

HP (HILLSIDE PROTECTION) OVERLAY Regulations apply to all development on lots in all districts with the following exceptions (City of Knoxville zoning ordinance [Article 8.9](#)):

1. Legally existing structures existing as of January 1, 2020
2. Lots of record for single-family dwellings existing as of January 1, 2020. This exception applies only where the lot of record is one (1) acre or less.
3. Lots that have been issued a grading permit prior to January 1, 2020.
4. Lots that have been previously legally disturbed or developed are also be excepted provided that any new/additional disturbance does not exceed the previously-disturbed area or the maximum land disturbance permitted by Table 8.6, whichever is greater.

AN APPLICATION FOR AN HP OVERLAY COA (CERTIFICATE OF APPROPRIATENESS) MUST INCLUDE:

- A complete and signed [development request application](#) accompanied by the appropriate fee. An application is not complete until payment has been received.
- 2 copies of dimensioned and scaled site plans with address and CLT# (parcel ID #), may be submitted digitally at applications@knoxplanning.org
- Site plans must include the following:
 - Scale of drawing, must be a maximum of 1" = 100'
 - For residential, non-residential and mixed-use development:
 - For residential only - Total number of residential lots and area of each lot (acres or square feet), including area of HP overlay on each lot, proposed total built out residential density for site
 - Total site acreage and total disturbed area calculated and shown on drawings, including acreages for each separated out for areas within and outside of the HP Overlay (see example below)

- *Example Table:*

WITHIN HP OVERLAY <i>(acres or square feet)</i>	OUTSIDE HP OVERLAY <i>(acres or square feet)</i>	TOTAL SITE <i>(acres or square feet)</i>
Disturbed area	Disturbed area	Disturbed area
Undisturbed area	Undisturbed area	Undisturbed area

- **If previously disturbed areas exist on the site**, delineate and calculate area for these areas (*acres or square feet*) and note area within and outside of HP overlay.

Staff may request additional information or data necessary to conduct a thorough review of the request ([Article 16.8.A.4](#))

For questions about submitting your COA please contact applications@knoxplanning.org