



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 June 10, 2021 Planning Commission meeting, as requested by the applicant.**

COMMENTS:

Postpone for 30-days to the June 10, 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

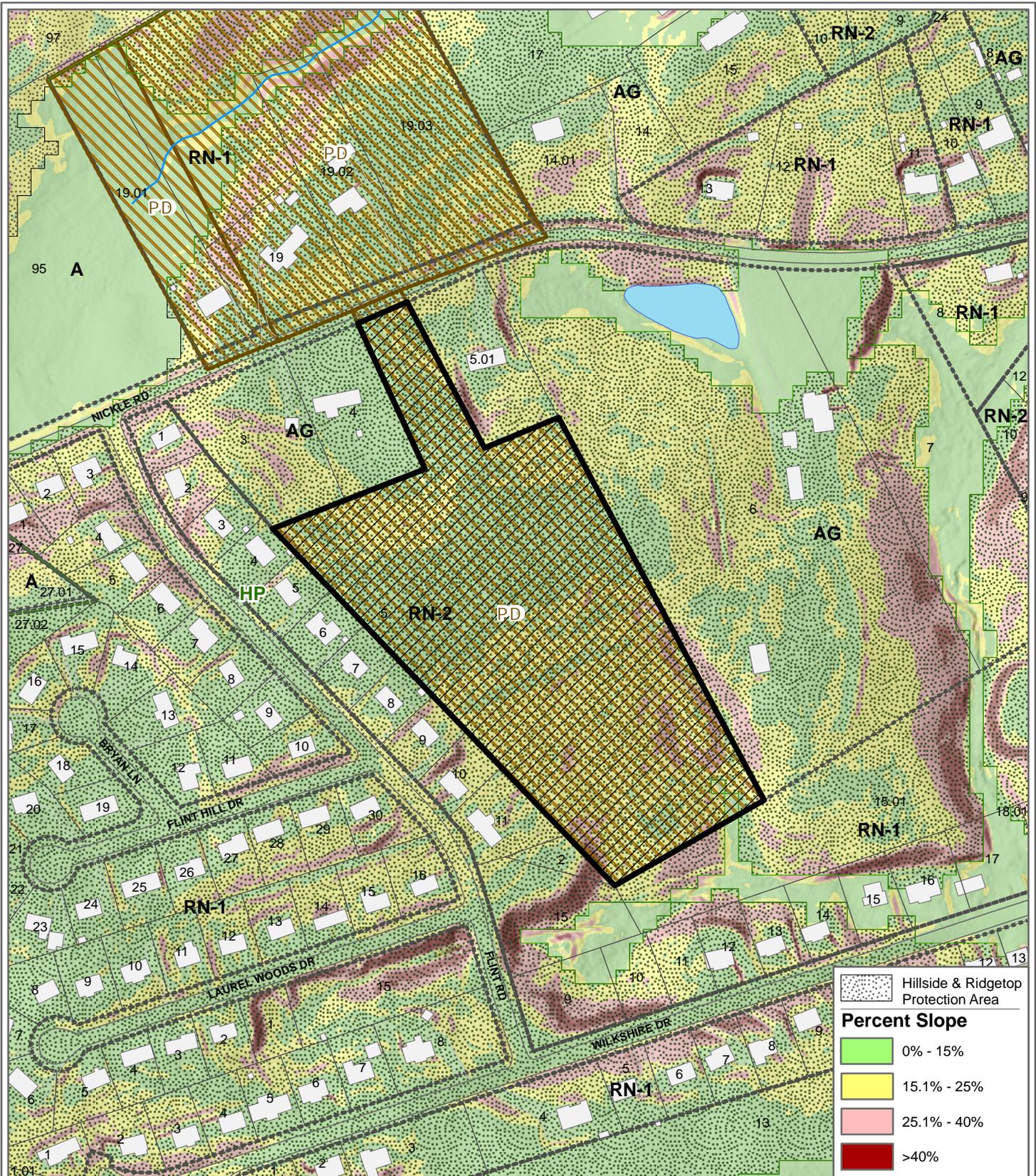
Name of Applicant: URBAN ENGINEERING
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

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



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



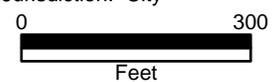
Subject Property

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

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

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	\$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

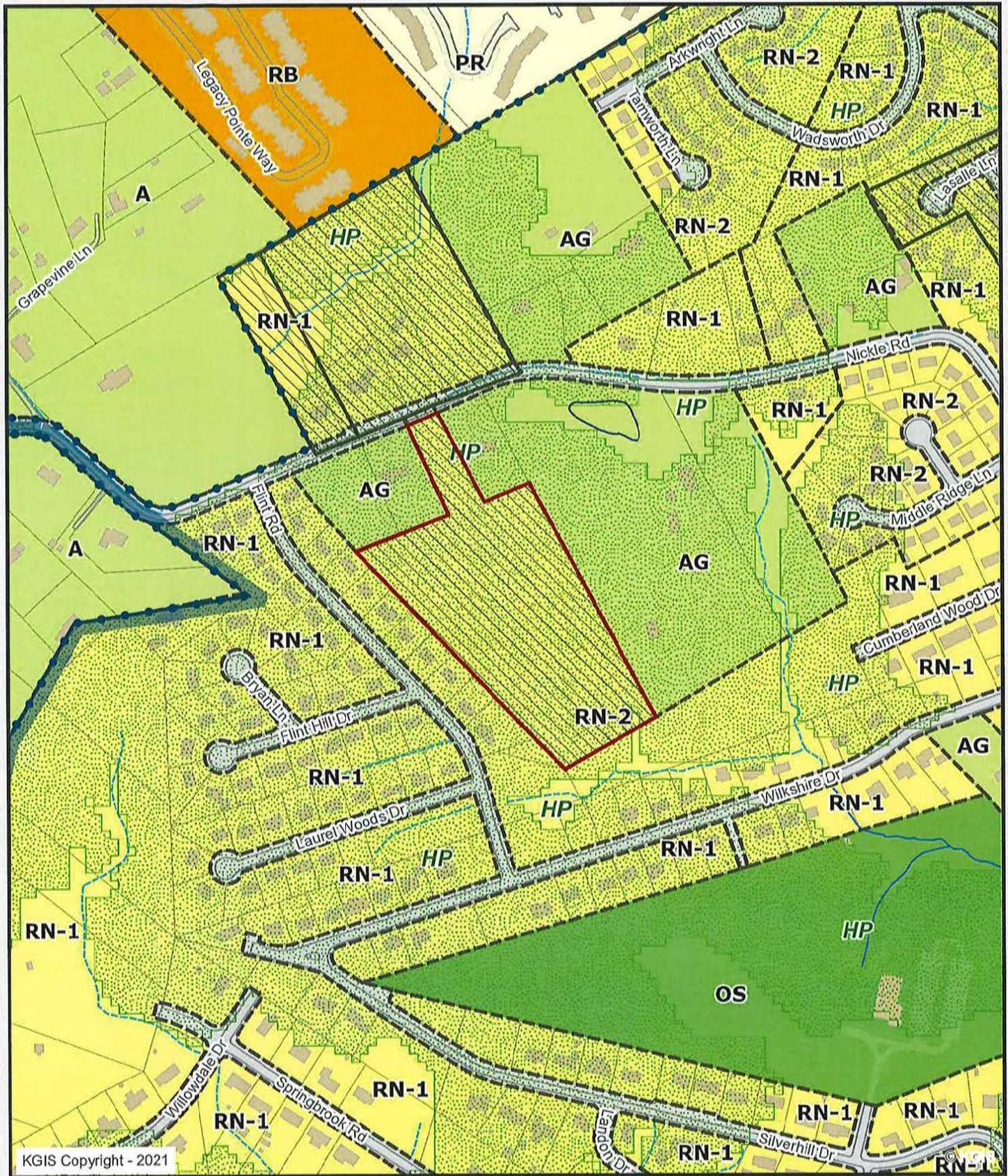
Email

Sherry Michienzi
Staff Signature

Sherry Michienzi 3/31/2021

3/31/21
Date

Please Print

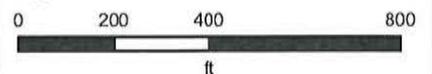


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Letter Portrait



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Knoxville - Knox County - KUB Geographic Information System

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