

MEMORANDUM

TO: Knoxville-Knox County Planning Commission
FROM: Jessie Hillman, Principal Planner
DATE: August 27, 2026
SUBJECT: **9-A-26-HPA**, Agenda Item #5
Request to exceed 2,137.9 sq ft of disturbance budget with 2,202 sq ft of total disturbance.

STAFF RECOMMENDATION:

Approve the applicant's Level II Certificate of Appropriateness request to exceed the 2,137.9 sq ft disturbance budget for a total disturbance of 2,202 sq ft on parcel 107FF02005 at 810 Hollywood Road, subject to 2 conditions.

1. A tree survey shall be submitted identifying the location and diameter of trees to be preserved outside of the approved disturbance area.
2. The limits of disturbance will be clearly fenced to protect the Critical Root Zone (as defined in Section 14-1 of the Tree Protection Ordinance) of preserved trees, and subject to inspection before and during construction activities by the City Landscape Reviewer.

BACKGROUND:

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 Knoxville's Zoning Ordinance through Articles 8.9 and 16.8, which provide the regulatory framework and enforcement procedures for maintaining the HP Overlay District. Article 8.9 describes standards for how the overlay is to be applied and delineates disturbance limitations based on the steepness of slopes. Disturbance is defined in the Hillside and Ridgetop Protection Plan as, "any activity that results in a change in existing soil, topography, or vegetation." Article 16.8 describes how disturbance limitations are enforced via a Certificate of Appropriateness (COA), which is administered by Planning staff. However, if a COA request requires a deviation from the applicability and/or disturbance

standards of Article 8.9, the Planning Commission will evaluate whether the request is to be approved, approved with conditions, or denied, per Article 16.8.B.4.d.

This codified enforcement of the Hillside and Ridgetop Protection Plan is supported by multiple Development Policies in the adopted General Plan:

- 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.

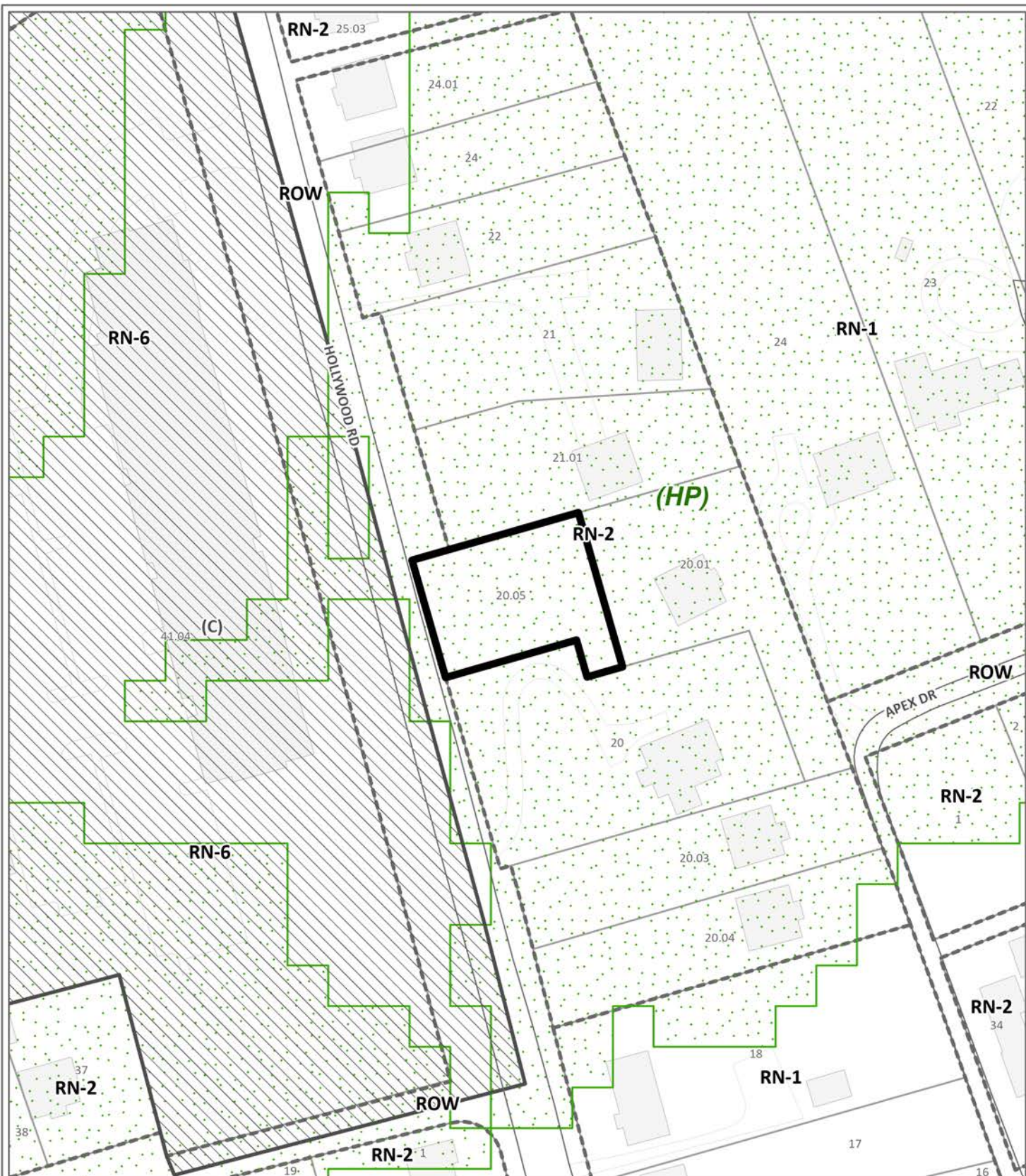
STAFF ANALYSIS:

The subject property was part of a larger rezoning along Hollywood Road from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood) in 2024 (9-A-24-RZ). The property was subsequently subdivided according to RN-2 dimensional standards, and now the applicant is requesting a Level II Hillside Protection Certificate of Appropriateness to exceed the disturbance budget on this 8,515 square foot lot for the development of a single-family home.

The lot has not been previously disturbed and is comprised of large, mature trees on slopes exceeding 25%. There is apparent sediment runoff along the eastern side of Hollywood Road around the subject property that may be correlated to the recent construction of several single-family homes on steep-sloped properties of Hollywood Road and Apex Drive that were part of that broader RN-2 rezoning. City Engineering may enforce additional Erosion Prevention and Sediment Control (EPSC) measures in this area if it is deemed necessary.

Approval of this modest, 64 square foot increase in the maximum disturbance budget will enable the development of a small single-family home. The recommended conditions for approval are intended to minimize additional off-site environmental damage in the area and support enforcement of the approved disturbance budget.





HILLSIDE PROTECTION

9-A-26-HPA

Petitioner: Barnes Capital Management, LLC



Case Boundary

Original Print Date: 7/29/2026

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

Map No: 107

Jurisdiction: City

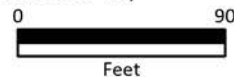
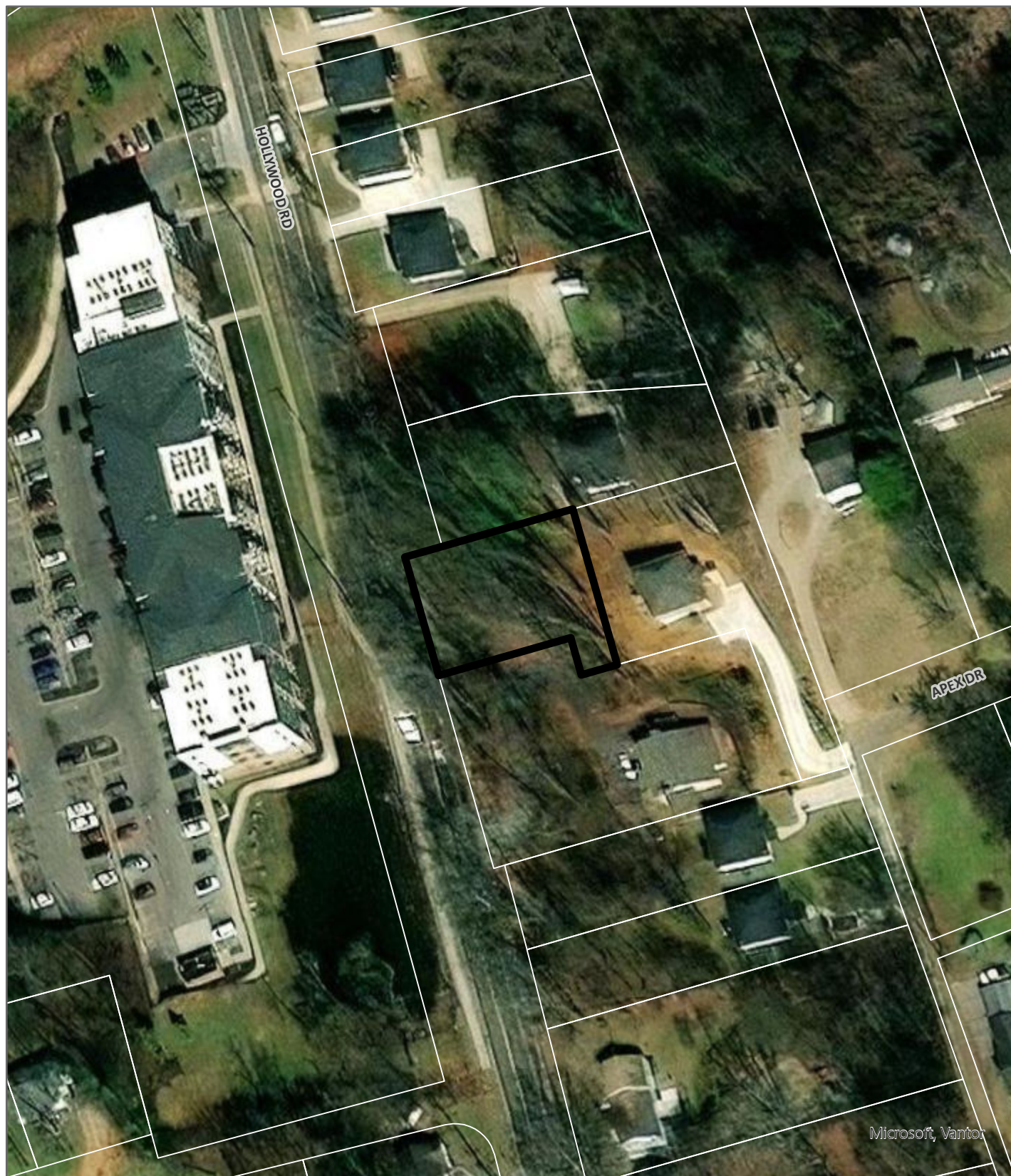


Exhibit A. Contextual Images



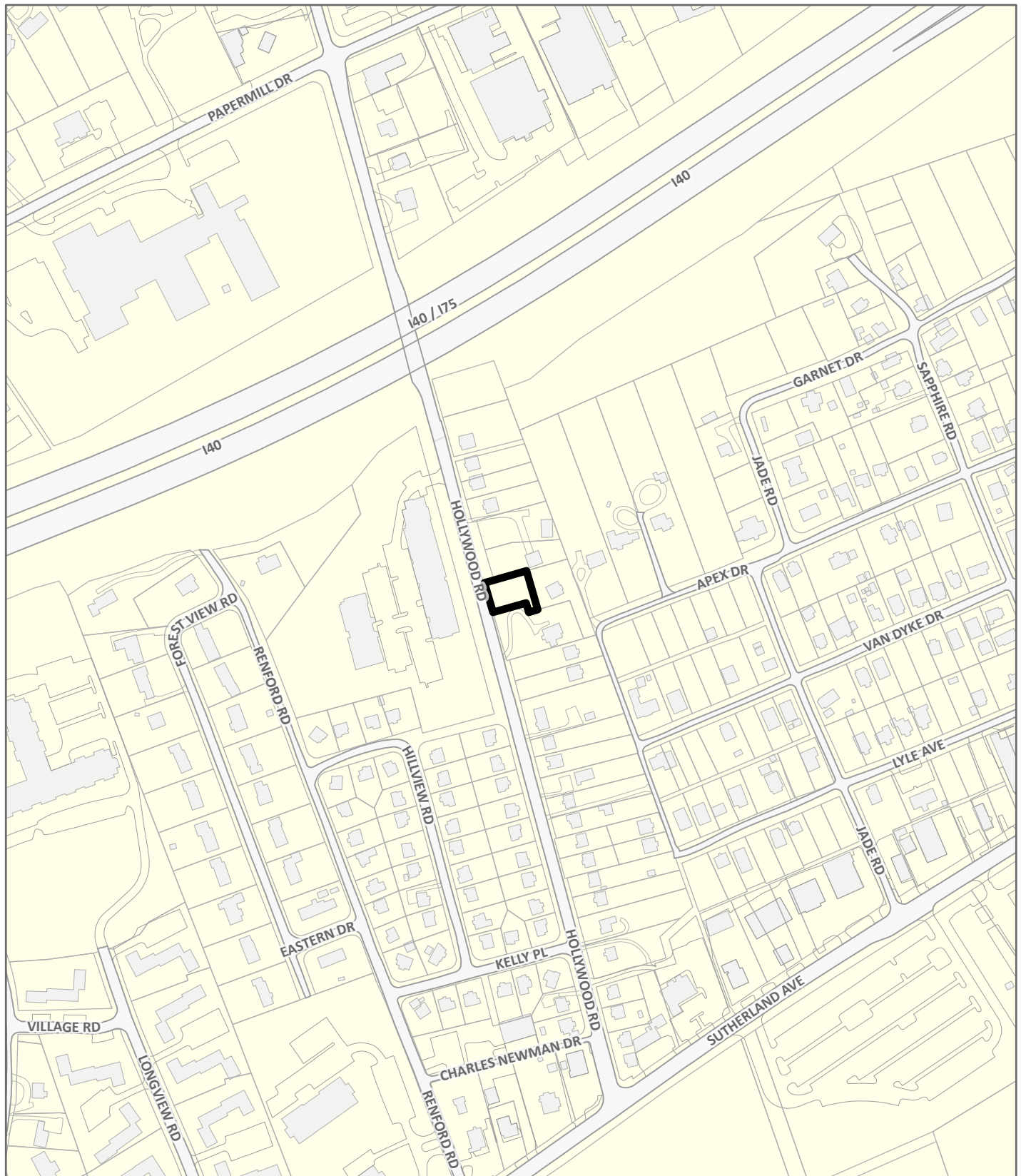
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

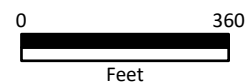


LOCATION MAP

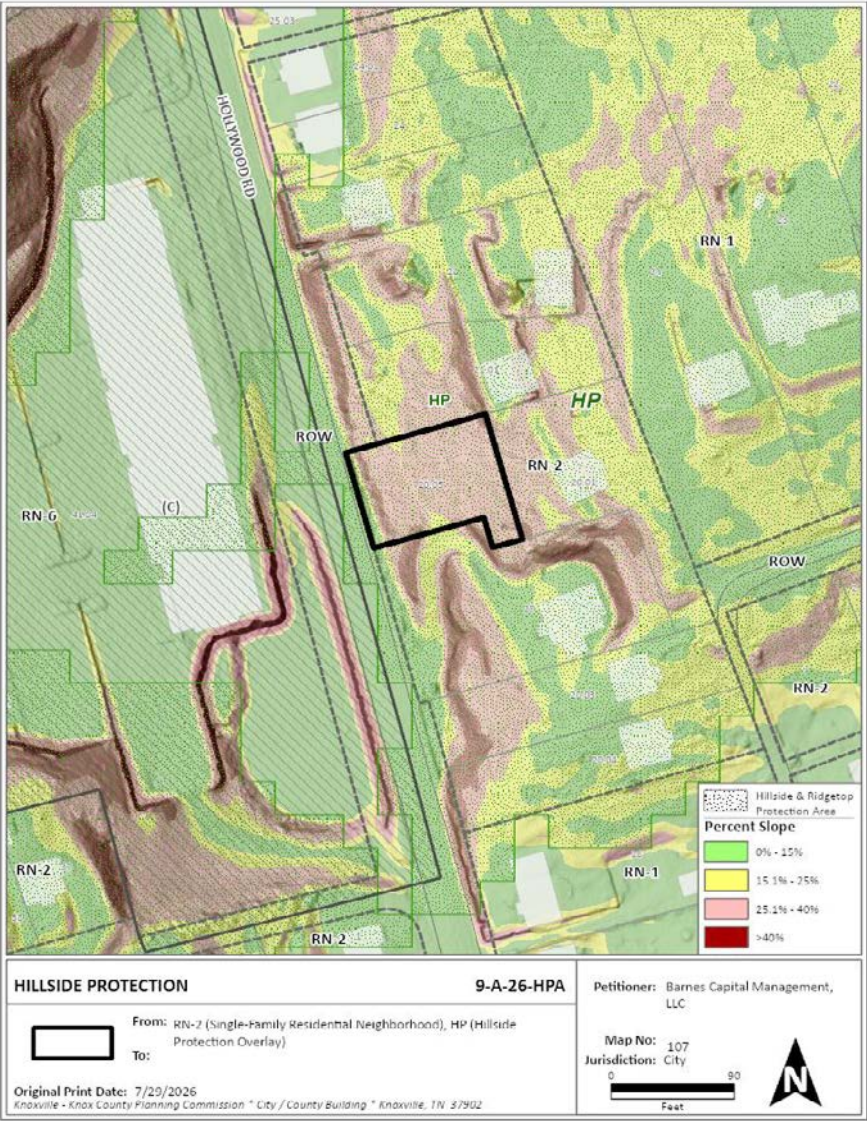
9-A-26-HPA

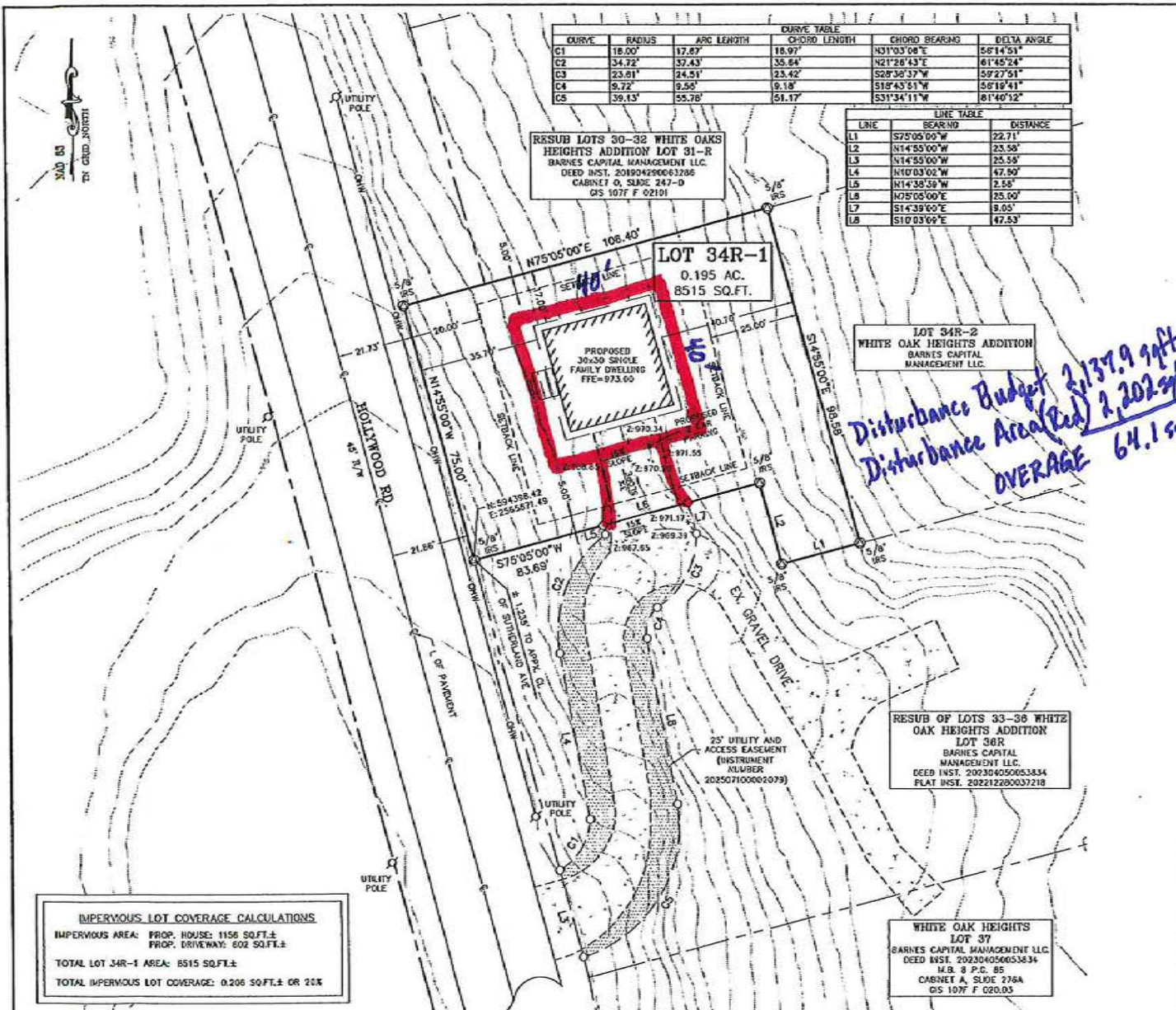


Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	8,516.1	0.196			
Non-Hillside	0.0	0.000	N/A		
0-15% Slope	422.2	0.010	100%	422.2	0.010
15-25% Slope	521.2	0.012	50%	260.6	0.006
25-40% Slope	6,978.8	0.160	20%	1,395.8	0.032
Greater than 40% Slope	594.0	0.014	10%	59.4	0.001
Ridgetops					
Hillside Protection (HP) Area	8,516.1	0.196	Recommended disturbance budget within HP Area	2,137.9	0.049
			Percent of HP Area	25.1%	





CURVE TABLE				CHORD BEARING		DELTA ANGLE	
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE		
C1	18.00'	17.47'	18.97'	N31°03'04"E	56°14'51"		
C2	34.72'	37.43'	35.84'	N21°28'43"E	61°45'24"		
C3	23.81'	24.51'	23.42'	S28°38'37"W	59°27'51"		
C4	9.72'	9.50'	9.18'	S18°43'51"W	59°19'41"		
C5	39.13'	55.78'	51.17'	S31°34'11"W	61°40'12"		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°05'00"W	22.71'
L2	N14°55'00"W	23.58'
L3	N14°55'00"W	25.58'
L4	N10°03'02"W	47.90'
L5	N14°55'00"W	2.58'
L6	N75°05'00"E	25.00'
L7	S14°39'00"E	9.05'
L8	S10°03'09"E	47.53'

RESUB LOTS 30-32 WHITE OAKS
HEIGHTS ADDITION LOT 31-R
BARNES CAPITAL MANAGEMENT LLC
DEED INST. 201804290061286
CABINET Q, SLIDE 247-D
GIS 107F F 02101

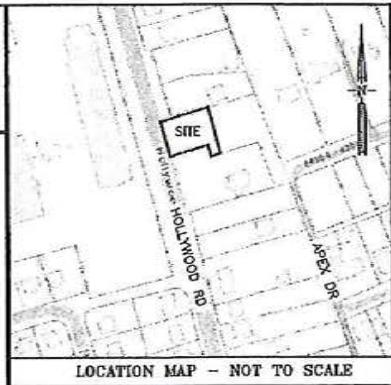
LOT 34R-2
WHITE OAK HEIGHTS ADDITION
BARNES CAPITAL
MANAGEMENT LLC.

RESUB OF LOTS 33-36 WHITE
OAK HEIGHTS ADDITION
LOT 36R
BARNES CAPITAL
MANAGEMENT LLC.
DEED INST. 202304050053834
FLAT INST. 202212280037218

WHITE OAK HEIGHTS
LOT 37
BARNES CAPITAL MANAGEMENT LLC
DEED INST. 202304050053834
M.B. & P.C. 85
CABINET A, SLIDE 278A
GIS 107F F 020.05

IMPERVIOUS LOT COVERAGE CALCULATIONS
IMPERVIOUS AREA: PROP. HOUSE: 1156 SQ.FT.±
PROP. DRIVEWAY: 602 SQ.FT.±
TOTAL LOT 34R-1 AREA: 8515 SQ.FT.±
TOTAL IMPERVIOUS LOT COVERAGE: 0.206 SQ.FT.± OR 2.4%

OWNER INFORMATION:
GIS 107F F 020.01
BARNES CAPITAL
MANAGEMENT LLC
c/o ANSON BARNES
802 LOVELL RD
KNOXVILLE, TN 37932
PHONE: 865.559.3515



- SURVEYOR'S NOTE**
- THE SURVEY SHOWN HEREIN WAS PROVIDED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED ON AUGUST 13, 2024, UTILIZING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.03 FEET HORIZONTAL/VERTICAL.
 - FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
BOSTON DISTRICT 17 CORPS AND, P.O. BOX 10, BOSTON, MA 02111; NAD 83; 11S19N155078"
 - BEARINGS SHOWN HEREIN ARE REDUCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORP 98, EPOCH 2010, TENNESSEE STATE PLANE, ECONOMIC SYSTEM, ZONE 1800, TENNESSEE GEOGRAPHIC REFERENCE NETWORK (TGRN) AND ARE FURTHER REDUCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VERTICAL HORIZONTAL SYSTEM (VHS).
 - ELEVATIONS SHOWN HEREIN ARE REDUCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDS) DEED 18.
 - ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.000000000.
 - ALL ABOVE GRADING ADJUSTMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREIN. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM AERIAL PHOTO EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHAT SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACCURACY LOCATION OF ANY UTILITY SHOWN. WORK ARE NOT MADE FROM THE SURFACE.
 - THE SURVEY SHOWN HEREIN WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
 - SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE CURATOR OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
 - THE SURVEY SHOWN HEREIN MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, REZONATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT HAVE NOT BEEN FURNISHED AT THE TIME OF THE SURVEY.
 - THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AN AREA OF SPECIAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PLANNED NUMBER 4705020210, EFFECTIVE DATE AUGUST 3, 2013.
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE "XV-2" THE CURRENT BUILDING SETBACKS ARE PER CITY OF KNOXVILLE ZONING OFFICE.
 - THE CONTRACTOR AND/OR HOMEOWNER IS RESPONSIBLE FOR VERIFYING FLOOR ELEVATIONS AND HOME LOCATION, AS SHOWN HEREIN. ANY DISCREPANCY MUST BE REPORTED BEFORE CONSTRUCTION BEGINS. THE SURVEYOR ASSUMES NO RESPONSIBILITY AT THE CONSTRUCTION BEGINS.
 - SOURCE OF CONTOUR OVERLAY SHOWN HEREIN IS DERIVED FROM "IN-GIS" WEBSITE FROM LIDAR DATA COLLECTED IN 2015.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A CERTIFIED IN RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MONTANA STANDARDS OF PRACTICE.
I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY REPRESENTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

10/08/2025
DATE OF SIGNATURE
Michael S. Greene, P.E., L.S. 2255

LEGEND	
⊙ = "RS" IRON ROD & CAP SET	--- = BOUNDARY/PROPERTY LINE
○ = COMPUTED POINT	--- = ADJOINING PROPERTY LINE
⊕ = UTILITY POLE	--- = RIGHT OF WAY LINE
	--- = SETBACK LINE
	--- = OVERHEAD WIRE
	--- = EASEMENT AREA



REFERENCES: RECORDED DEED: 202307240004086
RECORDED PLAT: 202504030051583

PARCEL ID: 107F F 020.05

JOB NO: 202416725

DRAFTED BY: K. BLAKE

DATE: 08/15/2024

SCALE: 1" = 20'

SITE PLAN SURVEY OF:
WHITE OAK HEIGHTS ADDITION - LOT 34R-1
SHOWING A SURVEY REQUESTED BY JASON BARNES
WARD 50, CITY BLOCK 50610, CIVIL DISTRICT 5, COUNTY OF KNOX, STATE OF TENNESSEE

REVISIONS:	
DATE	BY

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

9/11/26

Date to be Posted

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

Applicant Name

Date



R. Jason Barnes

1/21/26