

# CASE SUMMARY

APPLICATION TYPE: HILLSIDE PROTECTION  
LEVEL 2



File Number: 2-A-26-HPA                      Related File Number:  
Application Filed: 12/23/2025              Date of Revision:  
Applicant: CHARLES BLALOCK

## PROPERTY INFORMATION

General Location: North side of W Governor John Sevier Hwy, west of Maryville Pike  
Other Parcel Info.:  
Tax ID Number: 147 04101                      Jurisdiction: City  
Size of Tract: 37.03 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Fill site.                      Density:  
Planning Sector: South County              Plan Designation:  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: Request to exceed the 15.3-acre disturbance budget by 5.21 acres.

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

Street: 3275 W GOVERNOR JOHN SEVIER HWY  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential), O (Office), RN-5 (General Residential Neighborhood)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
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.): Deny the Level II Certificate of Appropriateness (COA) request because there are no special circumstances or conditions on the site that make compliance a challenge, and the proposal is inconsistent with the intent of the Hillside and Ridgetop Protection Plan, as well as other City ordinances and adopted plans.

Staff Recomm. (Full):

Comments:

Action: Withdrawn

Meeting Date: 3/5/2026

Details of Action: Withdrawn

Summary of Action: Withdrawn

Date of Approval:

Date of Denial:

Postponements: 2/12/2026

Date of Withdrawal: 3/5/2026

Withdrawn prior to publication?:  Action Appealed?: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: