HP Overlay COA

Checklist

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 to be exempted 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 *(acres or square feet)*	**OUTSIDE HP OVERLAY** *(acres or square feet)*	**TOTAL SITE** *(acres or square feet)*
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