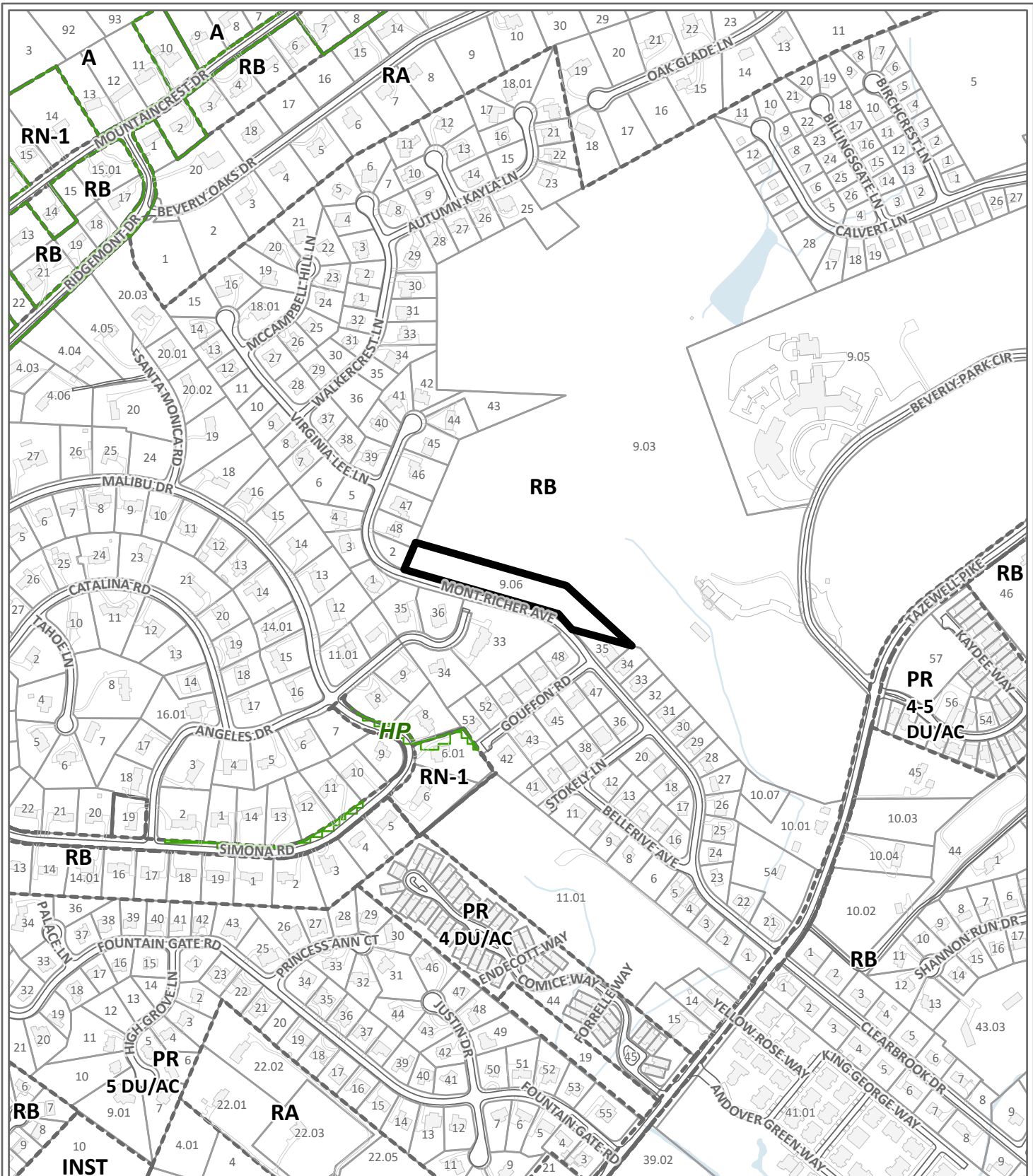




USE ON REVIEW

11-A-25-UR

Petitioner: Walker Enterprises, LLC



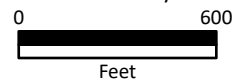
Mont Richer Subdivision - Unit 3: Request 25' front setback in RB
(General Residential)

Original Print Date: 10/9/2025

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

Map No: 49

Jurisdiction: County



Subdivision ☐ Concept Plan* ☐ Final Plat**Zoning** ☐ Rezoning ☐ Plan Amendment* ☐ Governmental Rezoning**Development** ☐ Development Plan* ☐ Planned Development* ☒ Use on Review / Special Use* ☐ Hillside Protection COA**These application types require a [pre-application consultation](#) with Planning staff.

Walker Enterprises, LLC

Applicant Name

Affiliation

September 16, 2025

November 13, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

11-A-25-UR

Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Garrett M. Tucker

Robert G. Campbell & Associates, L.P.

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

(865) 947-5996

Phone

Email

Current Property Info

Walker Properties, LLC

PO Box 5148 Knoxville, TN 37928

(865) 680-8971

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6208 Mont Richer Ave Knoxville, TN 37918

049GE034

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use **Mont Richer Subdivision - Unit 3: 25' Front Setback**Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Subdivision Request

		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	☐ Combine Parcels ☐ Divide Parcel	Proposed Number of Lots (total)
☐ Other (specify) _____		
Specify if requesting: ☐ Variance ☐ Alternative design standard		
Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No		

Zoning Request

		PENDING PLAT FILE NUMBER
☐ Zoning Change <u>Proposed Zoning</u> <u>Proposed Density (units/acre, for PR zone only)</u>		
☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan		
☐ Plan Amendment Change <u>Proposed Plan Designation(s)</u>		
☐ If, in Knox county, submit plan amendment request with application <u>Previous Rezoning Requests</u>		
☐ Other (specify) _____		

Authorization

☒ **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

	Keith Walker / Owner	9/16/2025
Applicant Signature	Print Name / Affiliation	Date
(865) 680-8971		
Phone Number	Email	
	Same as applicant	9/17/2025, SG
Property Owner Signature	Please Print	Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1		FEE 2		FEE 3		TOTAL
0406	\$300.00					\$300.00

Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

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.

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.

10/31/2025

~~November 1, 2025~~

November 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



Keith Walker

9/16/25

Applicant Signature

Applicant Name

Date