



SUBDIVISION REPORT - CONCEPT

▶ FILE #:	2-SA-25-C	AGENDA ITEM #:	40
POSTPONEMENT(S):	2/13/2025	AGENDA DATE:	3/13/2025
▶ SUBDIVISION:	MONT RICHER UNIT 3		
▶ APPLICANT/DEVELOPER:	MARK C TUCKER		
OWNER(S):	Walker Enterprises LLC		
<hr/>			
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		
<hr/>			
▶ 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)		
<hr/>			
▶ 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)

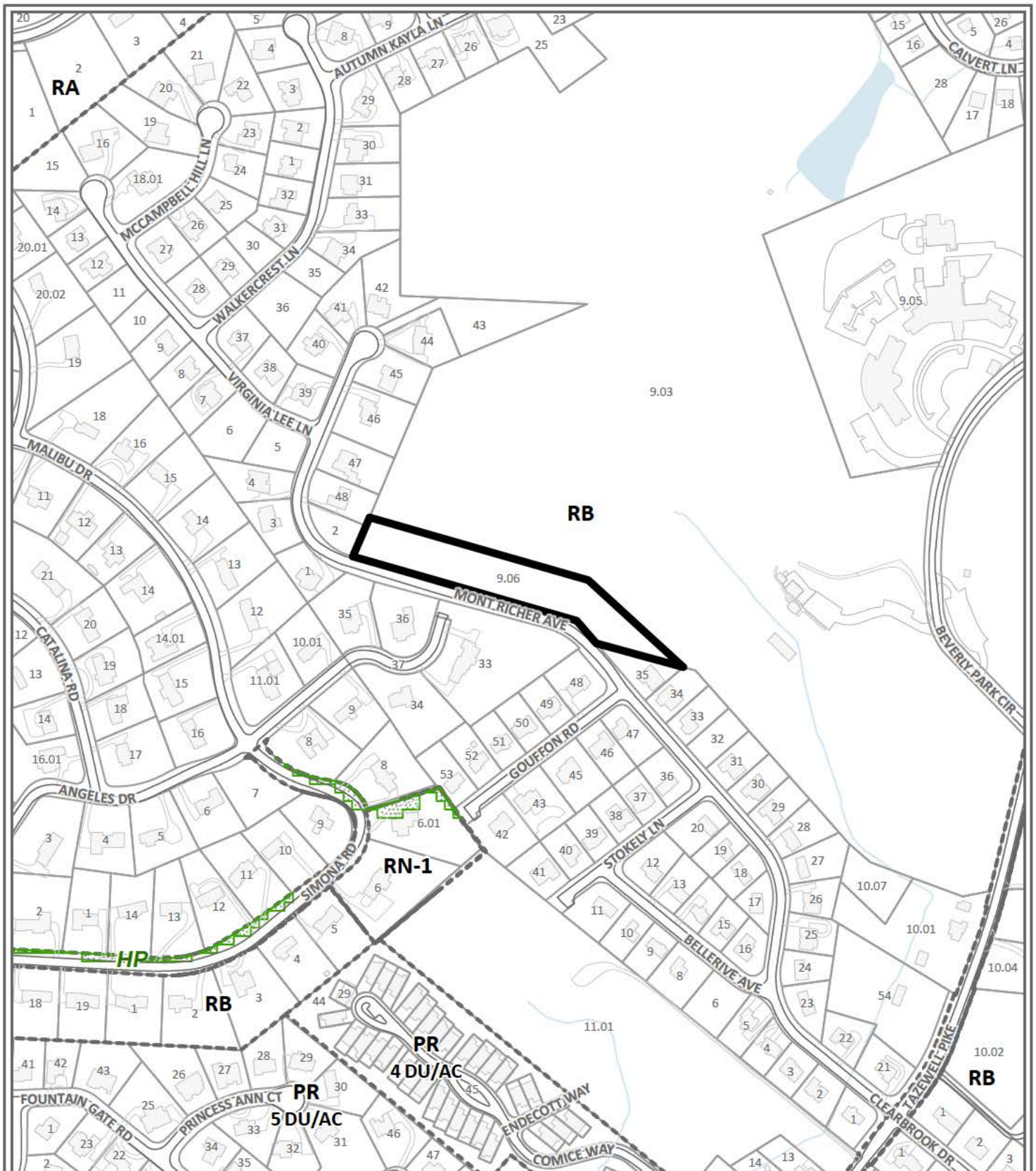
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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

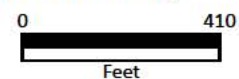
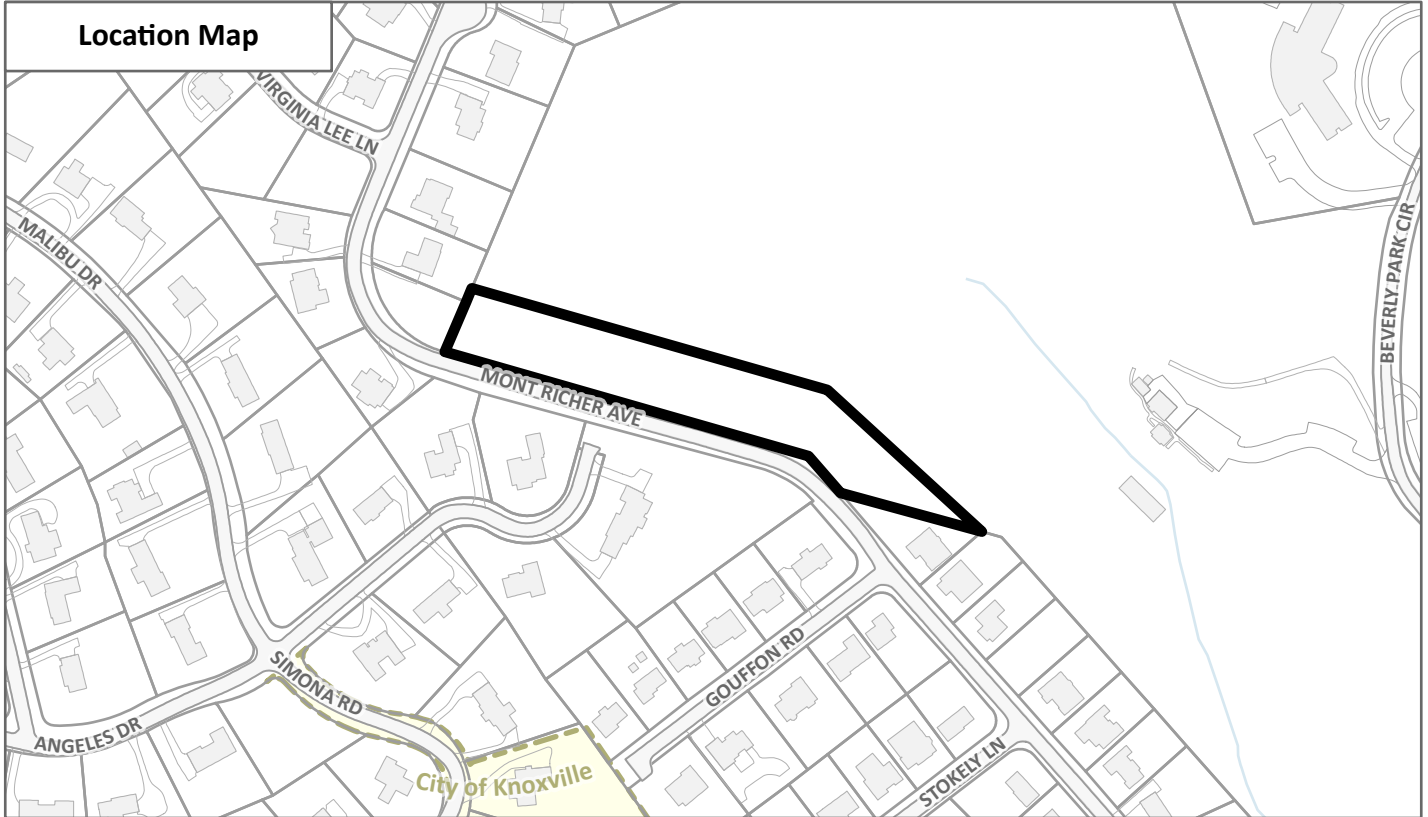
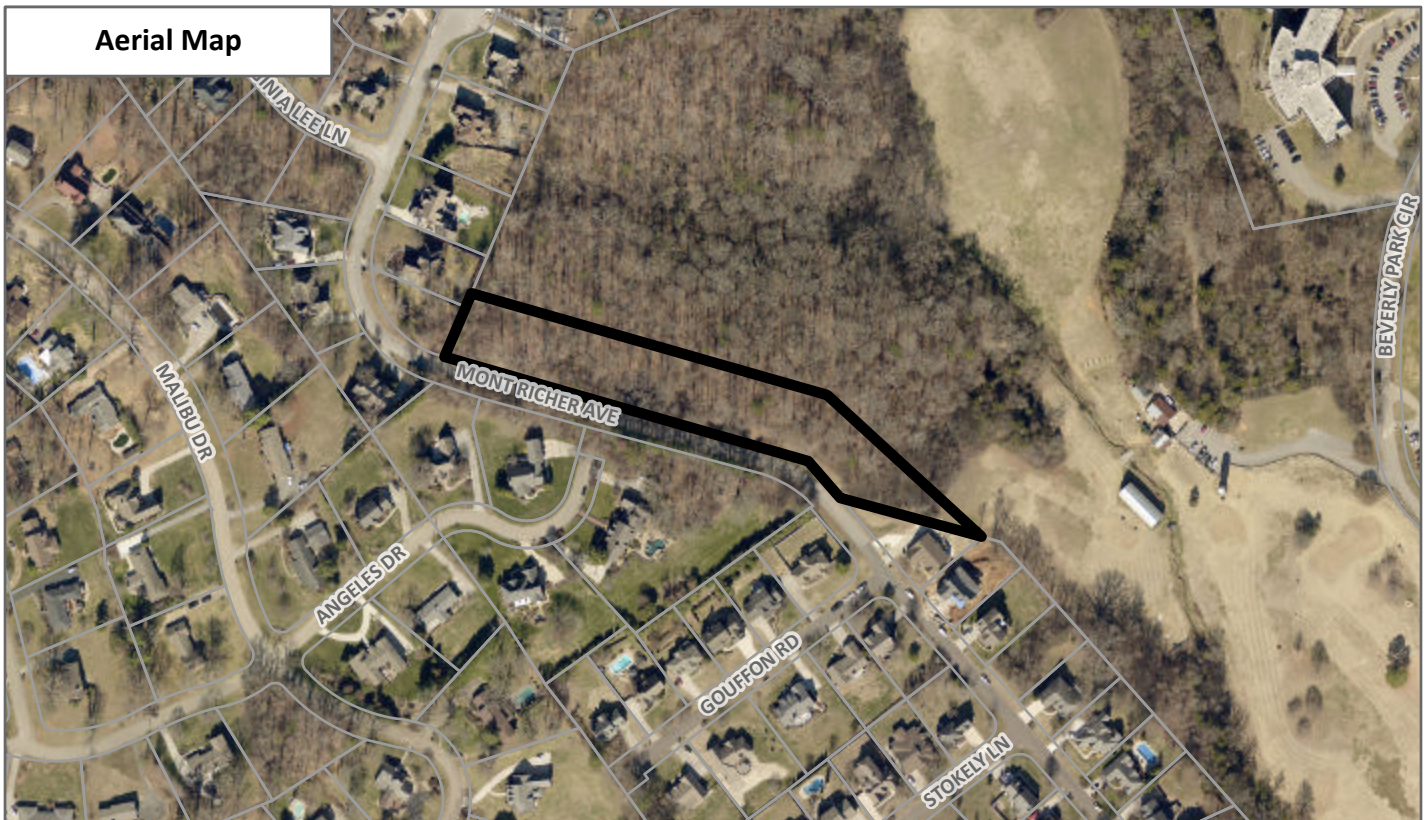


Exhibit A. Contextual Images

Location Map



Aerial Map

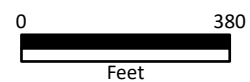


CONTEXTUAL MAPS 1

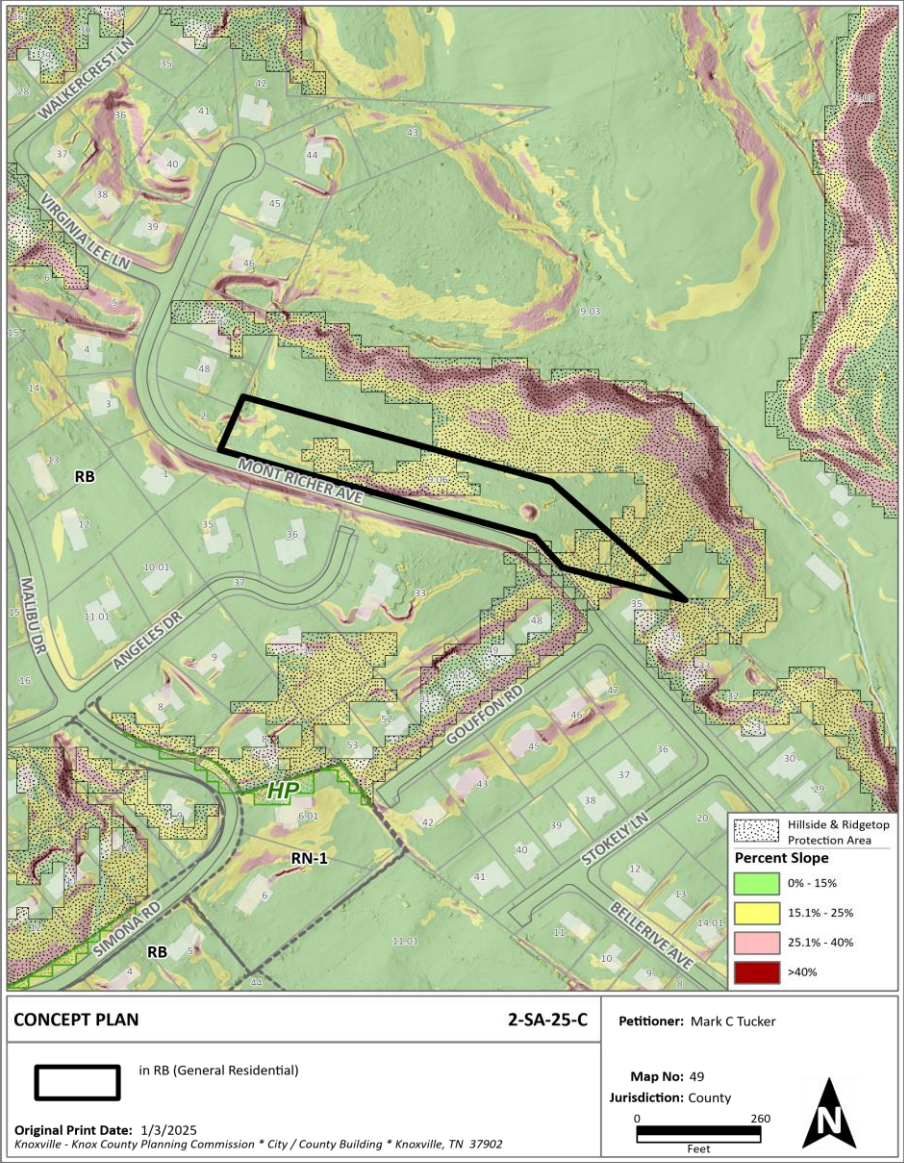
2-SA-25-C



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%



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

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 this plan and accompanying drawings, documents and statements conform to the 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

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.

BUILDING SETBACKS:

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

OWNERSURVEY FOR
WALKER DEVELOPMENTS, LLC
P.O. BOX 100
KNOXVILLE, TN 37908
CONTACT: 865-947-6996
PHONE: 865-480-0300

ENGINEER:
ROBERT G. CAMPBELL & ASSOC., L.P.
7523 TRACART LANE
KNOXVILLE, TN 37918
PHONE: 865-947-6996

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

CONCEPT PLAN - GENERAL LAYOUT
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	



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

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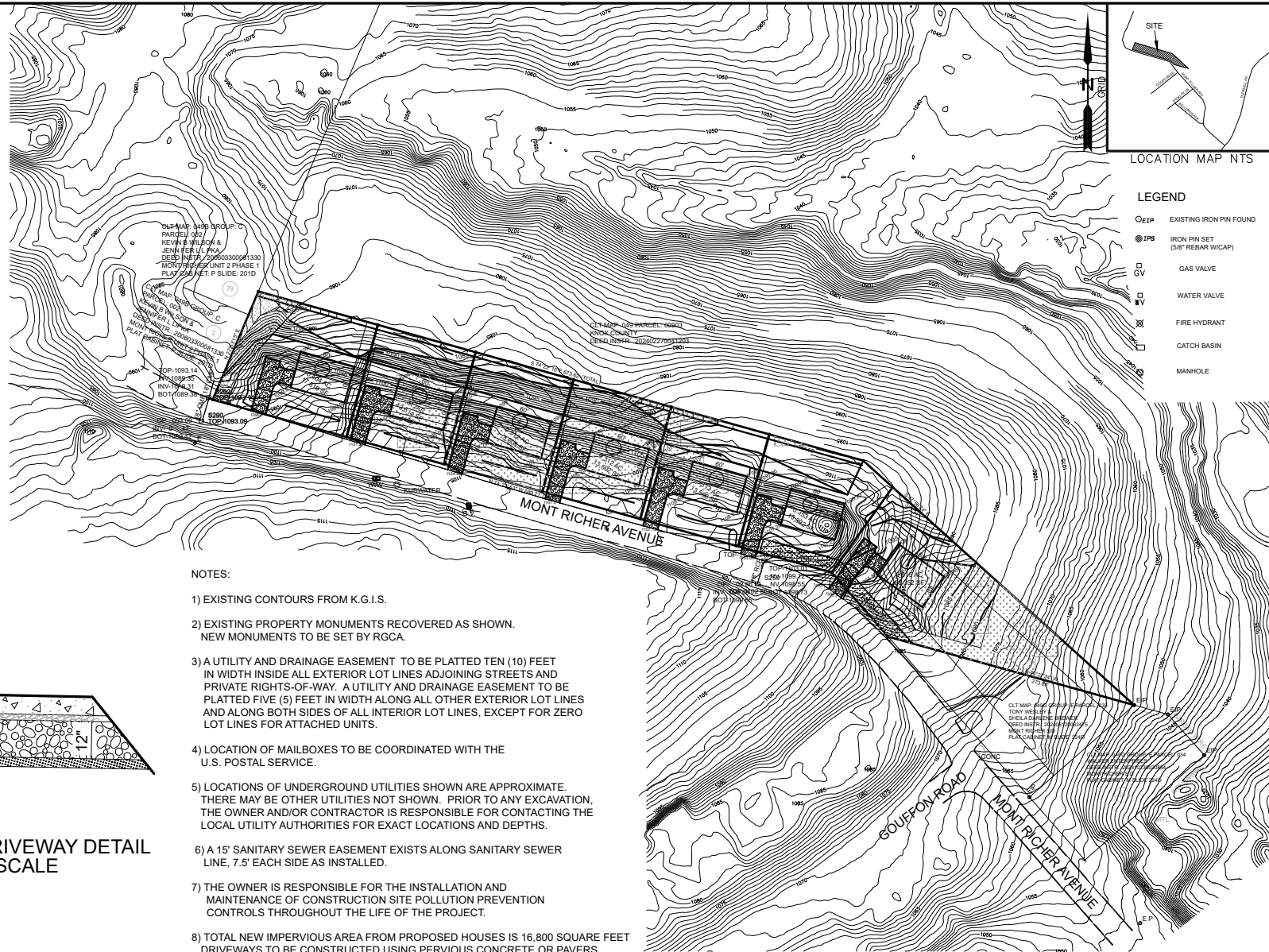
OWNERSURVEY FOR
WALKER & CAMPBELL, L.P.
A PROFESSIONAL SURVEYING FIRM
KNOXVILLE, TN 37908
CONTACT: 865-947-6958
PHONE: 865-947-6958

ENGINEER:
ROBERT G. CAMPBELL & ASSOC., L.P.
7533 TRACAPART LANE
KNOXVILLE, TN 37918
PHONE: 865-947-6958

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

CONCEPT PLAN - PRELIMINARY GRADING
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	



LOCATION MAP NTS

LEGEND

- EXISTING IRON PIN FOUND
- IRON PIN SET (5/8" REBAR W/CAP)
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- MANHOLE



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)	<div><div>23077 File Number(s)</div><div>2-SA-25-C</div></div>

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

<input checked="" type="checkbox"/> Applicant	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Option Holder	<input type="checkbox"/> Project Surveyor	<input type="checkbox"/> Engineer	<input type="checkbox"/> 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					
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.**

JULY 2024

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

☐ Combine Parcels

☒ Divide Parcel

9

Unit / Phase Number

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.



Mark C Tucker

12/20/2024

Applicant Signature

Print Name / Affiliation

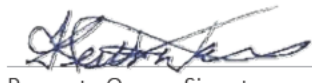
Date

865-947-5996

Phone Number

Email

12/19/2024, SG



Keith Walker

12/20/2024

Property Owner Signature

Please Print

Date Paid

Public Notice and Community Engagement

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