SUBDIVISION REPORT - CONCEPT

▶ **FILE #:**	**9-SA-26-C**	**AGENDA ITEM #:**	**8**
POSTPONEMENT(S):	9/10/2026	**AGENDA DATE:**	**11/12/2026**
▶ **SUBDIVISION:**	**NICKLE ROAD SUBDIVISION**		
▶ **APPLICANT/DEVELOPER:**	**BLD PROPERTIES, LLC**		
OWNER(S):	BLD Properties, LLC		
TAX IDENTIFICATION:	79 E B 005	**View map on KGIS**	
JURISDICTION:	City Council District 3		
STREET ADDRESS:	0 NICKLE RD		
▶ **LOCATION:**	**South side of Nickle Rd, east of Flint Rd**		
SECTOR PLAN:	Northwest City		
GROWTH POLICY PLAN:	N/A (Within City Limits)		
FIRE DISTRICT:	Knoxville Fire Department		
WATERSHED:	Third Creek		
▶ **APPROXIMATE ACREAGE:**	**8.79 acres**		
▶ **ZONING:**	**RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)**		
▶ **EXISTING LAND USE:**	**Agriculture/Forestry/Vacant Land**		
▶ **PROPOSED USE:**	**Detached residential subdivision**		
SURROUNDING LAND USE AND ZONING:	North: Single family residential, agriculture/forestry/vacant land - AG (General Agricultural), RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), C (Previously Approved Planned District) South: Rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) East: Agriculture/forestry/vacant land - AG (General Agricultural), HP (Hillside Protection Overlay) West: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
▶ **NUMBER OF LOTS:**	**18**		
SURVEYOR/ENGINEER:	Chris Sharp; Urban Engineering		
ACCESSIBILITY:	Access is via Nickle Road, a minor collector with 18.5-20 ft of pavement width within a right-of-way width that varies from 53.5-58.5 ft.		
▶ **SUBDIVISION VARIANCES REQUIRED:**	**None.**		

STAFF RECOMMENDATION:

▶ **Postpone the application 30 days to the December 10, 2026 meeting as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: 208 (average daily vehicle trips)

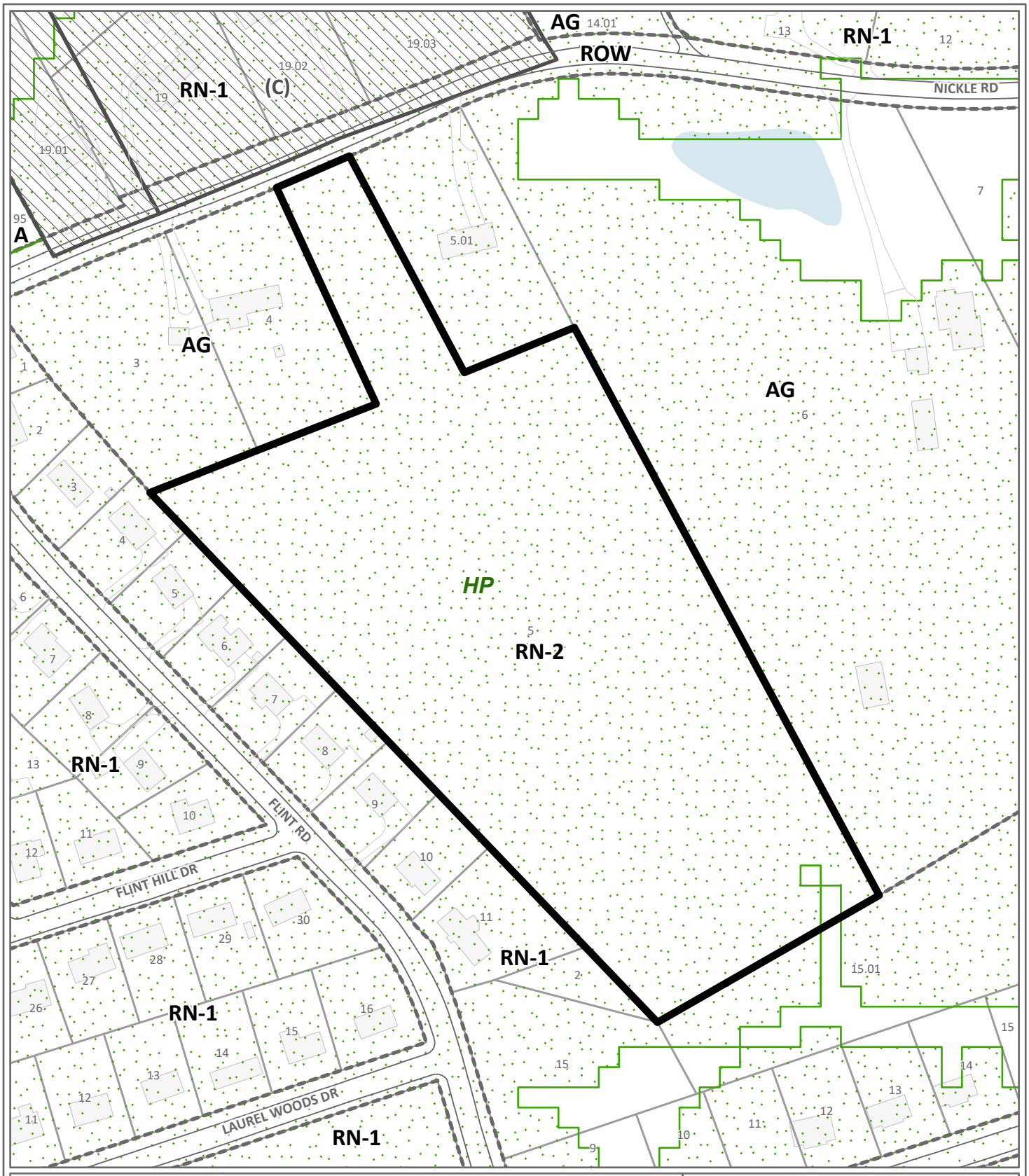
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Pleasant Ridge Elementary, Northwest Middle, and Karns High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



CONCEPT PLAN **9-SA-26-C**

Petitioner: BLD Properties, LLC

in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 79
Jurisdiction: City

0 170
Feet

N

Original Print Date: 7/29/2026

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

Exhibit A. Contextual Images



AERIAL MAP

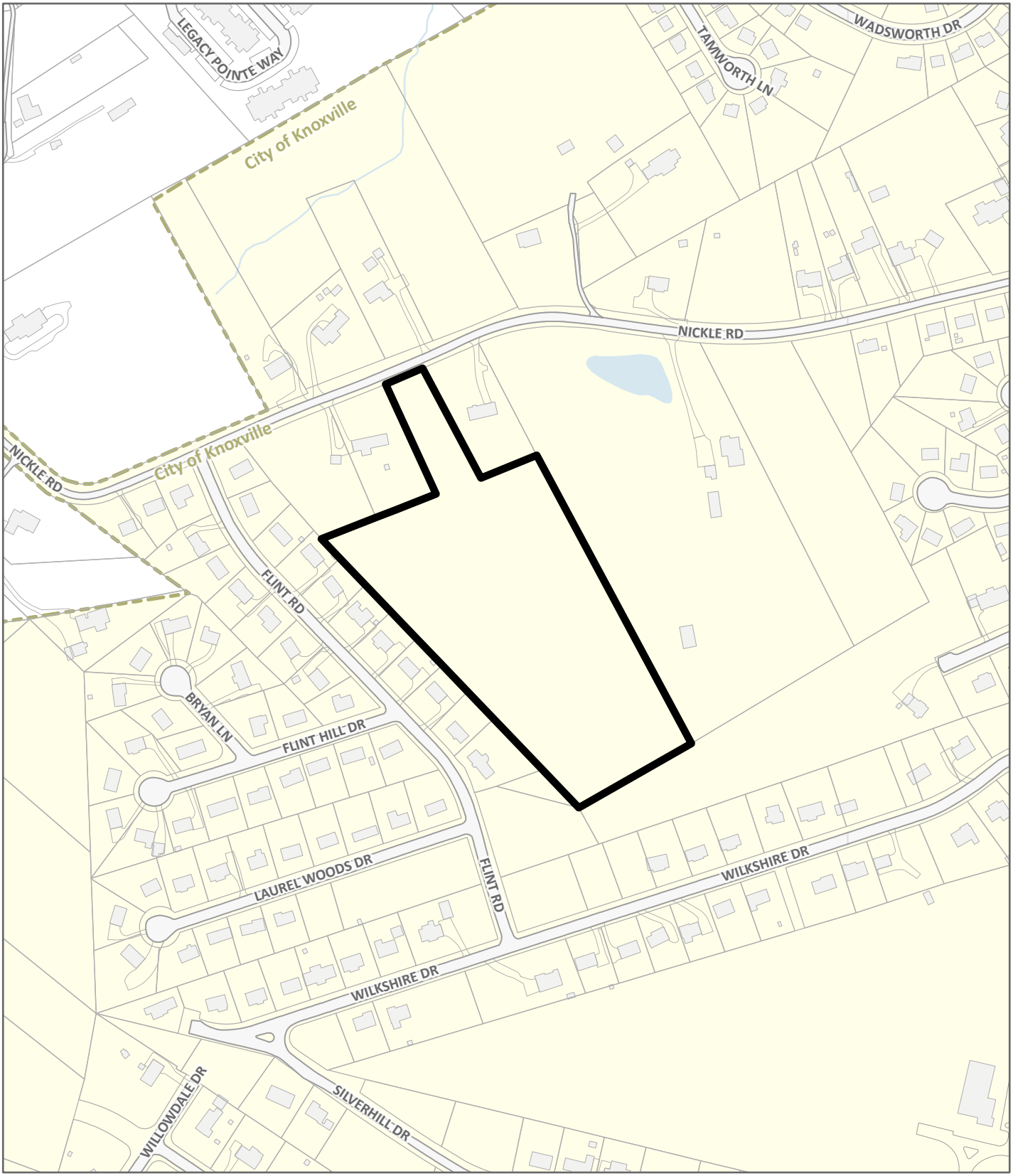
Case boundary

0 180

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **9-SA-26-C**

Case boundary

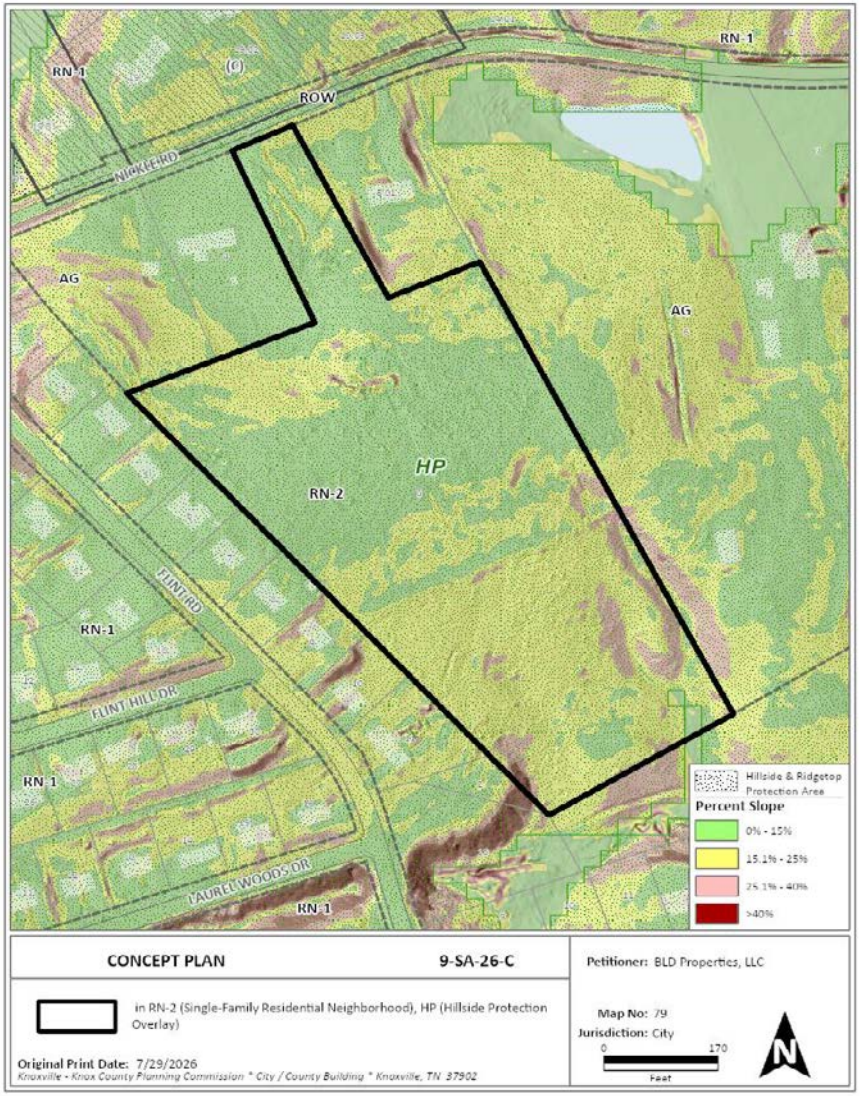
0 360

Feet

N

Staff - Slope Analysis
Case: 9-SA-26-C

CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	**395,193.9**	**9.072**			
Non-Hillside	1,786.6	0.041	N/A		
0-15% Slope	182,853.6	4.198	100%	182,853.6	4.198
15-25% Slope	187,544.8	4.305	50%	93,772.4	2.153
25-40% Slope	22,285.8	0.512	20%	4,457.2	0.102
Greater than 40% Slope	723.1	0.017	10%	72.3	0.002
Ridgetops					
Hillside Protection (HP) Area	393,407.3	9.031	Recommended disturbance budget within HP Area	**281,155.5**	**6.454**
			Percent of HP Area	**71.5%**	



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.*

8/29/26 — Date to be Posted

9/11/2026 — 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



Applicant Signature

RANDY SUSONG — Applicant Name

6/27/26 — Date

BLD Properties