

CONCEPT PLAN / DEVELOPMENT PLAN

10-SC-25-C / 10-H-25-DP



Road infrastructure for future sports and commercial development in PC (Planned Commercial), CA (General Business)

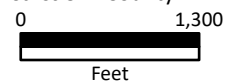
Original Print Date: 9/2/2025

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

Petitioner: 6125 Riverview, LLC

Map No: 72

Jurisdiction: County





Development Request

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.

6125 Riverview, LLC

Developer

Applicant Name

Affiliation

08/25/25

October 2, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

~~3-1-25-DP~~

10-SC-25-C
10-H-25-DP

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

Mr. Bob Duke

6125 Riverview, LLC

Name

Company

8862 Cedar Springs Ln Suite 100

Knoxville

TN

37923

Address

City

State

ZIP

716.880.4254

bduke@clarionrei.com

Phone

Email

Property Info

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6125 Riverview Crossing Drive Knoxville, TN 37924

071.001, 072.001, 072.002

6401 & 0 Asheville Hwy
Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☐ Residential ☒ Non-Residential

RELATED CITY PERMIT NUMBER

Road infrastructure for future sports and commercial development.

Proposed Use

Specify if a traffic impact study is required: ☒ Yes (required to be submitted with application) ☐ No

APRIL 2025

Subdivision Request

RELATED REZONING FILE NUMBER

Asheville Highway Development

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels ☐ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify) New commercial roads

Specify if requesting: ☐ Variance ☒ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Plan Request

PENDING PLAT FILE NUMBER

☐ Zoning Change

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ 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


Applicant Signature

Bob Duke

Print Name / Affiliation

8/21/25
Date

716.880.4254

bduke@clarionrei.com

Phone Number

Email


Property Owner Signature

Robert Duke
Please Print

Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1

0405

FEE 2

FEE 3

TOTAL

\$1,600.00

Paid 8/29/25 DD

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.

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.

09/19/2025

Date to be Posted

10/03/2025

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


Applicant Signature

Robert Duke
Applicant Name

8/21/25
Date