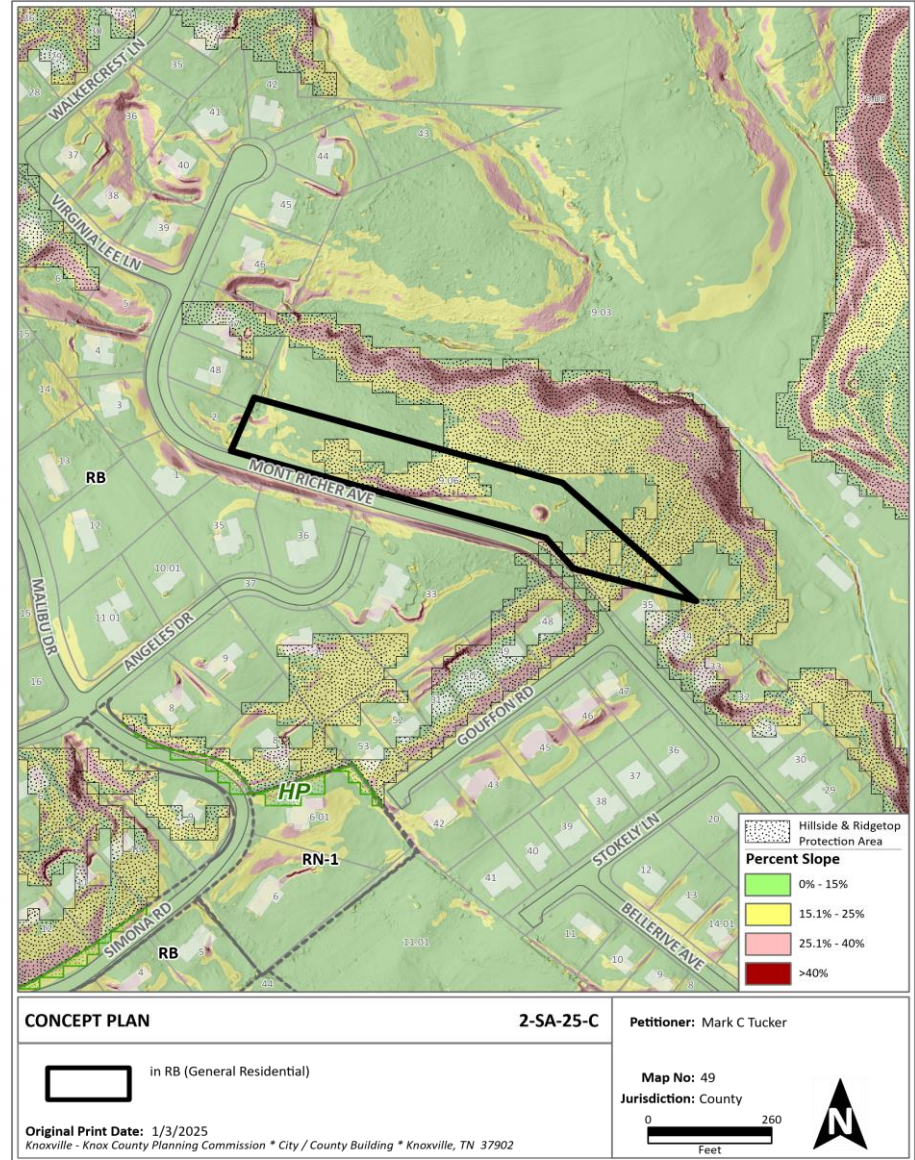
2-SA-25-C

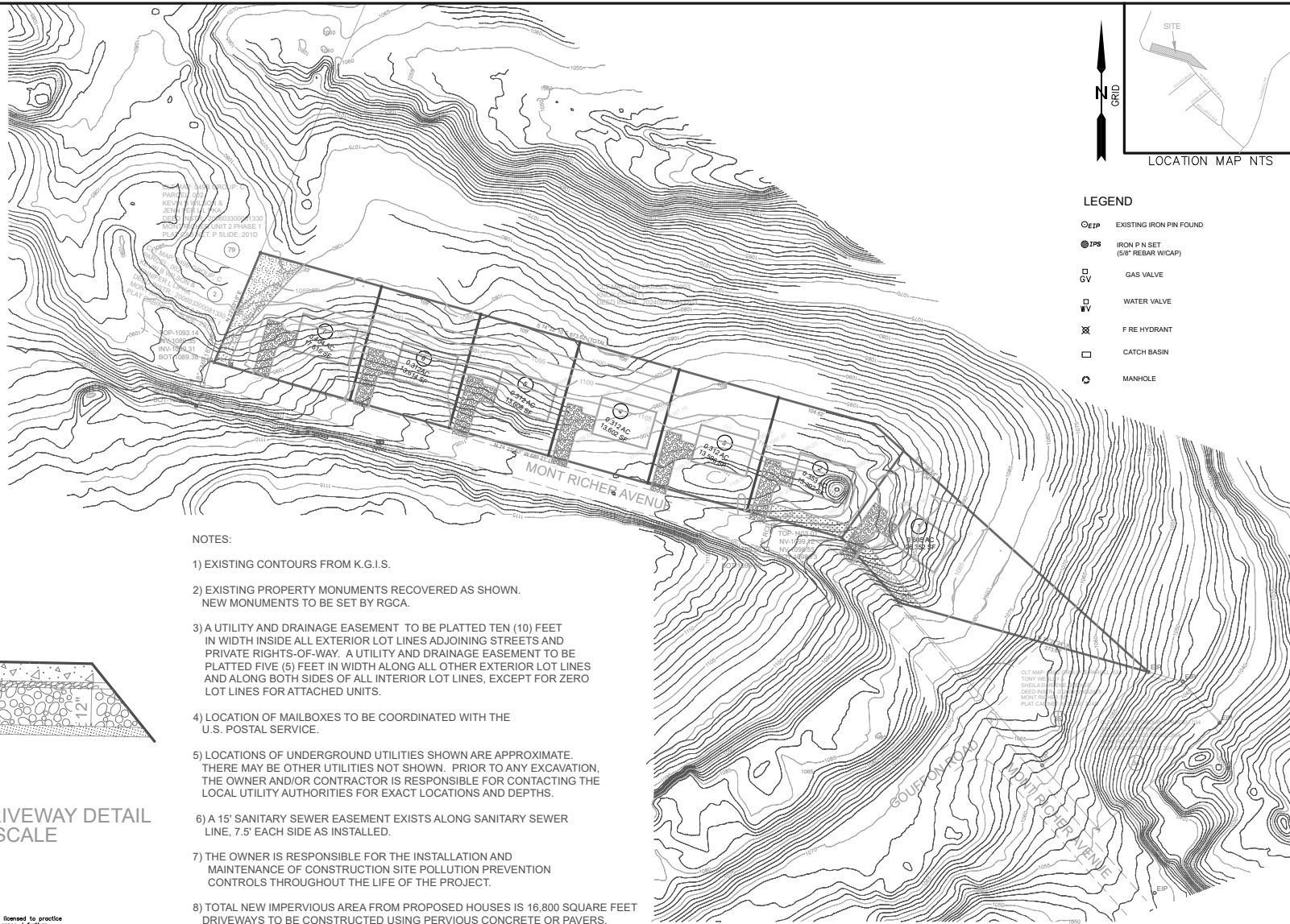


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	2.60		
Non-Hillside	1.73	N/A	
0-15% Slope	0.16	100%	0.16
15-25% Slope	0.61	50%	0.31
25-40% Slope	0.08	20%	0.02
Greater than 40% Slope	0.02	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.9	Recommended disturbance budget within HP Area (acres)	0.5
		Percent of HP Area	55.5%





LEGEND

- ⊙ EIP EXISTING IRON PIN FOUND
- ⊙ EPS IRON P N SET (5/8" REBAR W/CAP)
- ⊙ GV GAS VALVE
- ⊙ WV WATER VALVE
- ⊙ F RE HYDRANT
- ⊙ CATCH BASIN
- ⊙ MANHOLE

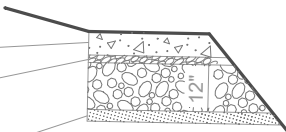
CLT MAP: 049 PARCEL: 00906
 DEED REFERENCE: 202402270041203 &
 202402270041204

NUMBER OF LOTS: 7
 HILLSIDE PROTECTION: 0.92 ACRES
 40,064 SF
 TOTAL AREA: 2.61 ACRES
 113,783 SF
 PROPERTY ZONED: RB

NOTES:

- 1) EXISTING CONTOURS FROM K.G.I.S.
- 2) EXISTING PROPERTY MONUMENTS RECOVERED AS SHOWN. NEW MONUMENTS TO BE SET BY RGCA.
- 3) A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, EXCEPT FOR ZERO LOT LINES FOR ATTACHED UNITS.
- 4) LOCATION OF MAILBOXES TO BE COORDINATED WITH THE U.S. POSTAL SERVICE.
- 5) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
- 6) A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
- 7) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 8) TOTAL NEW IMPERVIOUS AREA FROM PROPOSED HOUSES IS 16,800 SQUARE FEET DRIVEWAYS TO BE CONSTRUCTED USING PERVIOUS CONCRETE OR PAVERS.
- 9) ALL LOTS TO HAVE SIDE ENTRY GARAGES.
- 10) THE ESTIMATED AREA OF THE PROPERTY BEING DESIGNATED AS HILLSIDE PROTECTION IS 0.92 ACRES, WITH 0.77 ACRES TO BE DISTURBED.

6" PERVIOUS CONCRETE
 2" BEDDING LAYER
 #8 OR #89 CLEAN WASHED STONE
 FILTER FABRIC (125 gpm/sw ft)
 OR 2-4" LAYER COARSE SAND



**PERVIOUS DRIVEWAY DETAIL
 NO SCALE**



Certification of Concept Plan

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been limited and described in a report filed with the Planning Commission.

Registered Engineer
 Tennessee Certificate No. 104281

BUILDING SETBACKS:
 FRONT: 35'
 REAR: 25'
 SIDE: 6', 12' FOR TWO-STORY

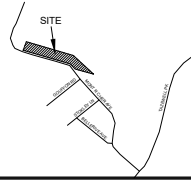
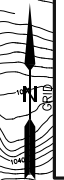
UNDERSURVEY FOR
 WALKER ENGINEERS, LLC
 1700
 KNOXVILLE, TN 37908
 CONTACT: 865-949-4622
 PHONE: 865-480-0503

ENGINEER:
 ROBERT G. CAMPBELL & ASSOC., L.P.
 7533 TAGGART LANE
 KNOXVILLE, TN 37958
 PHONE: 865-947-6996

PLANNING FILE NO.: 2-SA-25-C

**CONCEPT PLAN - GENERAL LAYOUT
 MONT RICHER UNIT 3**

DIST NO. N7	SCALE 1"=50'	DRAWN BY GMT & DED
KNOX CO., TN		
SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE 11/25/2024	PROJECT NUMBER 23077	



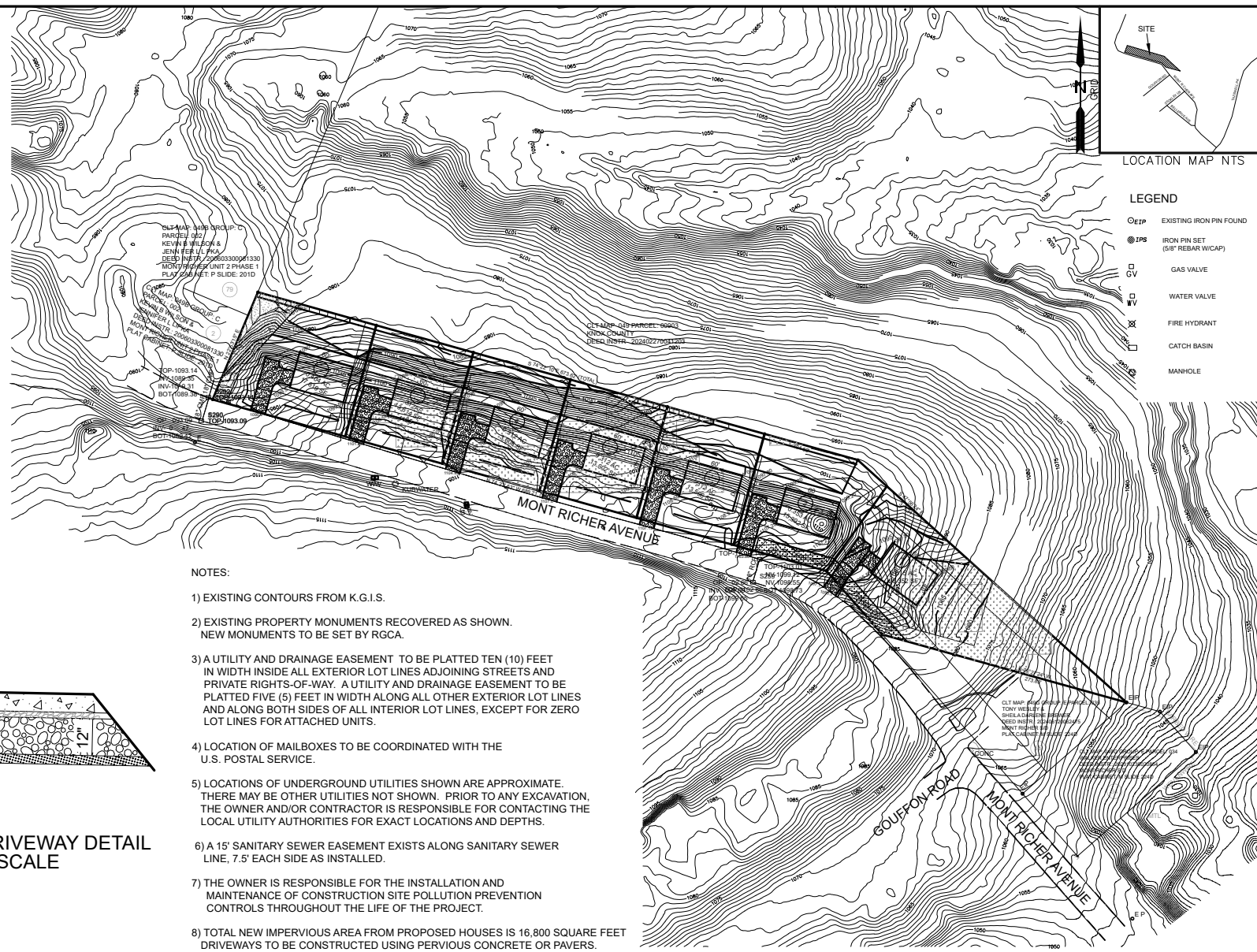
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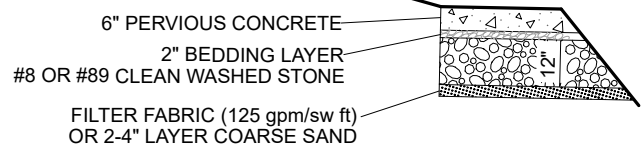
LOCATION MAP NTS

LEGEND

- EIP EXISTING IRON PIN FOUND
- ⊙ IPB IRON PIN SET (5/8" REBAR W/ICAP)
- GV GAS VALVE
- WV WATER VALVE
- ⊗ FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE

NOTES:

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PERVIOUS DRIVEWAY DETAIL
 NO SCALE



BUILDING SETBACKS:
 FRONT: 35'
 REAR: 25'
 SIDE: 6', 12' FOR TWO-STORY

DESIGNED BY FOR
 ROBERT G. CAMPBELL & ASSOC., L.P.
 7533 TRASKART LANE
 KNOXVILLE, TN 37928
 PHONE: 865-947-5996

ENGINEER:
 ROBERT G. CAMPBELL & ASSOC., L.P.
 7533 TRASKART LANE
 KNOXVILLE, TN 37928
 PHONE: 865-947-5996

PLANNING FILE NO.: 2-SA-25-C			
CONCEPT PLAN - PRELIMINARY GRADING MONT RICHER UNIT 3			
DIST NO. N7	SCALE	DRAWN BY	
KNOX CO., TN	1"=50'	GMT & DED	
SURVEYED BY			
ROBERT G. CAMPBELL & ASSOC., L.P.			
DATE	PROJECT NUMBER		
11/25/2024	23077		



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

Mark C Tucker

Surveyor

Applicant Name

February 13, 2025

Affiliation

12/20/2024

~~01/9/2025~~

Date Filed

Meeting Date (if applicable)

File Number(s)

~~23077~~
2-SA-25-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

Mark C Tucker

Robert G Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

Tn

37938

Address

City

State

ZIP

865-947-5996

[Redacted]

Phone

Email

CURRENT PROPERTY INFO

Walker Enterprises LLC

P O Box 5903

865-680-0563

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Mont Richer Ave

049 00906

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

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

Mont Richer Unit 3

Proposed Subdivision Name

Unit 3

Unit / Phase Number

Combine Parcels

Divide Parcel

9

Total Number of Lots Created

Related Rezoning File Number

Other (specify) _____

Attachments / Additional Requirements

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	Total
Fee 2	\$775.00
Fee 3	

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

Mark C Tucker

Print Name / Affiliation

12/20/2024

Date

865-947-5996

Phone Number

Email

12/19/2024, SG


Property Owner Signature

Keith Walker

Please Print

12/20/2024

Date Paid

Sign Posting and Removal

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.

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.

Community Engagement

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).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

1/31/2025

02/14/2025

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting



Mark C. Tucker

12/9/2024

Applicant Signature

Applicant Name

Date

2-SA-25-C

FILE NUMBER