



SPECIAL USE REPORT

▶ **FILE #:** 7-E-26-SU

AGENDA ITEM #: 17

AGENDA DATE: 7/9/2026

▶ **APPLICANT:** EDDIE ALARCON
OWNER(S): FOREST OAKS PROPERTIES LLC

TAX ID NUMBER: 59 I B 017 [View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3904 OAKLAND DR

▶ **LOCATION:** **South side of Oakland Dr, east of Tazewell Pike**

▶ **APPX. SIZE OF TRACT:** **16023 square feet**

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A (Within the City limits)

ACCESSIBILITY: Access is via Oakland Drive, an unstriped local street with 20 ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Whites Creek

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

▶ **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**

▶ **PROPOSED USE:** **Two-family dwelling**

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood)

South: Single family residential, public/quasi public land (city property) - RN-1 (Single-Family Residential Neighborhood)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The subject property is in an area with single family houses on larger lots to the east of Oakland Cemetery. There are industrial, commercial, and office uses to the northeast and east along Beverly Road and Greenway Drive.

STAFF RECOMMENDATION:

▶ **Withdraw the application per the applicant's request.**

ESTIMATED TRAFFIC IMPACT: 16 (average daily vehicle trips)

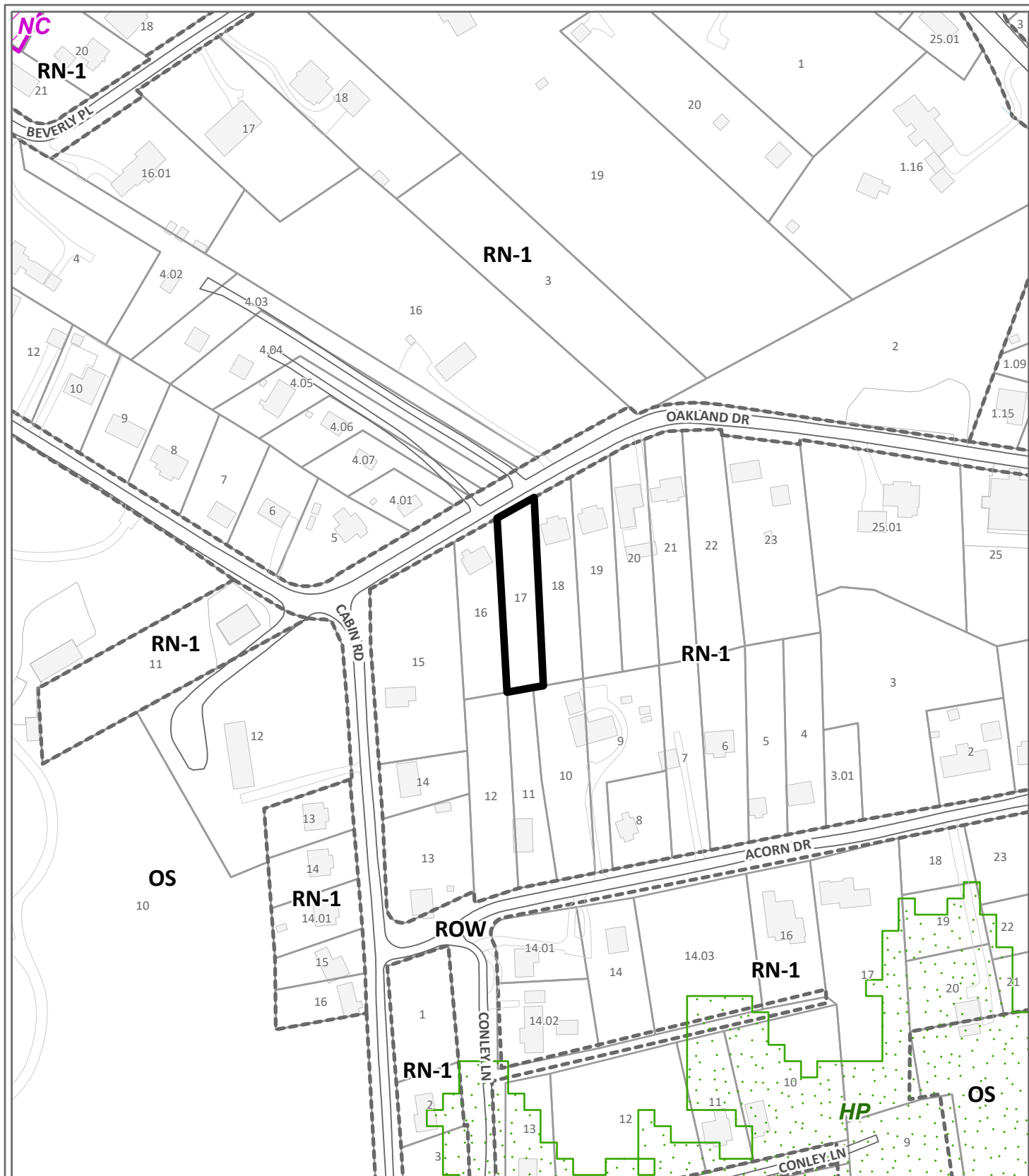
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



SPECIAL USE

7-E-26-SU

Petitioner: Eddie Alarcon



Two-family dwelling in RN-1 (Single-Family Residential Neighborhood)

Original Print Date: 5/29/2026

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

Map No: 59

Jurisdiction: City

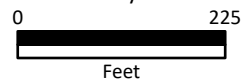


Exhibit A. Contextual Images



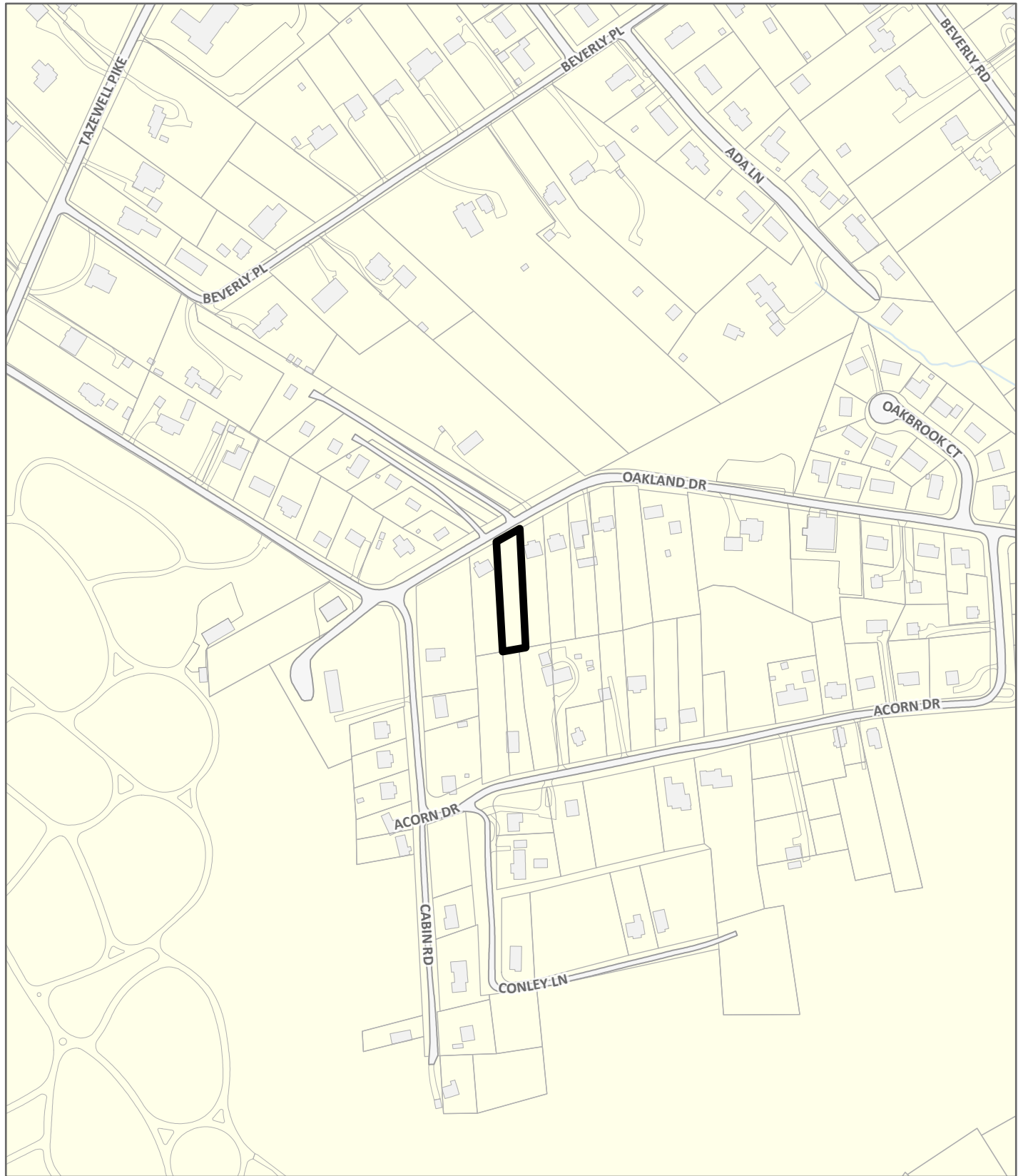
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

7-E-26-SU



Case boundary



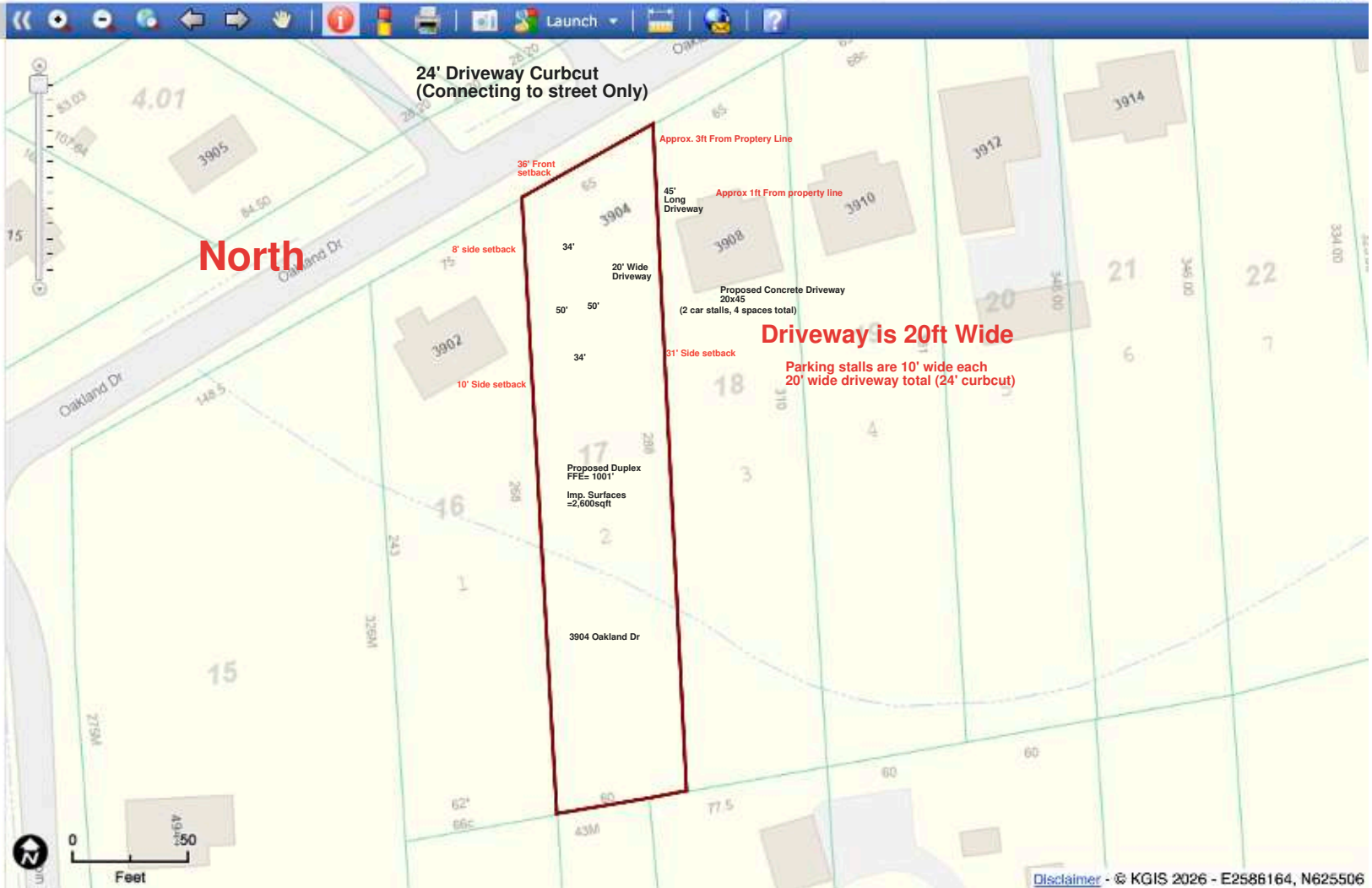
KGIS Maps - Introduction

This website is KGIS's latest web mapping solution. Unlike previous mapping solutions KGIS Maps gives the user a much faster mapping environment as well as a look at much more current data. Its browser compatibility has also been improved.

More information about this application can be found on the Help tab, including a short "Getting Started with KGIS Maps" tutorial video. We will continue to look for ways to improve and enhance the website, and we encourage your feed back and comments. Email us at kgis@kgis.org

Information on this website is derived from various governmental departments within the City of Knoxville, Knox County and the Knoxville Utilities Board (KUB), who together have created a centralized "geographic information system": [KGIS](http://kgis.org).

All maps and data made accessible in this website are subject to [Disclaimer](#).

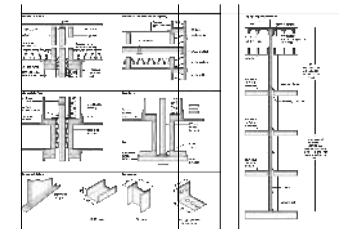
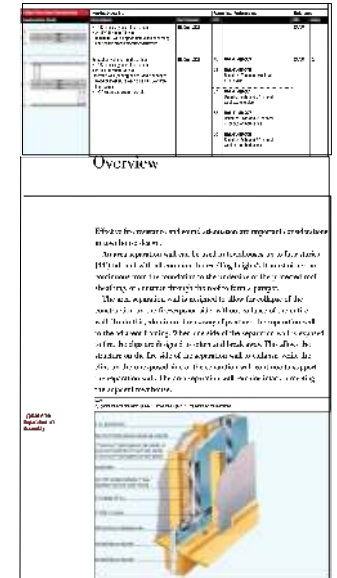


JESSE ALARCON

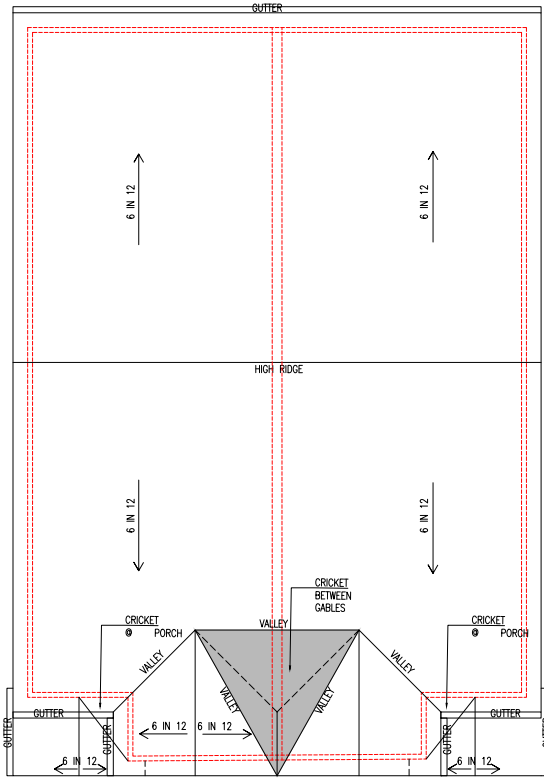
DUPLEX PLANS

3904 Oakland Dr

SHEET INDEX	
	COVER SHEET
A1.1	PLOT PLAN & FOUNDATION PLANS
A2.1	FLOOR PLANS AND ROOF PLAN
A3.1	EXTERIOR ELEVATIONS, STAIR SECTION

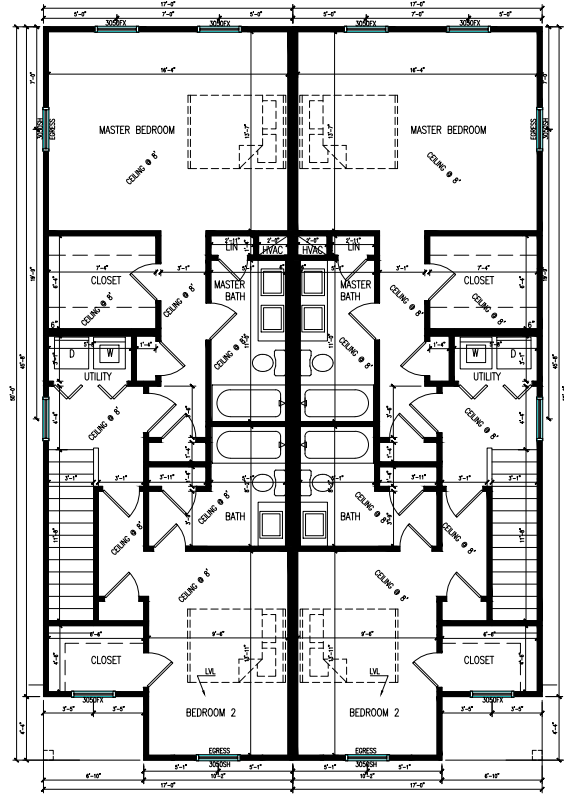


**FIRE SEPARATION ASSEMBLY
BETWEEN UNITS**

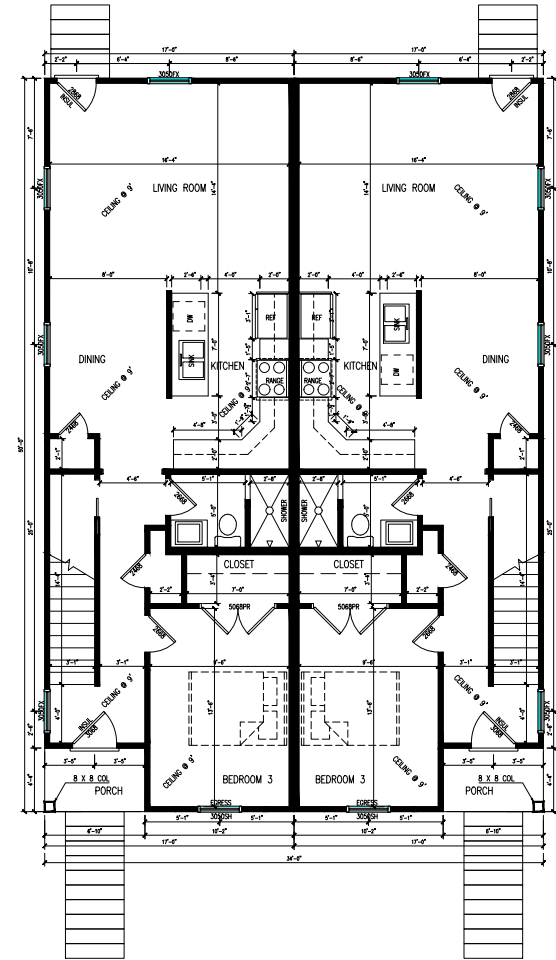


ROOF PLAN A

ROOF PLAN B

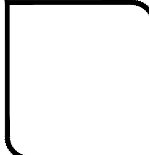


SECOND FLOOR PLAN A SECOND FLOOR PLAN B



FIRST FLOOR PLAN A FIRST FLOOR PLAN B

FOR ISSUE

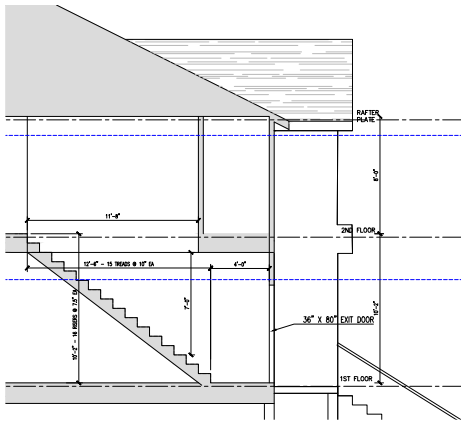


REVISIONS	
DATE	DESCRIPTION

Area Schedule A	
Level	Area
First Floor	821 SF
Second Floor	781 SF
Grand total	1,602 SF

Area Schedule B	
Level	Area
First Floor	821 SF
Second Floor	781 SF
Grand total	1,602 SF

A2.1



STAIR SECTION 1/2" = 1'-0"



REAR ELEVATION

UNIT "B" UNIT "A" 1/2" = 1'-0"

Site has a small elevation change towards the rear of house



Red Line Shows site elevation

FRONT ELEVATION

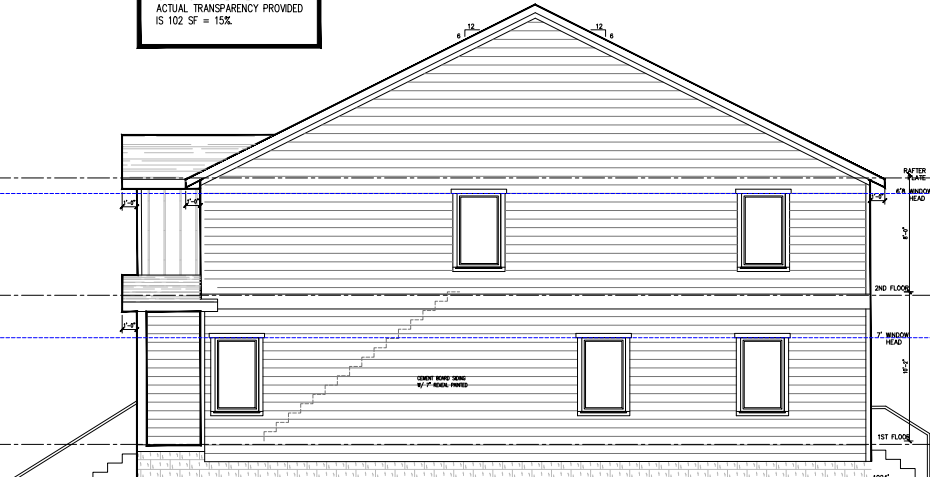
UNIT "A" UNIT "B" 1/2" = 1'-0"

REQUIRED DESIGN ELEMENTS:
 TYPICAL OVERHANGS IS 12 INCHES
 EACH HOUSE WIDTH IS 17'-0"
 REQUIRED PORCH DEPTH IS 25% OF HOUSE WIDTH IS 4'-3"
 ACTUAL PORCH DEPTH IS 4'-4"
 TOTAL FRONT ELEVATION AREA IS 680 SF
 TOTAL TRANSPARENCY REQUIRED IS 15% OF TOTAL AREA
 ACTUAL TRANSPARENCY PROVIDED IS 102 SF = 15%



LEFT ELEVATION

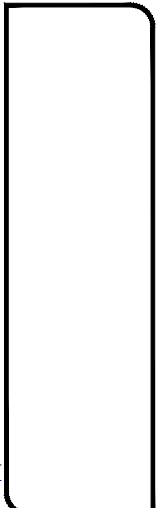
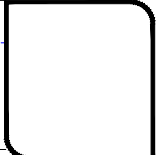
1/2" = 1'-0"



RIGHT ELEVATION

1/2" = 1'-0"

FOR ISSUE



REVISIONS	
DATE	DESCRIPTION

A3.1

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). The contact information you provide in your application may be used for that purpose. 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.

6/27/26

Date to be Posted

7/10/2026

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

Eddie Alarcon
Applicant Signature

Eddie Alarcon
Applicant Name

5-18-2026
Date