



MEMORANDUM

TO: Knoxville-Knox County Planning
FROM: Jessie Hillman, AICP, Principal Planner
DATE: February 5, 2026
FILE: 2-A-26-HPA
SUBJECT: Level II Certificate of Appropriateness for property located in the Hillside Protection Overlay District

STAFF RECOMMENDATION

Deny the Level II Certificate of Appropriateness (COA) request because there are no special circumstances or conditions on the site that make compliance a challenge, and the proposal is inconsistent with the intent of the Hillside and Ridgetop Protection Plan, as well as other City ordinances and adopted plans.

BACKGROUND:

The subject property comprises 37.5 acres and is located at 3725 W Governor John Sevier Highway (parcel 147 04101). The request is to exceed the property's Hillside Protection (HP) disturbance budget by approximately 5.21 acres for a total of 22.08 acres of clearing on the parcel. Per the Zoning Ordinance, a Level II COA to exceed permitted disturbance must be heard by the Planning Commission.

HILLSIDE PROTECTION OVERLAY DISTRICT

The Hillside and Ridgetop Protection Plan was adopted by the City of Knoxville in 2011 to provide the vision and means for protecting hillsides and hillside development while minimizing offsite environmental damage. The basis for the plan stems from a recognition that forested ridges and hillsides are a defining characteristic of the region's natural heritage, and a primary contributor to maintaining long term property values, clean air and water, and wildlife protection.

The plan is codified in Articles **8.9** and **16.8** of the Zoning Ordinance, which provide the regulatory framework and enforcement procedures for maintaining the HP Overlay District. Article 8.9 provides applicability standards and delineates disturbance limitations based on the



severity of slopes. Disturbance is defined in the code as, “any activity that changes the physical conditions of land form, vegetation and hydrology, creates bare soil, or otherwise may cause erosion or sedimentation.” Article 16.8 describes how disturbance limitations are enforced via a COA, which is administered by Planning staff. However, if a COA request requires a deviation from the applicability and/or disturbance standards, such as a request to exceed permitted disturbance, the Planning Commission will evaluate whether the request is to be approved, approved with conditions, or denied.

CONFORMANCY WITH ADOPTED PLANS

Enforcement of the Hillside and Ridgetop Protection Plan is supported by many adopted plans including the City’s long range General Plan, which has the following development policies:

- Policy 3.5: Conserve the natural assets that make this region attractive and enhance quality of life.
- Policy 6.2: Compliment natural landforms when grading and minimize grading on steep slopes and within floodways.
- Policy 6.3: Encourage development in areas with the fewest environmental constraints.
- Policy 6.10: Develop a metropolitan forestry program to conserve and reestablish trees and woodlands.
- Policy 7.2: Protect water resources by reducing pollution and retaining trees and ground cover on ridges and near streams, rivers, lakes and sinkholes.
- Policy 9.2: Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat.

The City’s recently adopted **Knoxville Urban Forest Master Plan**, emphasizes protection and preservation of mature trees by improving City code and management policies (Action 3.1). Hillside Protection also supports the maintenance of Governor John Sevier Highway’s state **Scenic Roadway** designation, and more specifically the adopted 2019 **Governor John Sevier Scenic Highway Corridor Study**, which recommends overlay standards to address tree preservation.

PROJECT HISTORY:

In 2019, the applicant received a permit (DSD19-0467/R19-1228) to clear and grade 9.28 acres of the subject parcel for the purpose of transporting soil off-site for fill material, also known as a borrow-pit. A condition for the permit was the implementation of a reforestation plan provided by the applicant (Exhibit B). The reforestation plan showed that most of the disturbed area would be permanently stabilized with at least 15 City-approved tree species and a minimum of 303 seedlings per acre, in accordance with the City Tree Protection Ordinance.

On January 18, 2026, the applicant scheduled a pre-submittal meeting with the City to discuss



their intent is to utilize the subject property as a fill site for soil and rock from a highway expansion project, as well as a laydown yard, which is a storage area for staging materials, tools, equipment and vehicles.

In preparation for this meeting, City and Planning staff discovered that the 2024 aerial map showed approximately 15.4 acres of disturbance on the site, which exceeded the 2019 permit by 6.12 acres. Additionally, the review showed that reforestation had not occurred, as was required by that permit. A Notice of Violation (NOV) was subsequently issued, and the applicant is working with the City on a revised reforestation plan to address the NOV. Preliminary plans for reforestation (Exhibit C) show a much smaller area of replanting with reduced species variation than what was proposed in 2019.

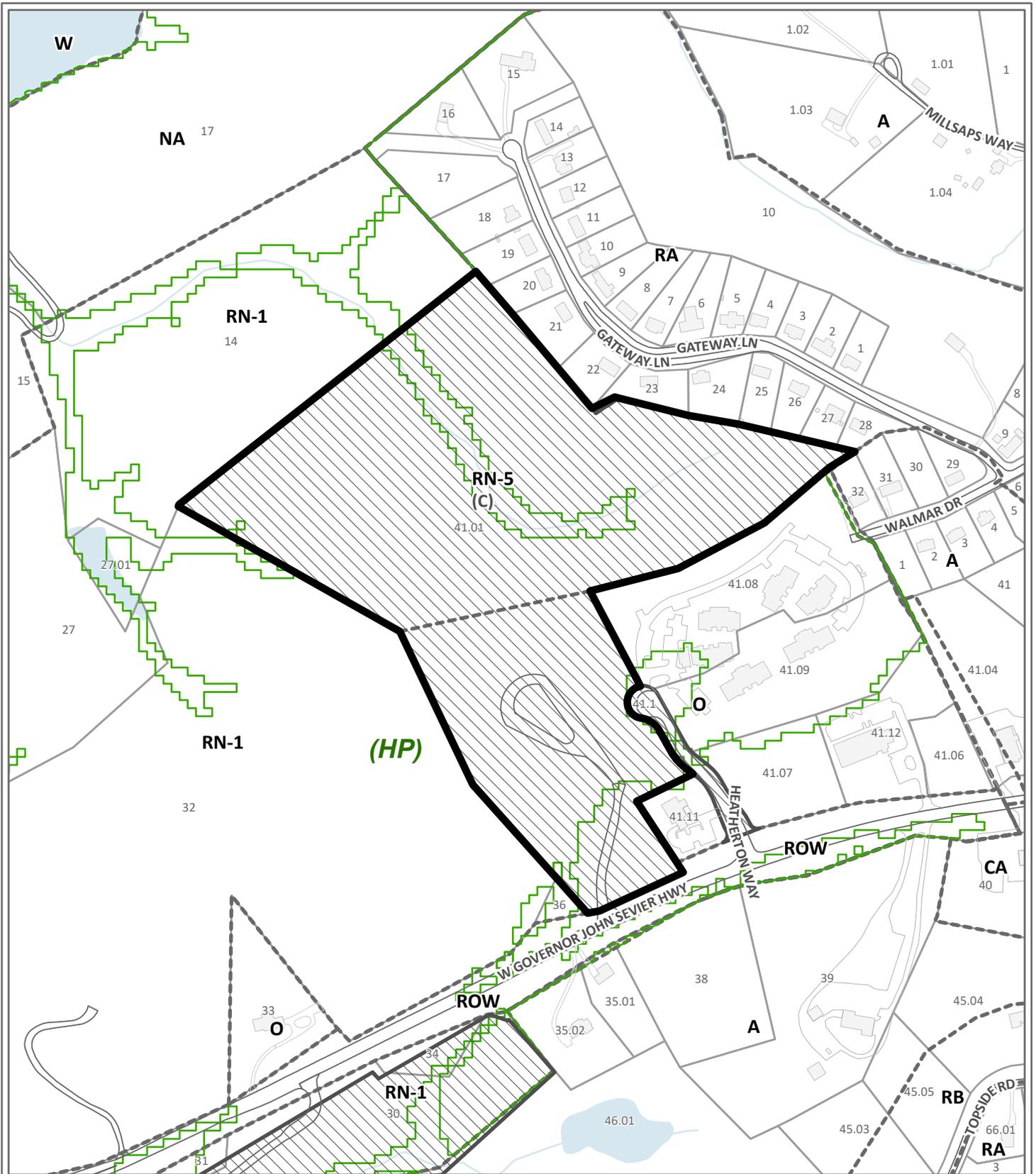
At the pre-submittal meeting on January 18th, the applicant was informed that the maximum disturbance area that can be considered on this site per the HP Overlay regulations is 15.3 acres (see Slope Analysis). The applicant is requesting to exceed that disturbance budget by approximately 5.21 acres for a total of 22.08 acres of clearing on the parcel. The applicant's intent is to fill a valley on the northern side of the lot, which appears to contain a blue line stream. The Tennessee Department of Environment and Conservation conducted a hydrologic study and determined that the valley is a wet weather conveyance and not subject to the same protections as a stream (Exhibit D).

It is important to note that the HP Overlay functions separately from the **Tree Protection Ordinance** (TPO), which prohibits clearing more than 25% of trees on a parcel in this case. The applicant has already violated the TPO by clearing more than 9.38 acres (25%) of the parcel. The applicant's request to clear a total of 22.08 acres encompasses almost 60% of the site. The City's Urban Forester, who administers the TPO, has provided a letter regarding this COA request (Exhibit E).

STAFF ANALYSIS:

Staff understand the urgent nature of managing a dynamic highway expansion project, but there are other avenues for disposal that would comply with City code and reduce conflict with adopted land use plans. There are no extenuating circumstances on the parcel that make compliance with the HP Overlay regulations a challenge. Staff recommend denying this request to exceed the Hillside Protection disturbance limits for the purposes of a fill site.





2-A-26-HPA/2-C-26-OB

Petitioner: Charles Blalock



Case Boundary

Map No: 147

Jurisdiction: City and County

0 430



Feet



Original Print Date: 1/12/2026

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

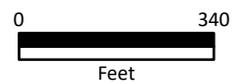
Exhibit A. Contextual Images



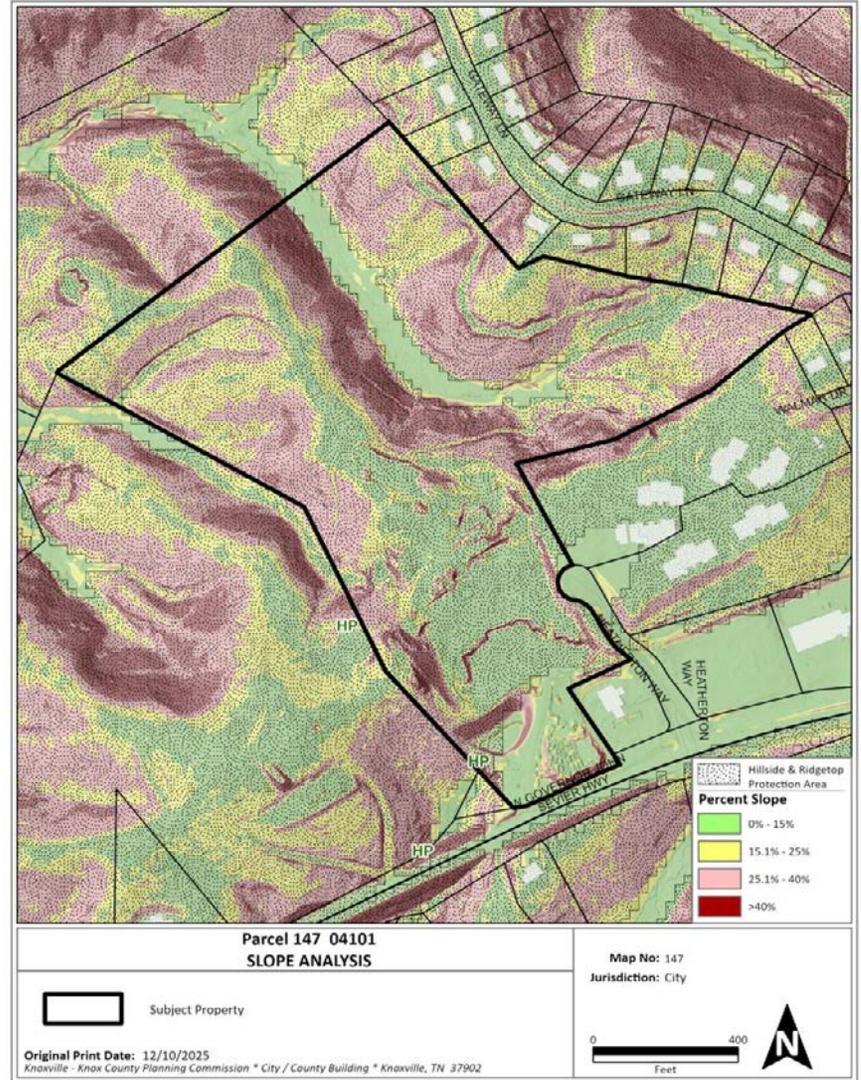
AERIAL MAP



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	1,612,930.3	37.0			
Non-Hillside	171,298.9	3.9	N/A		
0-15% Slope	352,636.0	8.1	100%	352,636.0	8.1
15-25% Slope	391,317.3	9.0	50%	195,658.7	4.5
25-40% Slope	502,956.8	11.5	20%	100,591.4	2.3
Greater than 40% Slope	194,721.4	4.5	10%	19,472.1	0.4
Ridgetops					
Hillside Protection (HP) Area	1,441,631.4	33.1	Recommended disturbance budget within HP Area	668,358.1	15.3
			Percent of HP Area	46.4%	



**2-A-26-HPA:
Proposed Development**

BLALOCK FILL SITE

3275 W. GOV. JOHN SEVIER HWY. KNOX COUNTY, TENNESSEE

SHEET INDEX

- 1) SITE MAP / EXISTING CONDITIONS
- 2) MASS GRADING PLAN SITE DRAINAGE PLAN
- 3) HAUL ROAD DETAILS
- 4) BYPASS STORM DRAIN PROFILES AND DETAILS



OWNER / DEVELOPER: B S AND J ENTERPRISES, LP
P.O. BOX 4750
SEVIERVILLE, TN 37864
(865) 661-7965

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LN
KNOXVILLE, TN. 37938
(865) 947-5996
621 WALL STREET
SEVIERVILLE, TN 37862
(865) 429-4683

CLT MAP: 147
PARCEL(S): 41.01
DEED REFERENCE: 20180713002916
ZONING: RN-5, O
TOTAL ACREAGE: 37.50 AC
PLANNING FILE NUMBER:



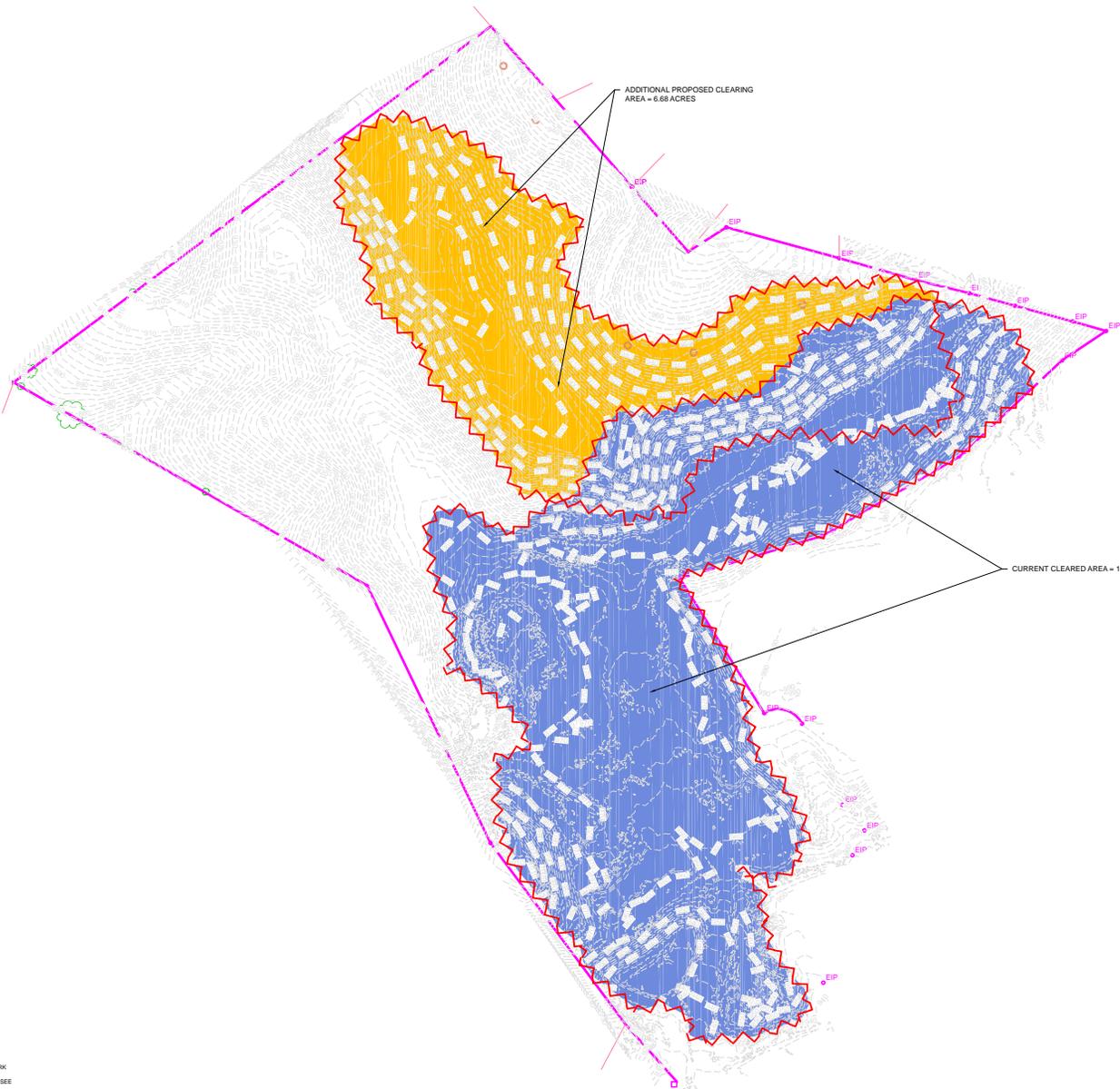
ROBERT G. CAMPBELL & ASSOCIATES , L.P.
CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

Certification of Concept Plan.
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.
Registered Engineer: Robert G. Campbell
Tennessee Certificate No. 105841

NOT
FOR
CONSTRUCTION



GRID COMMENCEMENT NORTH 127° 27' W



LEGEND

- ADDITIONAL PROPOSED CLEARING AREA
- CURRENT CLEARING AREA
- LIMITS OF DISTURBANCE

NOTE:

1. EXISTING CONTOURS BASED ON RGC&A SURVEY AND DRONE.
2. THIS PROPERTY LIES WITHIN THE HILLSIDE PROTECTION AREA AND IS ZONED RN-5 AND O.
3. THE (C) ZONING DESIGNATION IS TO BE REMOVED.

CURRENT DISTURBED AREA = 15.4 +/- ACRES
 ADDITIONAL PROPOSED DISTURBED AREA = 6.68 +/- ACRES
 TOTAL DISTURBED AREA = 22.08 ACRES

CURRENT CLEARED AREA = 15.4 ACRES

DEVELOPER: CHARLES BLALOCK AND SONS
 P.O. BOX 4750
 SEVIERVILLE, TN 37864
 (865) 453-2808

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 7523 TAGGART LN.
 KNOXVILLE, TN. 37938
 (865) 947-5996
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 (865) 429-4683

NOT FOR CONSTRUCTION

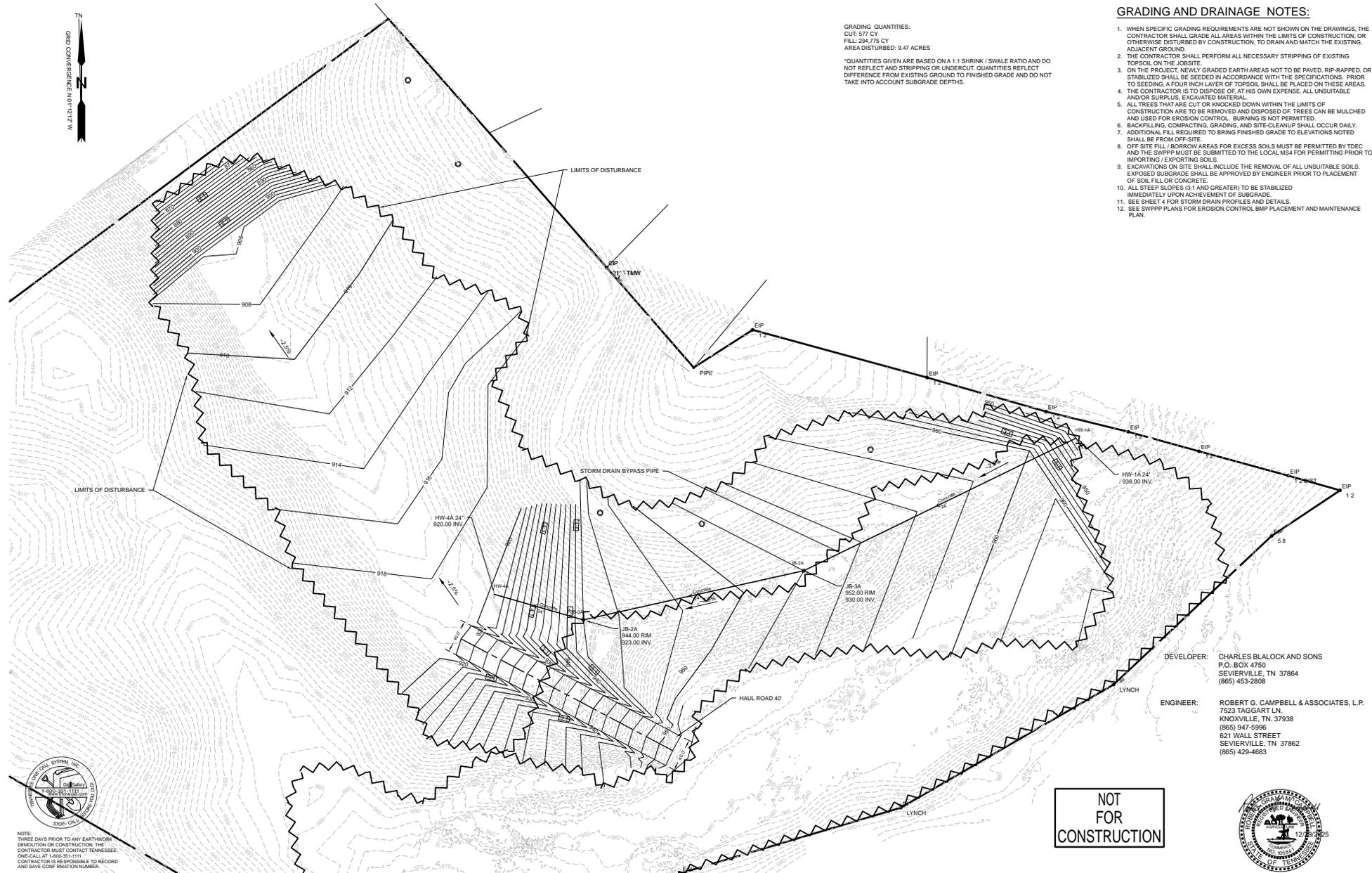


NOTE:
 THREE DAYS PRIOR TO ANY EARTHWORK
 DEMOLITION OR CONSTRUCTION THE
 CONTRACTOR MUST CONTACT TENNESSEE
 ONE-CALL AT 1-800-351-1111
 CONTRACTOR IS RESPONSIBLE TO RECORD
 AND SAVE CONFIRMATION NUMBER.

	ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE · SEVIERVILLE	BLALOCK FILL SITE 3275 W. GOV. JOHN SEVIER HWY. CITY OF KNOXVILLE	SITE MAP / EXISTING CONDITIONS	DESIGNED BY RGC&A DRAWN BY CLD	CHECKED BY RGC DATE 12/29/2025	SCALE 1"=100' FILE NO. 25171	SHEET NO. 1 OF 4 SHEETS
NO. DATE REVISIONS	BY CKD.						

25171_C01_01 SITE MAP / EXISTING CONDITIONS 2025.11.11

GEO CONFORMANCE NORTH 1/2 7 W



GRADING QUANTITIES:
 CUT: 577 CY
 FILL: 294,775 CY
 AREA DISTURBED: 9.47 ACRES

*QUANTITIES GIVEN ARE BASED ON A 1:1 SHRINK / SWALE RATIO AND DO NOT REFLECT AND STRIPPING OR UNDERCUT. QUANTITIES REFLECT DIFFERENCE FROM EXISTING GROUND TO FINISHED GRADE AND DO NOT TAKE INTO ACCOUNT SUBGRADE DEPTHS.

- GRADING AND DRAINAGE NOTES:**
1. WHEN SPECIFIC GRADING REQUIREMENTS ARE NOT SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL GRADE ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION, OR OTHERWISE DISTURBED BY CONSTRUCTION, TO DRAIN AND MATCH THE EXISTING, ADJACENT GROUND.
 2. THE CONTRACTOR SHALL PERFORM ALL NECESSARY STRIPPING OF EXISTING TOPSOIL ON THE JOBSITE.
 3. ON THE PROJECT, NEWLY GRADED EARTH AREAS NOT TO BE PAVED, RIP-RAPPED, OR STABILIZED SHALL BE SEEDED IN ACCORDANCE WITH THE SPECIFICATIONS. PRIOR TO SEEDING, A FOUR INCH LAYER OF TOPSOIL SHALL BE PLACED ON THESE AREAS.
 4. THE CONTRACTOR IS TO DISPOSE OF, AT HIS OWN EXPENSE, ALL UNSUITABLE AND/OR SURPLUS EXCAVATED MATERIAL.
 5. ALL TREES THAT ARE CUT OR KNOCKED DOWN WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE REMOVED AND DISPOSED OF. TREES CAN BE MULCHED AND USED FOR EROSION CONTROL. BURNING IS NOT PERMITTED.
 6. BACKFILLING, COMPACTING, GRADING, AND SITE-CLEANUP SHALL OCCUR DAILY.
 7. ADDITIONAL FILL REQUIRED TO BRING FINISHED GRADE TO ELEVATIONS NOTED SHALL BE FROM OFF-SITE.
 8. OFF SITE FILL / BORROW AREAS FOR EXCESS SOILS MUST BE PERMITTED BY TDEC AND THE SWPPP MUST BE SUBMITTED TO THE LOCAL MSW FOR PERMITTING PRIOR TO IMPORTING / EXPORTING SOILS.
 9. EXCAVATIONS ON SITE SHALL INCLUDE THE REMOVAL OF ALL UNSUITABLE SOILS. EXPOSED SUBGRADE SHALL BE APPROVED BY ENGINEER PRIOR TO PLACEMENT OF SOIL FILL OR CONCRETE.
 10. ALL STEEP SLOPES (3:1 AND GREATER) TO BE STABILIZED IMMEDIATELY UPON ACHIEVEMENT OF SUBGRADE.
 11. SEE SHEET 4 FOR STORM DRAIN PROFILES AND DETAILS.
 12. SEE SWPPP PLANS FOR EROSION CONTROL, BMP PLACEMENT AND MAINTENANCE PLAN.

DEVELOPER: CHARLES BLALOCK AND SONS
 P.O. BOX 4750
 SEVIERVILLE, TN 37864
 (865) 453-2808

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 7523 TAGGART LN.
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	ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE · SEVIERVILLE	BLALOCK FILL SITE 3275 W. GOV. JOHN SEVIER HWY. CITY OF KNOXVILLE	MASS GRADING PLAN DRAINAGE BYPASS PLAN	DESIGNED BY: RGC CHECKED BY: RGC DRAWN BY: CLD	SCALE: 1"=50' DATE: 12/29/2025 FILE NO.: 25171	SHEET NO. (2) OF 4 SHEETS										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 25%;">BY</th> <th style="width: 10%;">CHKD.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	CHKD.											
NO.	DATE	DESCRIPTION	BY	CHKD.												

2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025



PROPOSED LIMITS OF DISTURBANCE = 9.28 ACRES.

PERMANENT STABILIZATION BY PLANTING TREES (TYP.)

REFORESTATION TREE PLANTING NOTES:

CONTRACTOR IS TO COORDINATE WITH OWNER AND HORTICULTURIST IN REGARDS TO THE SELECTION AND PLANTING OF A MINIMUM OF 15 DIFFERENT CITY OF KNOXVILLE APPROVED TREE SPECIES AT A MINIMUM OF 303 SEEDLINGS PER ACRE (SPA) OR ON A 12' BY 12' GRID. PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF KNOXVILLE TREE ORDINANCES AND BEST MANAGEMENT PRACTICES.

LEGEND:

CB	CATCH BASIN (TYPE)
WH O	SANITARY MANHOLE
WM B	WATER METER
PP P	POWER POLE
LS	LIGHT STANDARD
III	PULL BOX (FLUSH WITH GRADE)
---	PROPERTY BOUNDARY
---	EXISTING CONTOUR
---	PROPOSED CONTOUR INDEX
---	PROPOSED CONTOUR INTERMEDIATE
---	PROPOSED STORM SEWER
---	EXISTING FENCE
SAH	EXISTING SANITARY SEWER LINE
ST	EXISTING STORM SEWER LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
UG-E	EXISTING UNDERGROUND ELEC. LINE
OH-E	EXISTING OVERHEAD ELECTRIC
---	PROPOSED LIMITS OF DISTURBANCE
PS	PROPOSED PERMANENT STABILIZATION WITH TREES

Exhibit B: 2019 Reforestation Plan

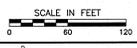
- NOTES**
- SEE SHEET C800 FOR GENERAL NOTES AND C804 FOR EPCO NOTES.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
 - ALL GRAVEL USED SHOULD BE CLEANED OF ALL FINES PRIOR TO INSTALLATION.
 - PROJECT LIMITS OF DISTURBANCE= 9.28 ACRES

- SURVEY NOTES**
- THE EXISTING INFORMATION SHOWN IS KGIS DATA PROVIDED TO CNE & ENVIRONMENTAL CONSULTANTS, INC. IN FEBRUARY 2019. THE CONTOURS SHOWN ARE AT 2' AND 10' INTERVALS FOR CLARITY.
 - COORDINATE REFERENCE: TENNESSEE STATE PLANE NAVD88

CITY OF KNOXVILLE
DEPARTMENT OF ENGINEERING
PERMIT # **0467**

BY: [Signature] DATE: FEB 8 2020
 GRADING ROUGH GRADING
 CHANGE PARKING & ACCESS
 EROSION & SEDIMENT FLOODPLAIN
 OTHER

APPROVED BY: [Signature]
 DATE: 02/27/2019 DRAWN BY: JAM
 PROJECT NO: 14402 CALCULATED BY: JMS
 154-560



REVISION RECORD

NO.	DATE	DESCRIPTION

Charles Blalock & Sons, Inc.
 Civil & Environmental Consultants, Inc.
 2704 Cherokee Farm Way - Suite 101 - Knoxville, TN 37920
 Ph: 865.977.9997 Fax: 865.977.9919
 www.cbcsinc.com

CHARLES BLALOCK & SONS, INC.
 BORROW AREA SITE
 3275 W. GOV. JOHN SEVIER HIGHWAY
 KNOXVILLE, TN 37920

FINAL EROSION AND SEDIMENT CONTROL PLAN

C902

P:\2019\144-001-C902\Drawings\Drawings\144-001-C902-0000.dwg (1/27/2020 4:47 PM) - PLOT - 1/27/2020 4:47 PM

Exhibit D: TDEC Stream Determination



**STATE OF TENNESSEE
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
KNOXVILLE ENVIRONMENTAL FIELD OFFICE**

3711 MIDDLEBROOK PIKE
KNOXVILLE, TENNESSEE 37911

November 21, 2025

Mr. Charles Blalock
409 Robert Henderson Road
Sevierville, TN 378621

Re: Hydrologic Determination of Water Resources (DWR ID No. 34640)
3275 West Governor John Sevier Highway
Fort Loudon Lake Watershed, Knox County, TN

The Tennessee Department of Environment and Conversation, Division of Water Resources (TDEC-DWR) has conducted a jurisdictional hydrologic determination for a specific watercourse in response to a request you submitted to our office on October 27, 2025. These water features are located at 35.8906 / -83.9446 (Lat/Long), at 3275 West Governor John Sevier Highway, Knox County, TN. Please note that all geographic coordinates provided in this letter have a limited precision and should be considered approximate.

Based on all available information, documentation submitted in the report, the Division's rules and guidance regarding hydrologic determinations, the Division accepts the jurisdictional determination of the assessed water features as documented in the submitted report and as portrayed on Figure 2 *Findings Map* of the report. These findings are summarized and displayed in the table below and the attached map (*Attachment 1*).

**Hydrologic Determination of Assessed Water Features
3275 West Governor John Sevier Highway Knox County**

Feature	Determination	Begin	End
WWC 1 (Wet Weather Conveyance)	Wet Weather Conveyance	35.8912, -83.9429 (upstream property boundary)	35.8892, -83.9466 (downstream property boundary)

It is important to note that the Division's evaluation and determination is restricted to only the water features requested by you for evaluation, identified within this letter, and as depicted on the attached map. Only the water features listed above were assessed as part of this hydrologic determination, therefore this correspondence is not intended to represent a comprehensive water resource inventory of the entire site. It is the property owner's responsibility to consider and report any additional water features within the property boundaries that may be affected by any construction activities or other physical alterations.

Any alterations to jurisdictional streams, wetlands, or open water features may only be performed under the coverage of, and conformance to, a valid *Aquatic Resource Alteration Permit (ARAP)* issued by the Division. ARAP applications and provisions are available on-line at <https://www.tn.gov/environment/permit-permits/water->

[permits1/aquatic-resource-alteration-permit--arap-.html](#).

Alterations to Wet Weather Conveyances typically may be performed without application or notification to the Division, provided they conform to the provisions found under *Tennessee Code Annotated § 69-3-108 (q)*.

Please note that coverage under the *General NPDES Permit for Stormwater Discharges from Construction Activities (CGP)* will be needed if any proposed land disturbance is one acre or more in size. Information and applications regarding the Division's construction storm water program can be found [online](#). A completed Notice of Intent form, an application fee, and a storm water pollution prevention plan should be submitted to the above address for review and coverage under this permit prior to any land disturbance.

Discharges and alterations to sinkholes may require the submittal of an application and written authorization under the provisions of TDEC Rules. Information and applications regarding the Underground Injection Control program may be seen online at <https://www.tn.gov/environment/permit-permits/water-permits1/underground-injection-control-permit.html>. Physical alterations or re-routing of surface hydrology to a sinkhole may require coverage under the *Class V Injection Control Permit*.

Hydrologic determinations are advised and governed by Tennessee Department of Environment and Conservation (TDEC) rules and regulations, and therefore only apply to the State's permitting process. Because these and other various water features on-site may potentially also be considered jurisdictional Waters of the United States, any alterations to them should only be performed after consultation with the U.S. Army Corps of Engineers.

We appreciate the opportunity to assess the jurisdictional status of these water features prior to any disturbances or initiation of construction activities. Because natural variation and human activities can alter hydrologic conditions, the Division reserves the right to reassess the status of the water features in the future.

Thank you for your interest in water quality in Tennessee. Please contact *Chris Pracheil* at (865)296-2161 or by email at christopher.pracheil@tn.gov if you have any questions.

Respectfully,



Chris Pracheil
Environmental Consultant, Knoxville Environmental Field Office
TDEC Division of Water Resources

Enclosures: *Attachment 1 - Hydrologic Determination Map*

USACE District Nashville: NashvilleRegulatory@usace.army.mil
Mr. Will Nelson, UES Professional Solutions 19, LLC: wnelson@teamues.com

**Exhibit E: Urban Forester Letter on
Tree Protection Ordinance**



CITY OF KNOXVILLE

Public Service Department
Rachel Butzler
Director

January 29, 2026

Amy Brooks, AICP
Executive Director
Knoxville-Knox County Planning
400 Main Street, Ste. 403
Knoxville, TN 37902

Re: Planning File 2-A-26-HPA

Dear Ms. Brooks:

The purpose and intent of the City of Knoxville's Tree Protection Ordinance, Chapter 14 Article II, is to encourage the preservation and protection of trees and tree canopy within the city because of the unique social, economic, and environmental benefits they provide the community. Per section 14-34(a), "*Where a building permit or subdivision approval has not been issued, the destruction of more than twenty-five (25) percent of the trees on any one (1) parcel of nonexempt land, without the prior approval of the urban forester, shall be prohibited.*"

The request to increase the total allowable disturbance at the subject property to 22.08 acres (58.9% of the forested property) would be prohibited under the Tree Protection Ordinance and would be in opposition to the goals of the Urban Forest Master Plan which include "increasing the tree canopy citywide through preservation, as well as planting."

Although reforestation has been proposed to mitigate the clearing, mature trees provide exponentially higher benefits to the community than younger trees. The 2019 permit was approved with consideration of the current condition of the property at the time with substantial portions of the trees on the property planned to be preserved. Preservation of trees did not occur accordingly to the permit, which is a violation of section 14-34(a) of the tree protection ordinance, and the additional clearing being proposed would be in addition to an already outstanding violation.

Thank You,

A handwritten signature in cursive script that reads "Kasey Krouse".

Kasey Krouse
Urban Forester
(865) 215-6113
City of Knoxville Public Service Department

3131 MORRIS AVENUE • KNOXVILLE, TENNESSEE 37909
OFFICE: 865-215-6015 • FAX: 865-215-6075

WWW.KNOXVILLETN.GOV

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.

Acknowledgement

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.

1/31/2026

Date to be Posted

2/13/2026

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

Charles Blalock

Digitally signed by Charles Blalock
Date: 2025.12.22 12:27:01 -05'00'

Charles Blalock

12/22/2025

Applicant Signature

Applicant Name

Date