

HILLSIDE PROTECTION REPORT

► **FILE #:** 5-A-21-HPA

AGENDA ITEM #: 5

AGENDA DATE: 8/12/2021

► **APPLICANT:** CHRIS SHARP / URBAN ENGINEERING, INC.

OWNER: BLD Properties, LLC

TAX ID NUMBER: 79 E B 005

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 0 Nickle Rd.

► **LOCATION:** South side Nickle Rd., east of Flint Rd.

SECTOR PLAN: Northwest City

► **PRESENT ZONING:** RN-2 (Single-Family Residential Neighborhood) / HP (Hillside Protection Area)

► **EXISTING LAND USE:** Undeveloped land

► **PROPOSED USE:** Additional disturbance

WORK DESCRIPTION: Proposal is to increase the allowable disturbed area to approximately 5-acres

WAS SLOPE ANALYSIS CONDUCTED? No

FOR RESIDENTIAL ONLY:

Number of Lots: 0

Area of Lots/Build-out Density:

FOR RESIDENTIAL, NON-RESIDENTIAL, AND MIXED-USE:

Total Site Acreage and Total Disturbed Area (acres or square feet):

	Within HP Overlay	Outside HP Overlay	Total Site
Disturbed	0.0	0.0	0.0
Undisturbed	0.0	0.0	0.0

Previously Disturbed Area:

STAFF RECOMMENDATION:

► **Applicant requested a withdrawal of the Level 2 Hillside Protection (HP) Overlay Certificate of Appropriateness review on 6/25/21.**

COMMENTS:

Applicant requested a withdrawal of the Level 2 Hillside Protection (HP) Overlay Certificate of Appropriateness review on 6/25/21.

If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to . The date of the appeal hearing will depend on when the appeal application is filed. Appellants have days to appeal a Planning Commission decision in the City.



Request to Postpone • Table • Withdraw

Name of Applicant: URBAN ENGINEERING, INC

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 5-A-21-HPA

Date Scheduled for Planning Review: 8/12/21

Date Request Filed: 6/25/2021

Request Accepted by: Ely Albert

REQUEST

☐ Postpone

Please postpone the above application(s) until:

DATE OF FUTURE PUBLIC MEETING

☐ Table

Please table the above application(s).

☒ Withdraw

Please withdraw the above application(s).

State reason for request:

NOT WARRANTED

Eligible for Fee Refund? ☐ Yes ☒ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Christy McArthur

PLEASE PRINT

Name: URBAN ENGINEERING, INC

Address: 11851 Kingston Pk.

City: KNOXVILLE State: TN Zip: 37934

Telephone: 966-1924

Fax: _____

E-mail: CHRIS@URBAN-ENG.COM

PLEASE NOTE

Consistent with the guidelines set forth in Planning's Administrative Rules and Procedures:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



Request to Postpone • Table • Withdraw

Name of Applicant: URBAN ENGINEERING INC.

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 5-A-21-HPA

Date Scheduled for Planning Review: 7/8/2021

Date Request Filed: _____ Request Accepted by: _____

PAID

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

8/12/21

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

Eligible for Fee Refund? ☐ Yes ☒ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Christopher Ashby

PLEASE PRINT

Name: CHRIS SMART

Address: 11852 KINSTON PK.

City: KNOXVILLE State: TN Zip: 37934

Telephone: 966-1924

Fax: _____

E-mail: CSMART@URBAN-ENG.COM

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Request to Postpone • Table • Withdraw

Name of Applicant: URBAN ENGINEERING, INC.
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 5-A-21-14PA

Date Scheduled for Planning Review: 6/10/21

Date Request Filed: _____ Request Accepted by: _____

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

7/8/2021

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

WORKING OUT STORMWATER
ISSUES.

Eligible for Fee Refund? ☐ Yes ☒ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Chris Sharp

PLEASE PRINT

Name: CHRIS SHARP

Address: 11852 KINGTON PK

City: KNOXVILLE State: TN Zip: 37934

Telephone: 966-1924

Fax: 315-7011

E-mail: CHRIS@URBAN-ENG.COM

PLEASE NOTE

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Administrative Rules and Procedures:

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Request to Postpone • Table • Withdraw

Name of Applicant: URBAN ENGINEERING

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 4-50-21-C / 5-A-21-HPA

Date Scheduled for Planning Review: 5/13/21

Date Request Filed: 4/22/21 Request Accepted by: Sherry Michienzi

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

6/10/21

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

WORKING ON DRAINAGE
DETAILS

Eligible for Fee Refund? ☐ Yes ☒ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Christy A. Sharp

PLEASE PRINT

Name: CHRIS SHARP

Address: 11852 KINGSTON PK

City: KNOXVILLE State: TN Zip: 37934

Telephone: 966-1924

Fax: _____

E-mail: CHRIS@URBAN-ENG.

COM

PLEASE NOTE

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Administrative Rules and Procedures:

POSTPONEMENTS

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TABLINGS

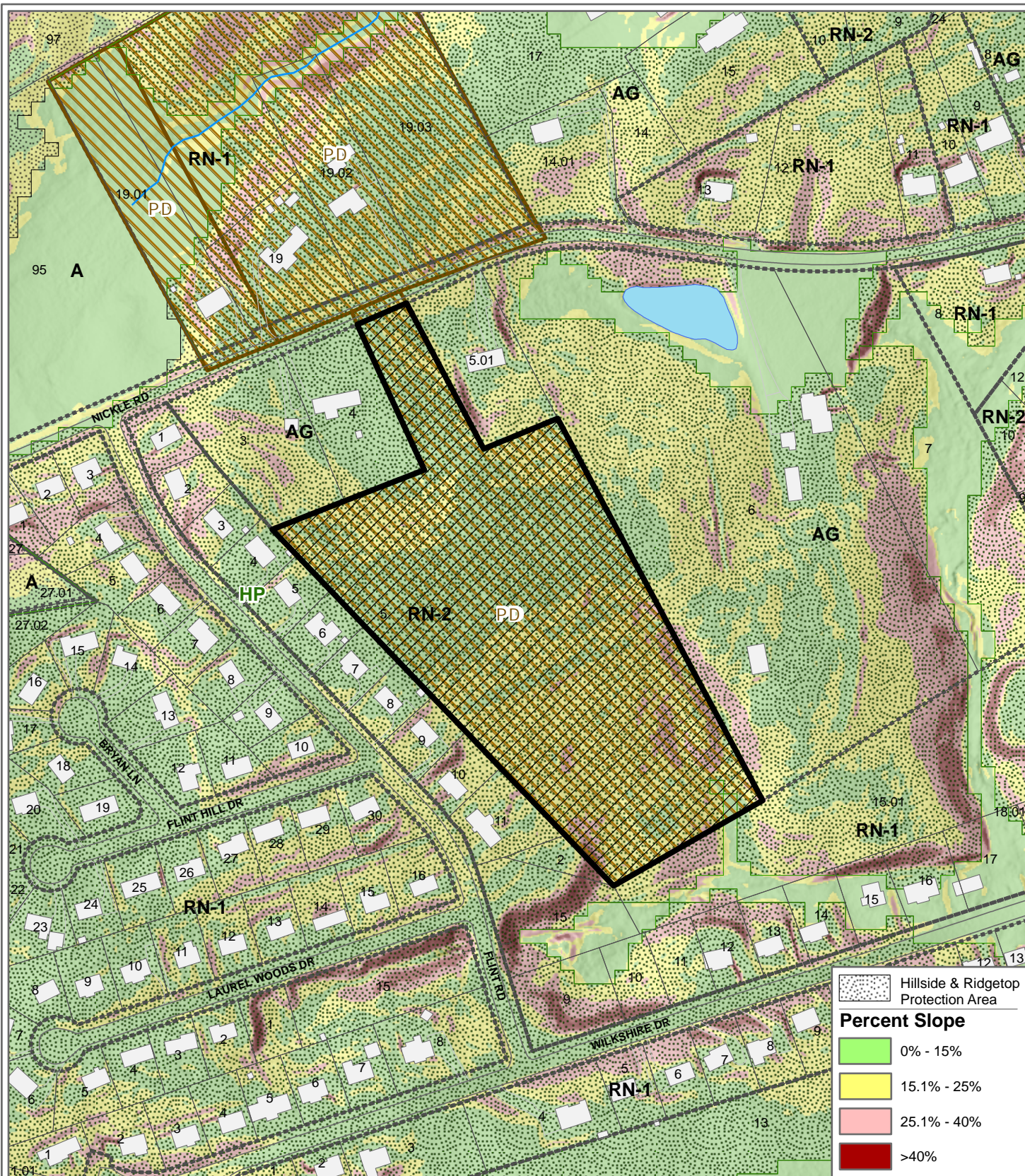
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

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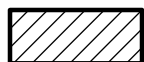
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5-A-21-HPA SLOPE ANALYSIS



Subject Property

Original Print Date: 4/13/2021 1:39:25 PM Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Sharp / Urban Engineering, Inc.,
Chris

Map No: 79
Jurisdiction: City

0 300
Feet



Slope Analysis
5-A-21-HPA

CATEGORY	ACRES	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside (HP)	0.04	100%	0.04
0-15% Slope	4.30	100%	4.30
15-25% Slope	4.21	50%	2.11
25-40% Slope	0.51	20%	0.10
Greater than 40% Slope	0.01	10%	0.00
Subtotal: Sloped Land (Inside HP)	9.03		
Total	9.07		6.547



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☒ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Urban Engineering, Inc.

Applicant Name

Affiliation

3/5/31/2021

5/13/2021

Date Filed

Meeting Date (if applicable)

File Number(s)

5-A-21-HPA

CORRESPONDENCE

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

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

Chris Sharp, P.E.

Urban Engineering, Inc.

Name

Company

11852 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

BLD Properties, LLC

1728 Garland Road (37922)

(865) 369-5050

Owner Name (if different)

Owner Address

Owner Phone

0 Nickle Road

079EB005

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

9/199 South side Nickle Rd., east of Flint Rd.

9.19 acres

General Location

Tract Size

☒ City ☐ County

3rd
District

RN-2 (C) / HP

Vacant

Zoning District

Existing Land Use

Northwest City

LDR / HP

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☒ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____ Increase the allowable disturbed area to approximately 5-acres

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change Proposed Zoning

☐ Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

☐ Other (specify) _____

Pending Plat File Number

STAFF USE ONLY**PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1		Total \$260.00
0523	260.00	
Fee 2		
Fee 3		

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Chris Sharp

Digitally signed by Chris Sharp
Date: 2021.03.31 08:46:45 -04'00'

Urban Engineering, Inc.

3/31/21

Applicant Signature

Please Print

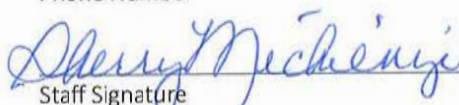
Date

(865) 966-1924

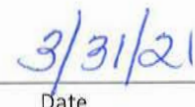
chris@urban-eng.com

Phone Number

Email



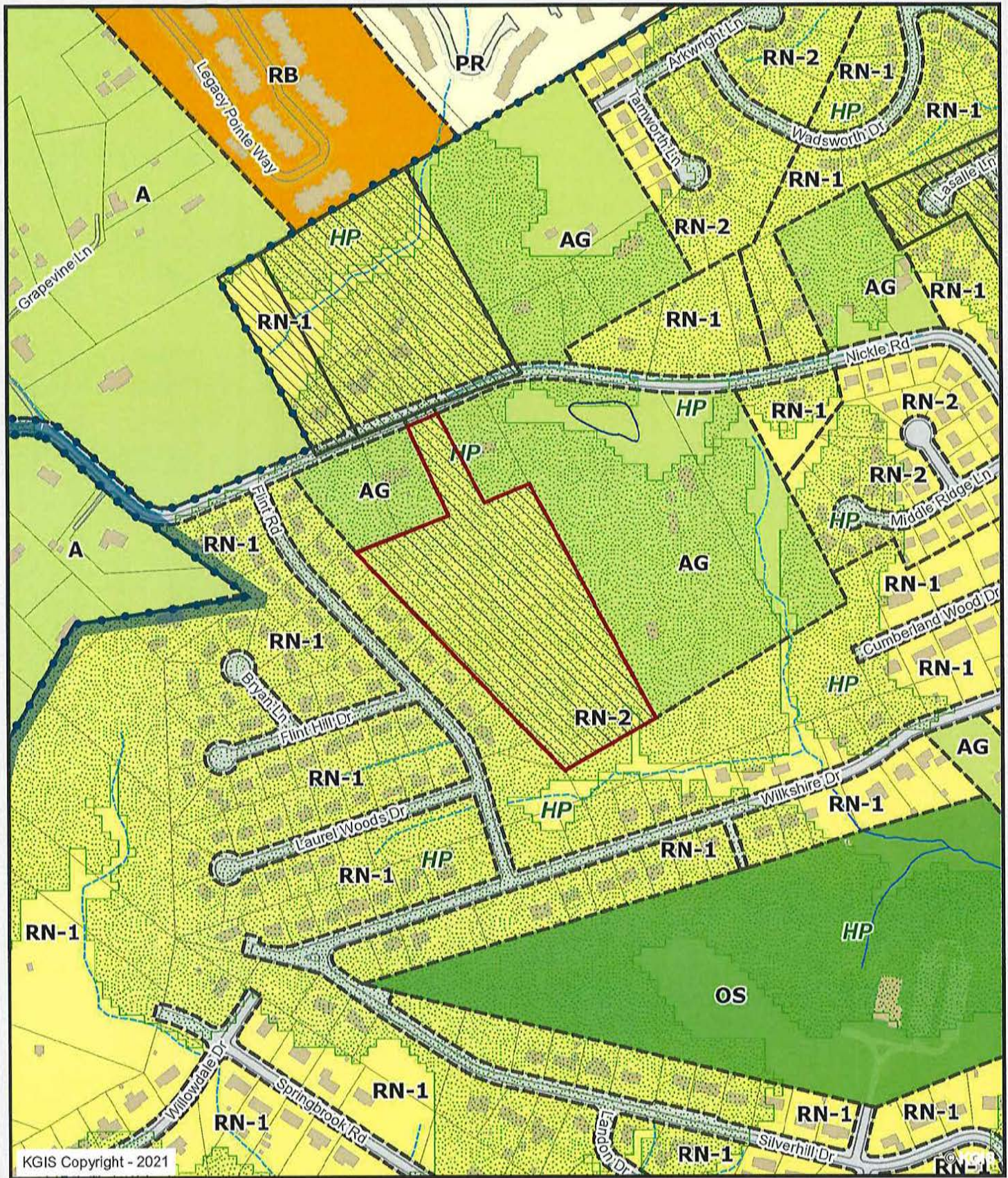
Sherry Michienzi 3/31/2021



Staff Signature

Please Print

Date

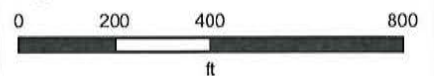


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/31/2021 at 3:07:33 PM



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