CASE SUMMARY

APPLICATION TYPE: HILLSIDE PROTECTION

LEVEL 2

Planning
KNOXVILLE | KNOX COUNTY

File Number: 9-B-26-HPA **Related File Number:**

Application Filed: 7/27/2026 **Date of Revision:**

Applicant: NESTBUILT DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: Southeast side of Richmond Ave, east of Mcteer St

Other Parcel Info.:

Tax ID Number: 94 H C 01001, 01002, 002 **Jurisdiction:** City

Size of Tract: 0.95 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Request to exceed 9,823.7 sq ft of disturbance budget with 27,515.2 sq ft of total disturbance. **Density:**

Planning Sector: Central City **Plan Designation:** TDR (Traditional Neighborhood Residential), HP (Hillside Ri

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 270 RICHMOND AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential), HP (Hillside Ridgetop Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the applicant's Level II Certificate of Appropriateness request to exceed the 9,823.7 sq ft disturbance budget for a total disturbance of 27,515.2 sq ft on parcels 094HC002, 01001, and 01002 on Richmond Avenue, subject to 2 conditions.

Staff Recomm. (Full): Approve the applicant's Level II Certificate of Appropriateness request to exceed the 9,823.7 sq ft disturbance budget for a total disturbance of 27,515.2 sq ft on parcels 094HC002, 01001, and 01002 on Richmond Avenue, subject to 2 conditions.
1. Reforesting approximately 10,870 square feet along the eastern side of the subject property with135 native tree seedlings, as shown in Exhibit B.
2. A reforestation plan shall be subject to approval by the City of Knoxville Urban Forestry Division,and they shall be notified when planting is complete so a site inspection can occur. Reforestationshall not be considered complete until it is approved by the City Urban Forester or CityLandscape Reviewer.

Comments:

Action: Approved with Conditions **Meeting Date:** 9/10/2026

Details of Action:

Summary of Action: Approve the applicant's Level II Certificate of Appropriateness request to exceed the 9,823.7 sq ft disturbance budget for a total disturbance of 27,515.2 sq ft on parcels 094HC002, 01001, and 01002 on Richmond Avenue, subject to 2 conditions.

Date of Approval: 9/10/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**