



# HILLSIDE PROTECTION REPORT

▶ **FILE #:** 5-A-21-HPA

**AGENDA ITEM #:** 9

**AGENDA DATE:** 6/10/2021

▶ **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):**

	<i>Within HP Overlay</i>	<i>Outside HP Overlay</i>	<i>Total Site</i>	Previously Disturbed Area:
<i>Disturbed</i>	0.0	0.0	0.0	
<i>Undisturbed</i>	0.0	0.0	0.0	

**STAFF RECOMMENDATION:**

▶ **Postpone for 30-days to the July 8, 2021 Planning Commission meeting, as requested by the applicant.**

**COMMENTS:**

Postpone for 30-days to the July 8, 2021 Planning Commission meeting, as requested by the applicant.

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-21-14PA

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 KIMBOSTON PK

City: KNOXVILLE State: TN Zip: 37934

Telephone: 966-1924

Fax: 315-7011

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  
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

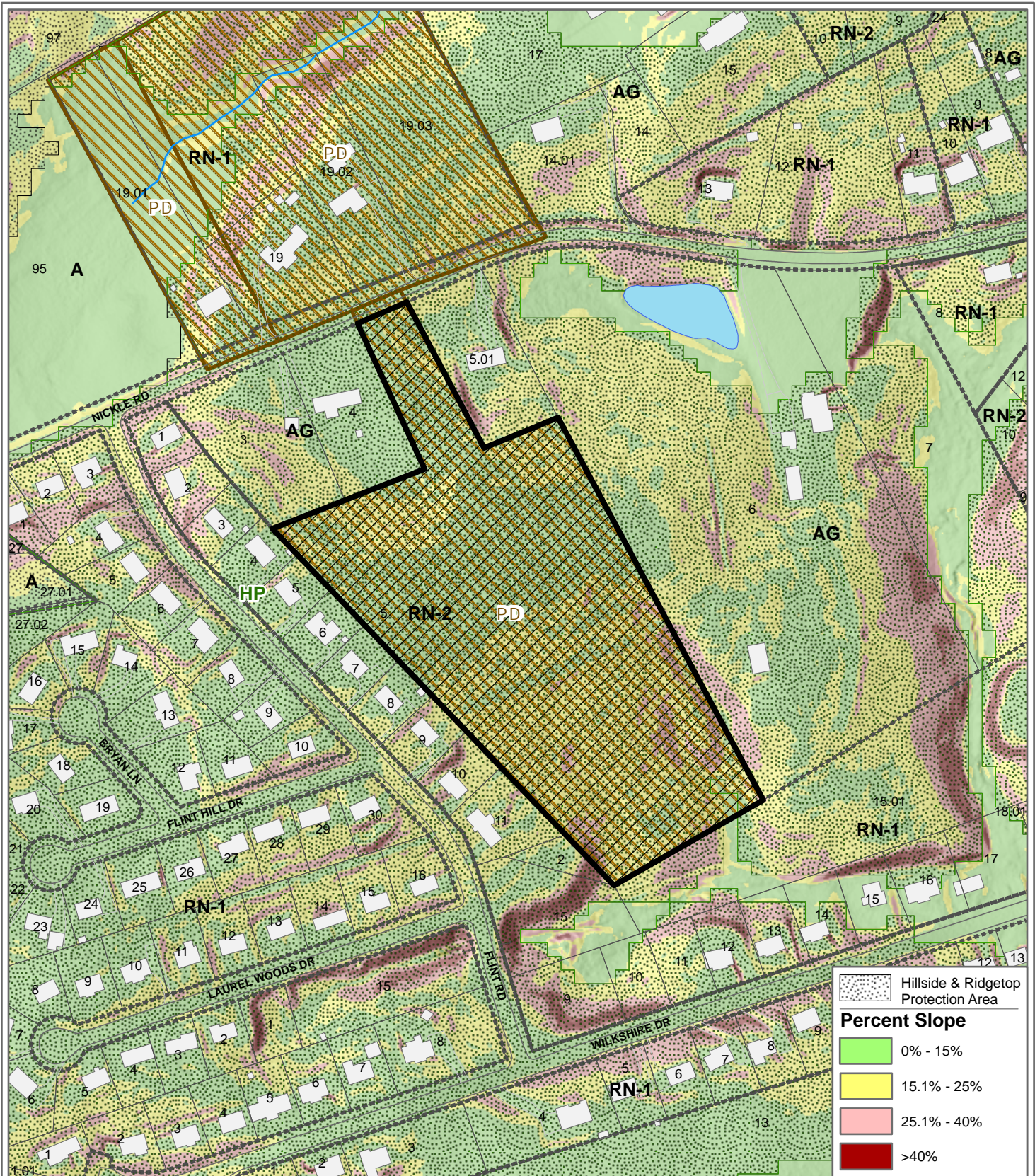
Original File Number(s): 4-50-21-C / 5-A-21-HPA

Date Scheduled for Planning Review: 5/13/21

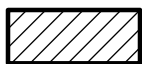
Date Request Filed: 4/22/21 Request Accepted by: Sherry Michienzi

REQUEST	PLEASE NOTE
<p><input checked="" type="checkbox"/> <b>Postpone</b>            Please postpone the above application(s) until:  <u>6/10/21</u>  <small>DATE OF FUTURE PUBLIC MEETING</small></p> <p><input type="checkbox"/> <b>Table</b>            Please table the above application(s).</p> <p><input type="checkbox"/> <b>Withdraw</b>            Please withdraw the above application(s).</p>	<p>Consistent with the guidelines set forth in Planning's <i>Administrative Rules and Procedures</i>:</p> <p><b>POSTPONEMENTS</b>            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.</p>
<p><b>State reason for request:</b>  <u>WORKING OUT DRAINAGE DETAILS</u></p>	<p><b>TABLINGS</b>            Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.</p>
<p><b>Eligible for Fee Refund?</b>    <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No            Amount: _____            Approved by: _____            Date: _____</p>	<p><b>WITHDRAWALS</b>            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.</p>
<b>APPLICATION AUTHORIZATION</b>	
<p>I hereby certify that I am the property owner, applicant, or applicant's authorized representative.</p>	
<p>Signature: <u>Christy M. A. Sharp</u></p>	
<p>PLEASE PRINT</p>	
<p>Name: <u>CHRIS SHARP</u></p>	
<p>Address: <u>11852 KINGSTON PK</u></p>	
<p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37934</u></p>	
<p>Telephone: <u>966-1924</u></p>	
<p>Fax: _____</p>	
<p>E-mail: <u>CHRIS@URBAN-ENG.COM</u></p>	
<p>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.</p>	





**5-A-21-HPA  
SLOPE ANALYSIS**



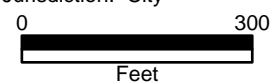
Subject Property

Petitioner: Sharp / Urban Engineering, Inc.,  
Chris

Map No: 79

Jurisdiction: City

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



**Slope Analysis**  
**5-A-21-HPA**

<b>CATEGORY</b>	<b>ACRES</b>	<b>LAND DISTURBANCE FACTOR</b>	<b>ACRES OF DISTURBANCE</b>
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		
<b>Total</b>	<b>9.07</b>		<b>6.547</b>





# 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

RN-2 (C) / HP

Vacant

District

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 \_\_\_\_\_

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

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
0523   260.00	<b>\$260.00</b>
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

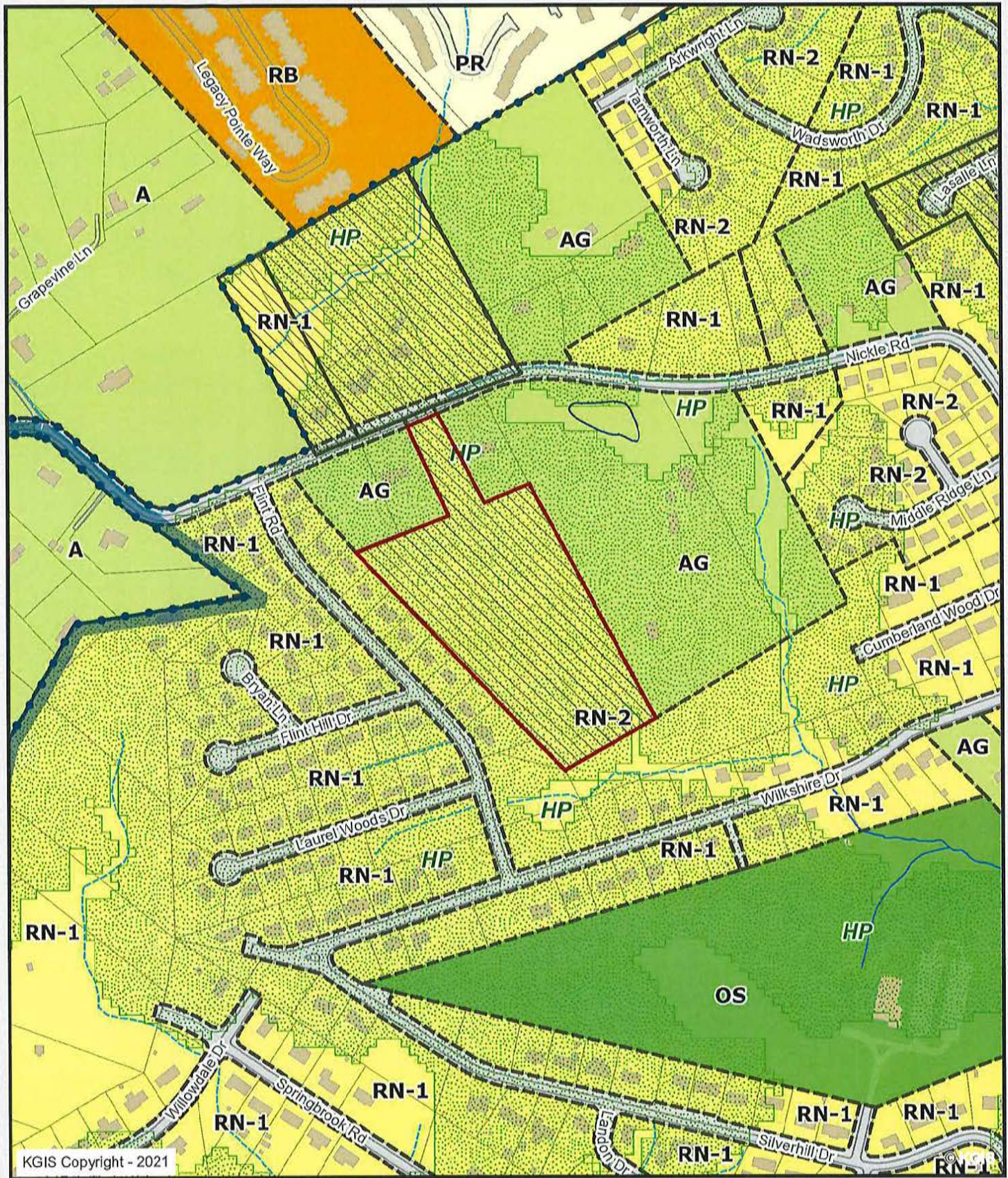
*Sherry Michienzi*  
Staff Signature

Sherry Michienzi 3/31/2021

*3/31/21*  
Date

Please Print



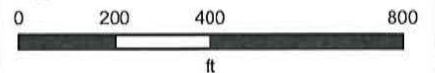


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### Letter Portrait



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