

# REZONING REPORT

► **FILE #:** 9-M-25-RZ

**AGENDA ITEM #:** 32

**AGENDA DATE:** 9/11/2025

► **APPLICANT:** JESSE ALARCON

OWNER(S): Jesse Alarcon Onyx Excavation LLC

TAX ID NUMBER: 69 H C 02301, 02302, 02303

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 0 E INSKIP DR (0 E INSKIP DR; 0 SCHEEL RD)

► **LOCATION:** Northwest side of E Inskip Dr, southwest side of Scheel Rd

► **APPX. SIZE OF TRACT:** 0.54 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via E Inskip Drive, a major collector with a pavement width of 18 ft within a 40-ft right-of-way, and Scheel Road, a local street with a pavement width of 17 ft within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Second Creek, First Creek

► **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood)

► **ZONING REQUESTED:** RN-5 (General Residential Neighborhood)

► **EXISTING LAND USE:** Single Family Residential

►  
EXTENSION OF ZONE: No, this is not an extension, though there is RN-5 (General Residential Neighborhood) in the vicinity.

HISTORY OF ZONING: This property was rezoned from R-2 (General Residential) to R-1A (Low Density Residential) in 2013 as part of a larger rezoning (11-F-13-RZ).

SURROUNDING LAND USE AND ZONING: North: Commercial - RN-4 (General Residential Neighborhood)  
South: Multifamily residential - RN-3 (General Residential Neighborhood)  
East: Multifamily residential - RN-3 (General Residential Neighborhood)  
West: Single family residential, multifamily residential - RN-1 (Single Family Residential Neighborhood), O (Office)

NEIGHBORHOOD CONTEXT: This area is comprised of a mix of single-family, two-family, and multifamily dwellings. Commercial, office, and limited industrial uses are concentrated on the south side E Inskip Drive, adjacent to the railroad right-of-way. Inskip elementary school is 0.2 miles to the south.

## STAFF RECOMMENDATION:

► **Deny the RN-5 (General Residential Neighborhood) zoning district because it conflicts with the intent of the MU-SD, NC-11 (Mixed Use Special District, Inskip Small Area Plan) and could disrupt an**

**established transition in land use intensity.**

**COMMENTS:**

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.

1. Since the early 2000s, development in the surrounding area has included a mix of residential, office, and small-scale commercial uses. Residential developments include single-family, two-family, and multi-family developments. Commercial and office uses have been concentrated east of the subject property along E Inskip Drive and Central Avenue Pike.

2. In 2013, the subject property was part of a larger downzoning from the R-2 (General Residential) district to the R1-A (Low Density Residential) district (11-F-13-RZ) following a resolution from Knoxville City Council (R-161-2013) requesting that Planning review all residential land in the Inskip neighborhood and consider a potential rezoning to a low density residential district to preserve the integrity, history and stability of the neighborhood. The resolution was motivated by findings of the 2011 Inskip Small Area Plan, which found a significant number of areas within the Inskip community where zoning designations and neighborhood character were misaligned. The plan recommended rezoning these properties to a low density residential zone to preserve neighborhood character and mitigate the encroachment of more intense residential and commercial development in established neighborhoods.

3. Zoning in the area has remained relatively stable, with gradual increases in intensity consistent with the surrounding area, with minor shifts from RN-1 (Single-Family Residential Neighborhood) to the RN-2 (Single-Family Residential Neighborhood) and O (Office) zoning districts. Many of the properties zoned RN-5 (General Residential Neighborhood) were previously zoned R-2 and have more intensive development, so they were not rezoned to R1-A in 2013. These properties were assigned the RN-5 district as an equivalent zone with the adoption of the 2020 Zoning Ordinance. The one RN-5 rezoning within a half-mile radius of the subject property abutted the commercial node at Central Avenue Pike and E Inskip Drive, and it was a natural extension of the zoning district on that block (10-A-23-RZ).

4. All three lots included in this rezoning request are 50 ft wide and have an area of less than 10,000 sq ft. The minimum lot area in the RN-1 (Single-Family Residential Neighborhood) zoning district is 10,000 sq ft, and the minimum lot width requirement is 75 ft. In contrast, the RN-5 district requires a minimum lot width of 50 ft and a minimum lot area of 5,000 sq ft for a single-family dwelling.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-5 zoning district is intended to accommodate medium density residential neighborhoods comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family developments. The RN-5 district may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods and more intensely developed residential or commercial areas. The existing RN-5 and RN-3 (General Residential Neighborhood) zoning on the east side of Scheel Road provides a transition from the more intensive developments to the north along Highland Drive. In general, the more intensive developments now zoned RN-3 and RN-5 were part of the rationale behind the resolution passed by City Council. The RN-5 district at this location could encroach on an already established transitional area.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RN-5 district allows a range of residential development types, including multifamily, by right.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The subject property is within the Inskip Small Area Plan, which identified E Inskip Drive as an area of high priority for pedestrian improvements that could also benefit from traffic calming measures due to the volume of multi-family developments in the area and proximity to schools like Inskip Elementary. Though E Inskip Drive was repaved earlier this year as part of the citywide street resurfacing project, no pedestrian infrastructure, traffic calming measures, or bike lanes have been added to E Inskip Drive since the 2011 plan was adopted.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The subject property is designated MU-SD, NC-11 (Mixed Use Special District, Inskip Small Area Plan) in the One Year Plan and North City Sector Plan. The NC-11 special district recommends uses consistent with the MDR (Medium Density Residential) land use classification, which permits residential zoning districts RN-1 through RN-5. Though the MDR class allows consideration of the RN-5 district, the NC-11 special district was intended to support neighborhood conservation and specifically recommends densities of 1-12 du/ac, whereas the RN-5 permits densities for townhome and multi-family developments between 21-26 du/ac.

2. The proposed rezoning does not comply with the General Plan's Development Policy 10.10, to keep transitional zoning patterns intact once they are in place. As previously mentioned, the RN-5 district at this location could disrupt an established transition in residential land use intensity along E Inskip Drive. The more intensely zoned properties and developments are concentrated east of Scheel Road and north of Highland Drive, whereas development to the west consists of a mix of single-family, two-family, and small-scale multi-family dwellings, with limited office uses.

3. The City of Knoxville published the 2015 Bicycle Facilities Plan and the 2020 Sidewalk Study, identifying areas where multi-modal infrastructure is critically needed. Both reports noted that E Inskip Drive, which is within the Inskip Elementary School Parental Responsibility Zone would benefit from these improvements to accommodate ongoing development in this area.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE, INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED.

1. Considering the recognized need for roadway improvements along E Inskip Drive, an increase in intensity from RN-1 to RN-5 is not appropriate at this location.

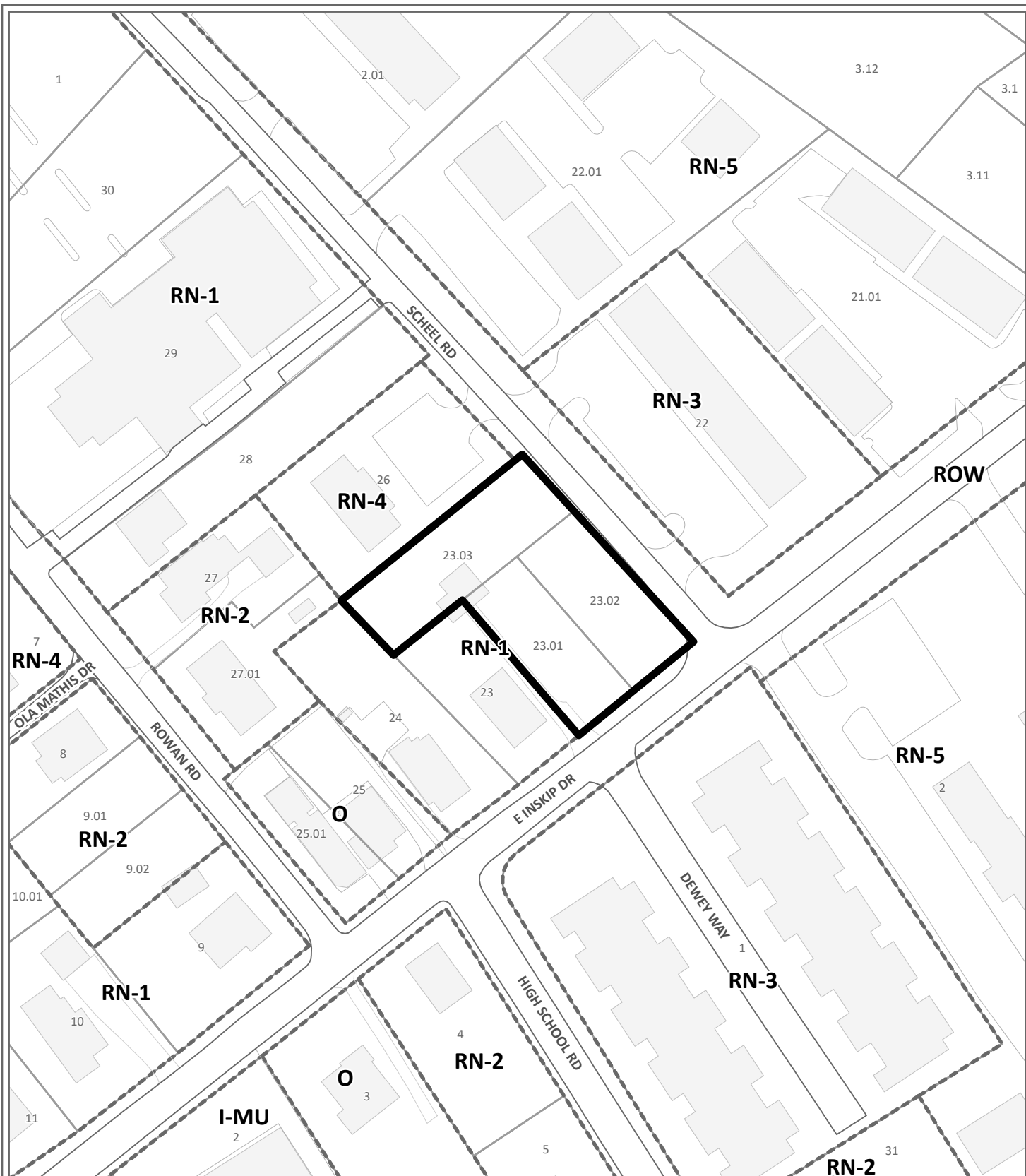
2. A Knoxville Area Transit bus stop is directly across the street from the subject property.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Inskip Elementary, Gresham Middle, and Central High.

If approved, this item will be forwarded to Knoxville City Council for action on 10/14/2025 and 10/28/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



## REZONING

**9-M-25-RZ**



**From:** RN-1 (Single-Family Residential Neighborhood)

**To:** RN-5 (General Residential Neighborhood)

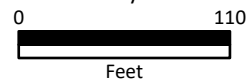
**Original Print Date:** 8/1/2025

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Petitioner:** Jesse Alarcon

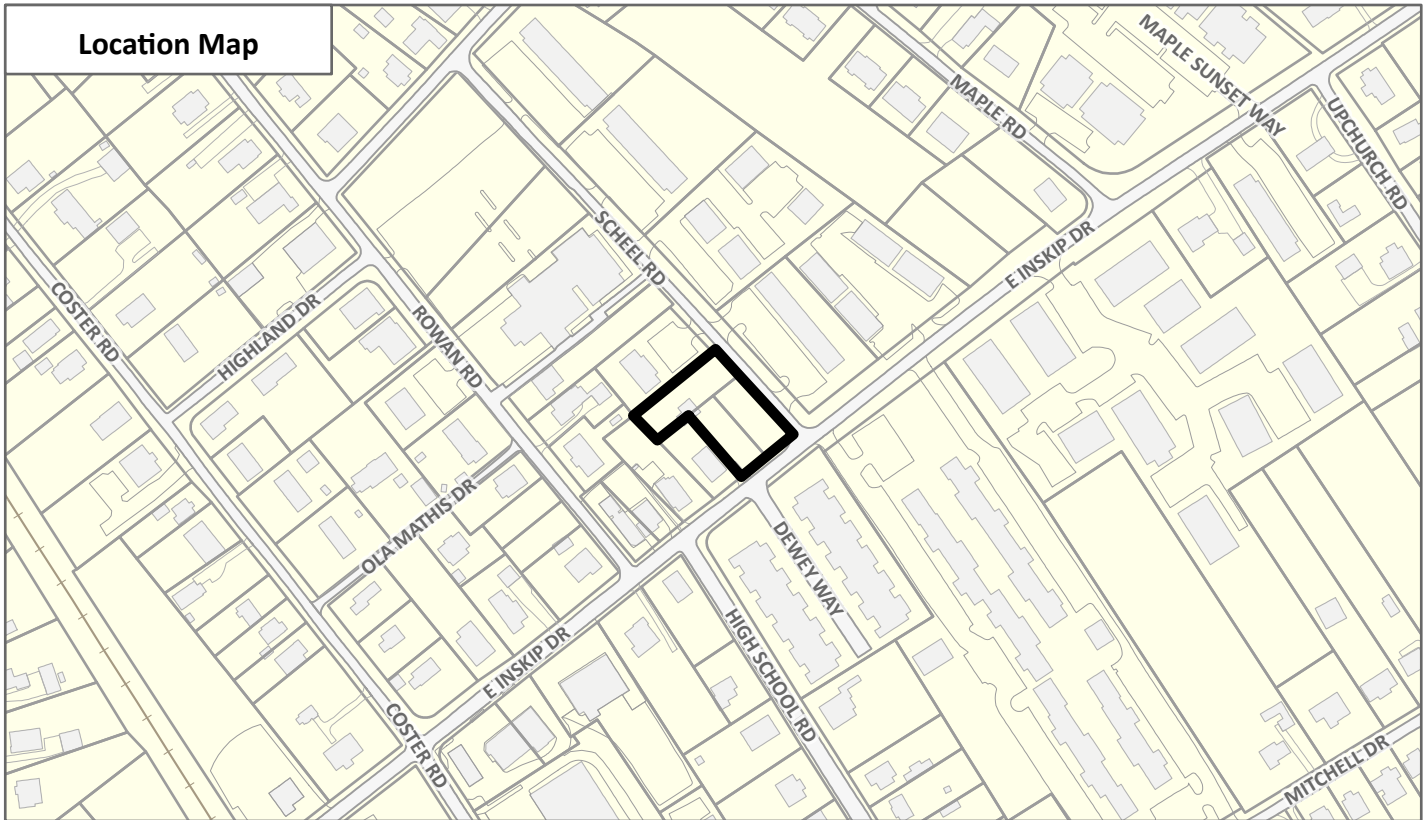
**Map No:** 69

**Jurisdiction:** City



## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

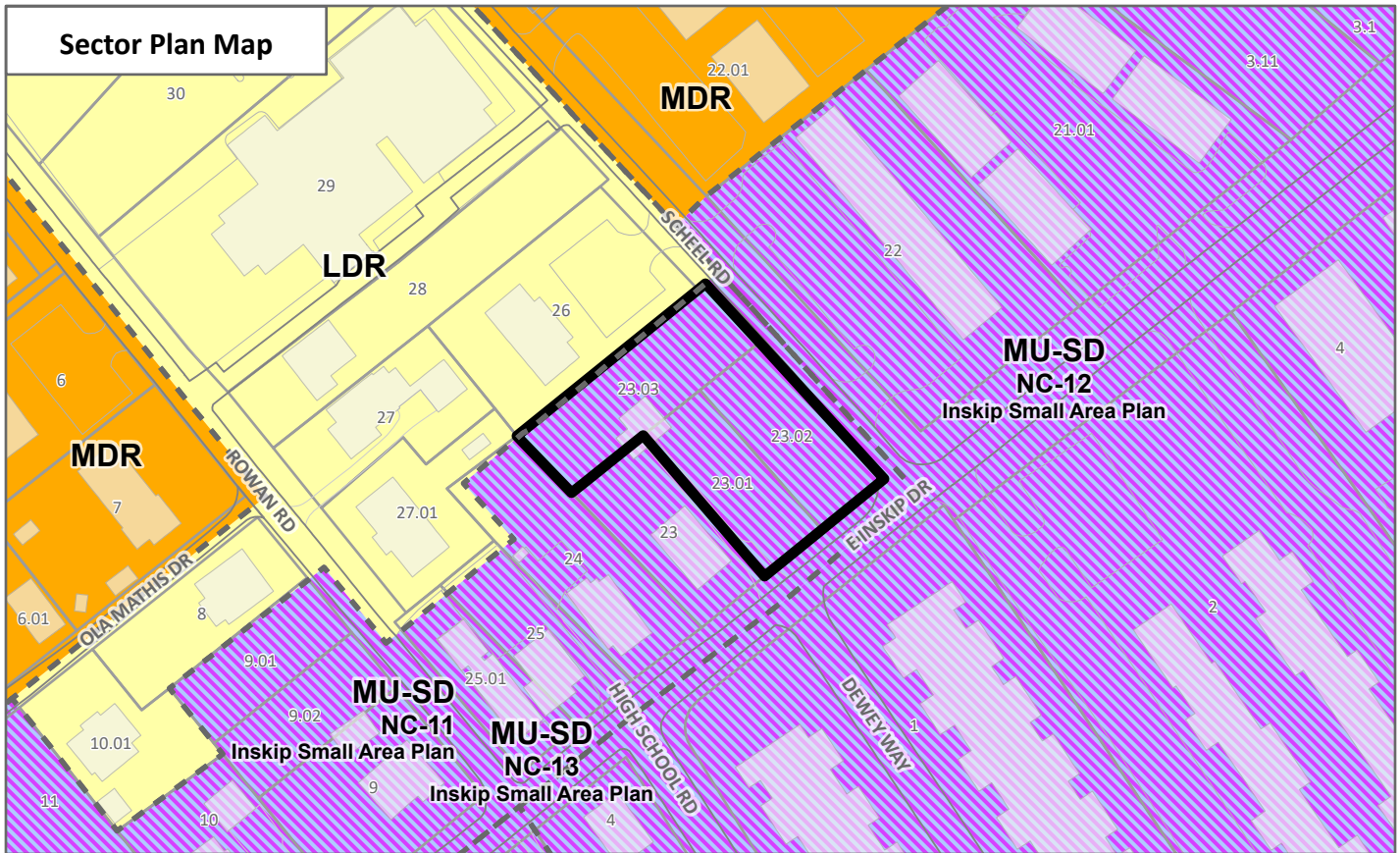
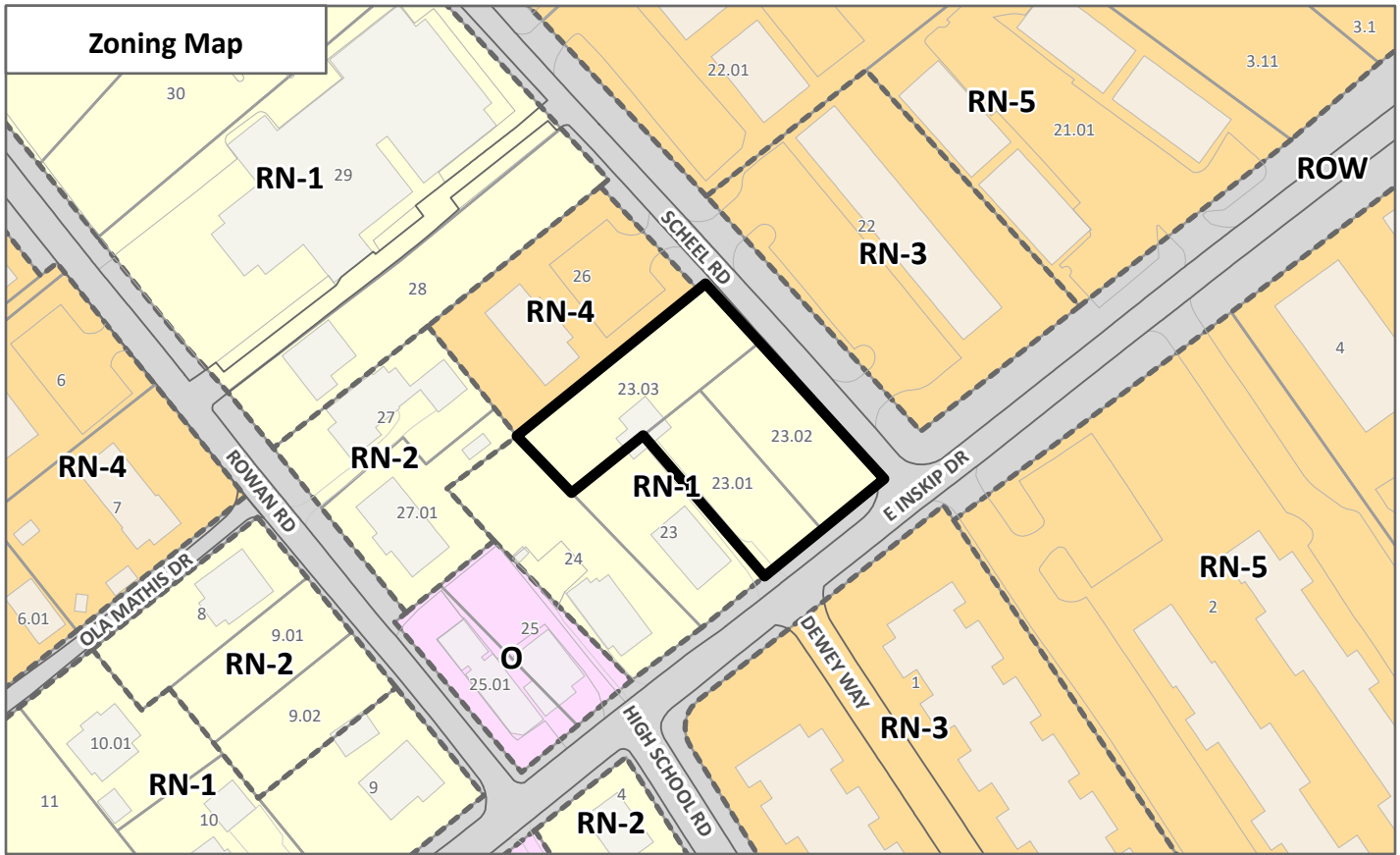
9-M-25-RZ



Case boundary

0 340  
Feet





### CONTEXTUAL MAPS 2

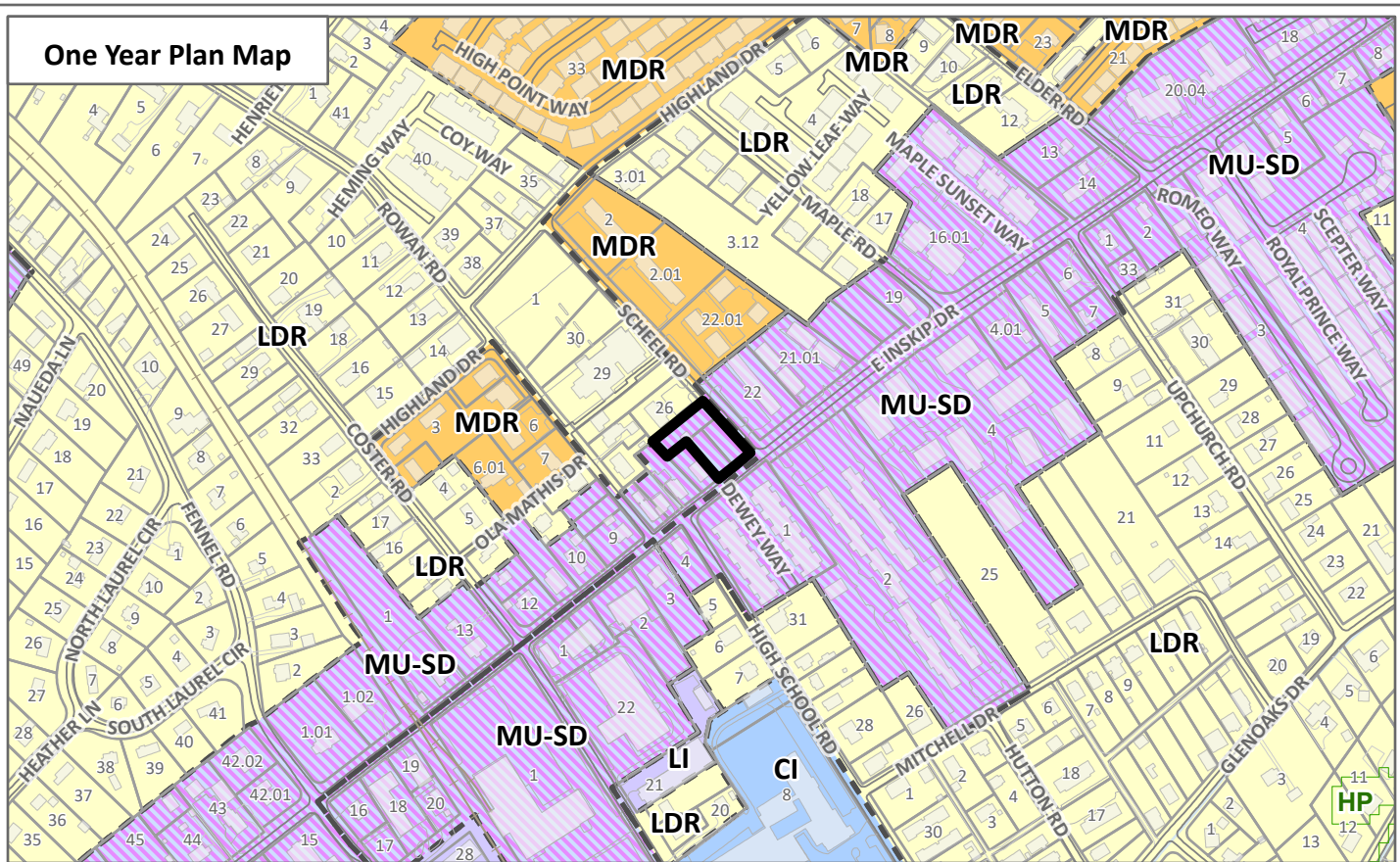
Case boundary

9-M-25-RZ

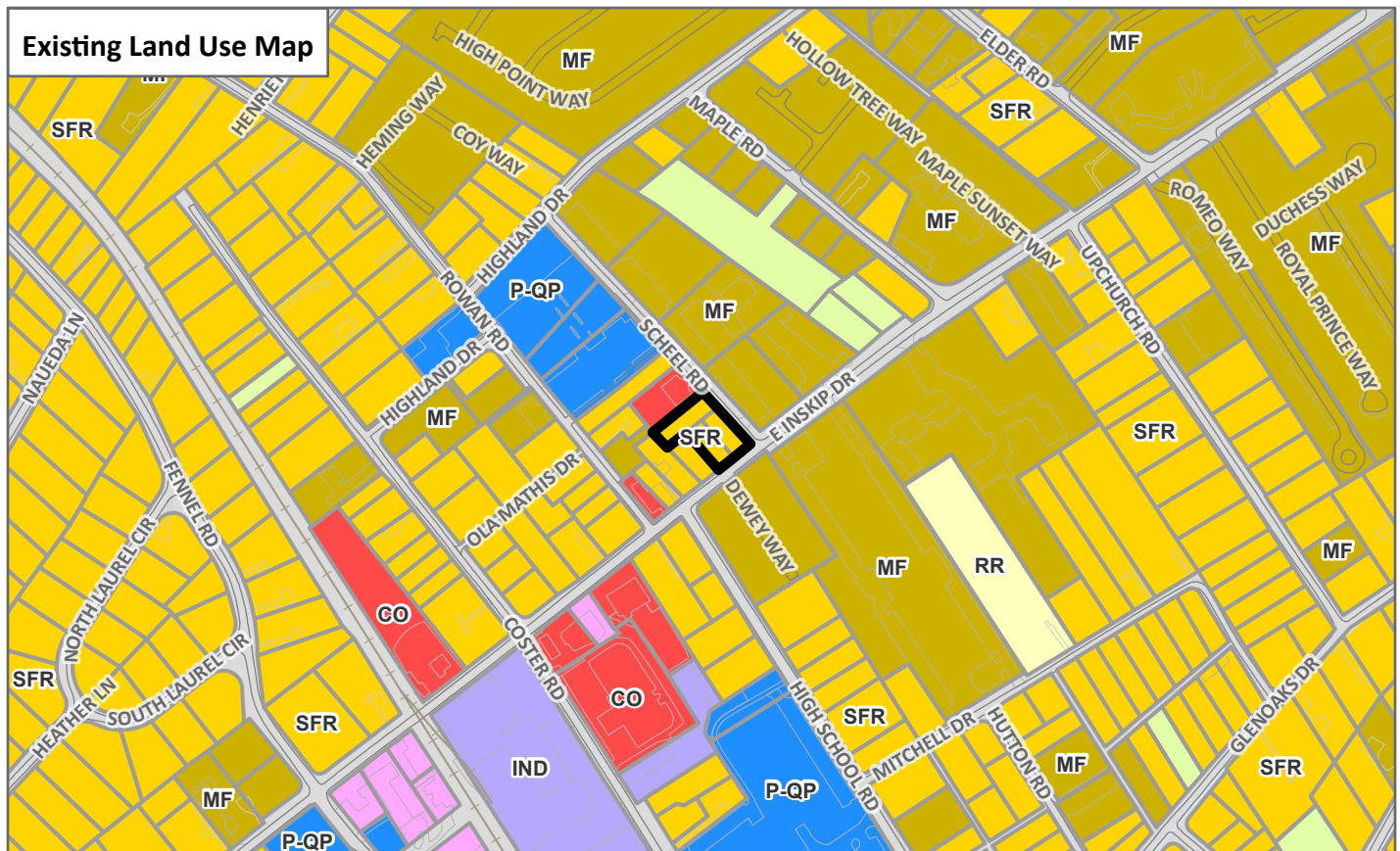
0 130

Feet

**One Year Plan Map**



**Existing Land Use Map**

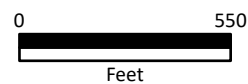


**CONTEXTUAL MAPS 3**

**9-M-25-RZ**



Case boundary



(1) Download and fill out this form at your convenience.

(2) Sign the application digitally (or print, sign, and scan).

(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices

Knoxville-Knox County Planning offices

OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)

OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)

Reset Form



# Development Request

Subdivision

☐ Concept Plan\*

☐ Final Plat

Zoning

☒ Rezoning

☐ Plan Amendment\*

Development

☐ Development Plan\*

☐ Planned Development\*

☐ Use on Review / Special Use\*

☐ Hillside Protection COA\*

\*These application types require a [pre-application consultation](#) with Planning staff.

Jesse Alarcon

Owner

Applicant Name

Affiliation

07-28-2025

09/11/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

9-M-25-RZ

Correspondence

All correspondence will be directed to the approved contact listed below.

☒ Applicant

☒ Property Owner

☐ Option Holder

☐ Project Surveyor

☐ Engineer

☐ Architect/Landscape Architect

Jesse Alarcon

Onyx Excavation LLC

Name

Company

4124 Oakland Dr

Knoxville

TN

37918

Address

City

State

ZIP

865-236-3219

Phone

Email

Current Property Info

Jesse Alarcon

4124 Oakland Dr

865-236-3219

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

511 E Inskip Dr, 509 E Inskip Dr, & 4805 Scheel Rd

069HC02301, 069HC02302, & 069HC02303

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☐ Residential

☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required:

☐ Yes (required to be submitted with application)

☐ No

## Subdivision Request



		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

## Zoning Request

RN-5		PENDING PLAT FILE NUMBER
<input checked="" type="checkbox"/> Zoning Change	Proposed Zoning      Proposed Density (units/acre, for PR zone only)	
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change		
Proposed Plan Designation(s)		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application		Previous Rezoning Requests
<input type="checkbox"/> Other (specify) _____		

## Authorization

☒ **I declare under penalty of perjury** the foregoing is true and correct: **1)** He/she/it is the owner of the property AND **2)** The application and all associated materials are being submitted with his/her/its consent

	Jesse Alarcon Owner	07-28-2025
Applicant Signature	Print Name / Affiliation	Date
865-236-3219	[REDACTED]	
Phone Number	Email	Pd. 07/29/2025, SG
	Jesse Alarcon	07-28-2025
Property Owner Signature	Please Print	Date Paid

## Staff Use Only

☐ Administrative Review

### ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1		FEE 2		FEE 3		TOTAL
0801	\$650.00					\$650.00

# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

### Acknowledgement

**By signing below,** you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

~~08-10-2025~~  
**08/29/2025**

Date to be Posted

**09/12/2025**

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

☐ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting

  
Applicant Signature

Jesse Alarcon  
Applicant Name

07-28-2025  
Date