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 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:

<table>
<thead>
<tr>
<th>WITHIN HP OVERLAY (acres or square feet)</th>
<th>OUTSIDE HP OVERLAY (acres or square feet)</th>
<th>TOTAL SITE (acres or square feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Disturbed area</td>
<td>Disturbed area</td>
<td>Disturbed area</td>
</tr>
<tr>
<td>Undisturbed area</td>
<td>Undisturbed area</td>
<td>Undisturbed area</td>
</tr>
</tbody>
</table>

• 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