

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 2-SA-25-C                      Related File Number:  
Application Filed: 12/19/2024              Date of Revision:  
Applicant: MARK C TUCKER

## PROPERTY INFORMATION

General Location: North side of Mount Richer Ave, north of Tazewell Pike  
Other Parcel Info.:  
Tax ID Number: 49 00906                      Jurisdiction: County  
Size of Tract: 2.61 acres  
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.

## GENERAL LAND USE INFORMATION

Existing Land Use: Public Parks  
Surrounding Land Use: 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)  
Proposed Use:    Density:  
Planning Sector: North City                      Plan Designation: POS (Parks and Open Space), HP (Hillside Ridgetop Protec  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context:

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 MONT RICHER AVE  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Mont Richer Unit 3

No. of Lots Proposed: 7                      No. of Lots Approved: 7

Variances Requested: None.

S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the concept plan, subject to 6 conditions.

Staff Recomm. (Full):

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.

Action: Approved with Conditions

Meeting Date: 3/13/2025

Details of Action: APPROVE PER STAFF RECOMMENDATION, WITH THE AMENDMENT TO CONDITION #5 TO SAY: "5. BEFORE CERTIFICATION OF THE FINAL PLAT FOR THE SUBDIVISION, JOIN THE EXISTING HOMEOWNERS ASSOCIATION AND SUBJECT THE PROPERTY TO ANY COVENANTS AND RESTRICTIONS OF THE EXISTING HOMEOWNERS ASSOCIATION, OR ESTABLISH A PROPERTY OWNERS ASSOCIATION OR OTHER LEGAL ENTITY RESPONSIBLE FOR MAINTAINING COMMON FACILITIES, SUCH AS COMMON AREAS, AMENITIES, AND/OR STORMWATER DRAINAGE SYSTEMS, WITH SUBSTANTIALLY SIMILAR COVENANTS AND RESTRICTIONS AS THE EXISTING HOMEOWNERS ASSOCIATION."

Summary of Action: APPROVE PER STAFF RECOMMENDATION, WITH THE AMENDMENT TO CONDITION #5 TO SAY: "5. BEFORE CERTIFICATION OF THE FINAL PLAT FOR THE SUBDIVISION, JOIN THE EXISTING HOMEOWNERS ASSOCIATION AND SUBJECT THE PROPERTY TO ANY COVENANTS AND RESTRICTIONS OF THE EXISTING HOMEOWNERS ASSOCIATION, OR ESTABLISH A PROPERTY OWNERS ASSOCIATION OR OTHER LEGAL ENTITY RESPONSIBLE FOR MAINTAINING COMMON FACILITIES, SUCH AS COMMON AREAS, AMENITIES, AND/OR STORMWATER DRAINAGE

SYSTEMS, WITH SUBSTANTIALLY SIMILAR COVENANTS AND RESTRICTIONS AS THE EXISTING HOMEOWNERS ASSOCIATION.”

**Date of Approval:** 3/13/2025      **Date of Denial:**      **Postponements:** 2/13/2025  
**Date of Withdrawal:**      **Withdrawn prior to publication?:**  **Action Appealed?:**

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville-Knox County Planning Commission  
**Date of Legislative Action:**      **Date of Legislative Action, Second Reading:**  
**Ordinance Number:**      **Other Ordinance Number References:**  
**Disposition of Case:**      **Disposition of Case, Second Reading:**  
**If "Other":**      **If "Other":**  
**Amendments:**      **Amendments:**  
**Date of Legislative Appeal:**      **Effective Date of Ordinance:**