# SPECIAL USE REPORT

| | | | |
|---|---|---|---|
| ▶ **FILE #:** | **9-A-26-SU** | **AGENDA ITEM #:** | **34** |
| POSTPONEMENT(S): | 9/10/2026 | **AGENDA DATE:** | **10/1/2026** |
| ▶ **APPLICANT:** | **JESSE ALARCON** | | |
| OWNER(S): | Jesse Alarcon Onyx Excavation LLC | | |

| | |
|---|---|
| TAX ID NUMBER: | 80 M E 009, 010 **View map on KGIS** |
| JURISDICTION: | City Council District 3 |
| STREET ADDRESS: | 3407 SAVOY ST (3413 SAVOY ST) |
| ▶ **LOCATION:** | **Southwest side of Savoy St, northeast of McPherson St** |
| ▶ **APPX. SIZE OF TRACT:** | **0.54 acres** |
| SECTOR PLAN: | Central City |
| GROWTH POLICY PLAN: | N/A (Within City Limits) |
| ACCESSIBILITY: | Access is via Savoy Street, an unstriped local street with 11-14 ft of pavement width within a right-of-way width that varies from 31-34 ft. |
| UTILITIES: | Water Source: Knoxville Utilities Board |
| | Sewer Source: Knoxville Utilities Board |
| FIRE DISTRICT: | Knoxville Fire Department |
| WATERSHED: | Third Creek |

| | |
|---|---|
| ▶ **ZONING:** | **RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), IH (Infill Housing Overlay)** |
| ▶ **EXISTING LAND USE:** | **Agriculture/Forestry/Vacant Land** |
| ▶ **PROPOSED USE:** | **Two family dwellings** |
| HISTORY OF ZONING: | In 1983 the property was part of a large rezoning from R-2 (General Residential) to R-1A (Low Density Residential) (11-D-83-RZ). In 2006 the IH-1 (Infill Housing Overlay) was added to the property (11-O-06-RZ). |
| SURROUNDING LAND USE AND ZONING: | North: Agriculture/forestry/vacant land - OS (Open Space), HP (Hillside Protection Overlay), IH (Infill Housing Overlay) |
| | South: Single family residential - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), IH (Infill Housing Overlay) |
| | East: Single family residential, agriculture/forestry/vacant land - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), IH (Infill Housing Overlay) |
| | West: Single family residential, agriculture/forestry/vacant land - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), IH (Infill Housing Overlay) |
| NEIGHBORHOOD CONTEXT: | The subject property lies at the base of Sharp's Ridge in an area that features single family houses interspersed with undeveloped, forested |

slopes. S & J Colquitt Memorial Park is to the west.

**STAFF RECOMMENDATION:**

**Table the application, as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: 29 (average daily vehicle trips)

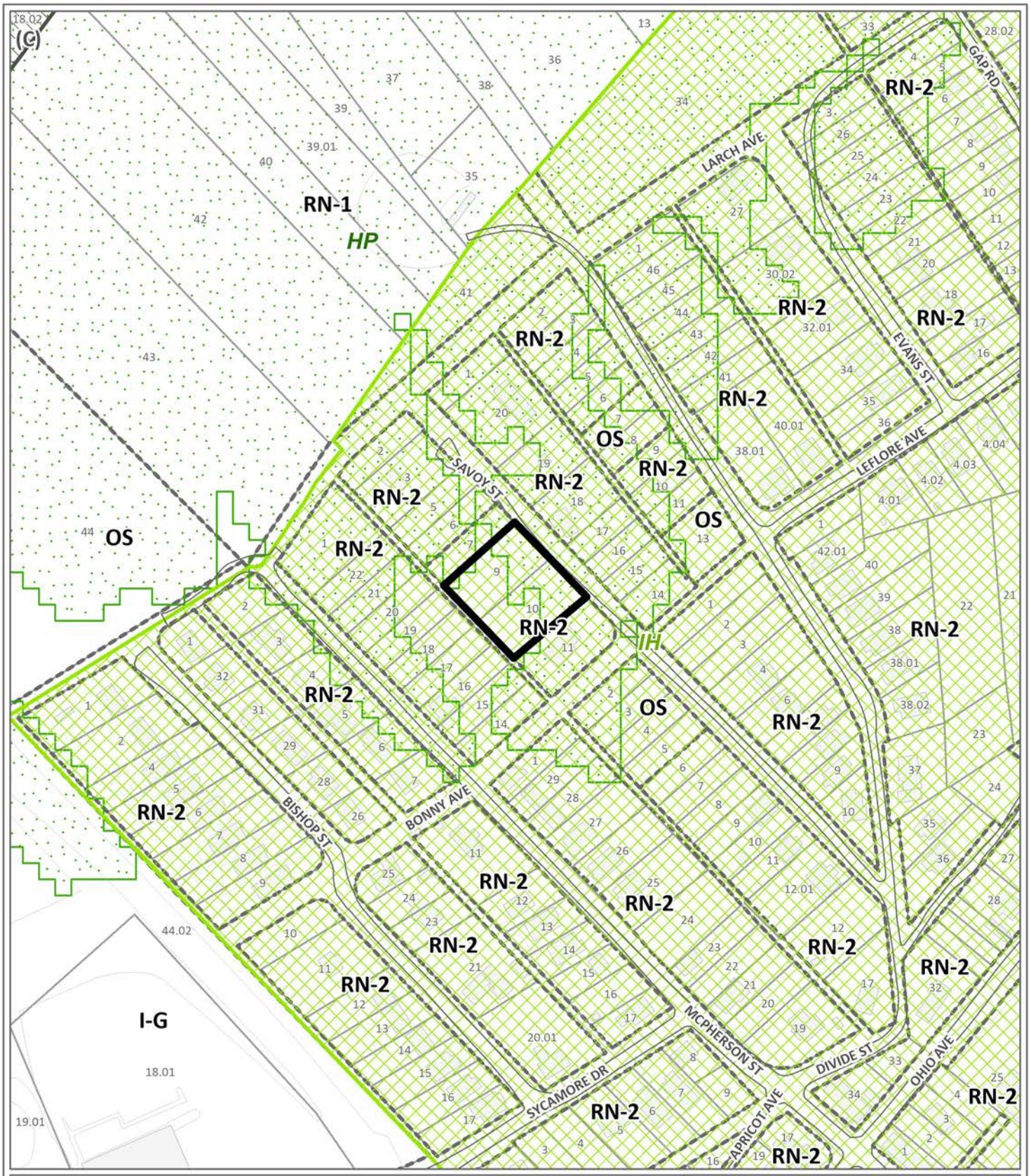
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Lonsdale Elementary, Northwest 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** **9-A-26-SU**

**Petitioner:** Jesse Alarcon

Two family dwellings in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), IH (Infill Housing Overlay)

**Map No:** 80
**Jurisdiction:** City

0 225
Feet

N

**Original Print Date:** 8/5/2026

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

# Exhibit A. Contextual Images

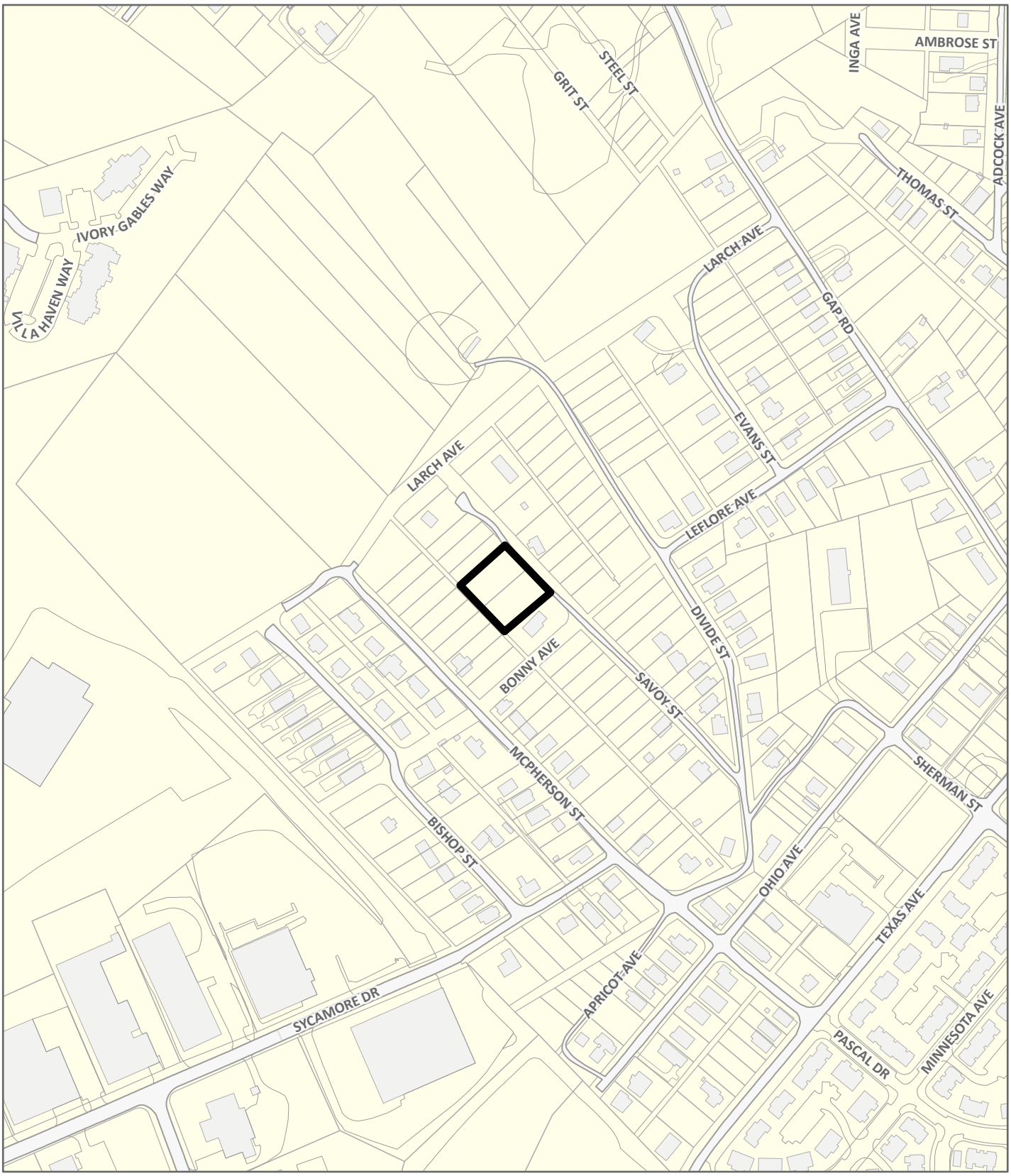
## AERIAL MAP

Case boundary

0 90
Feet

N

# Exhibit A. Contextual Images




**LOCATION MAP** **9-A-26-SU**

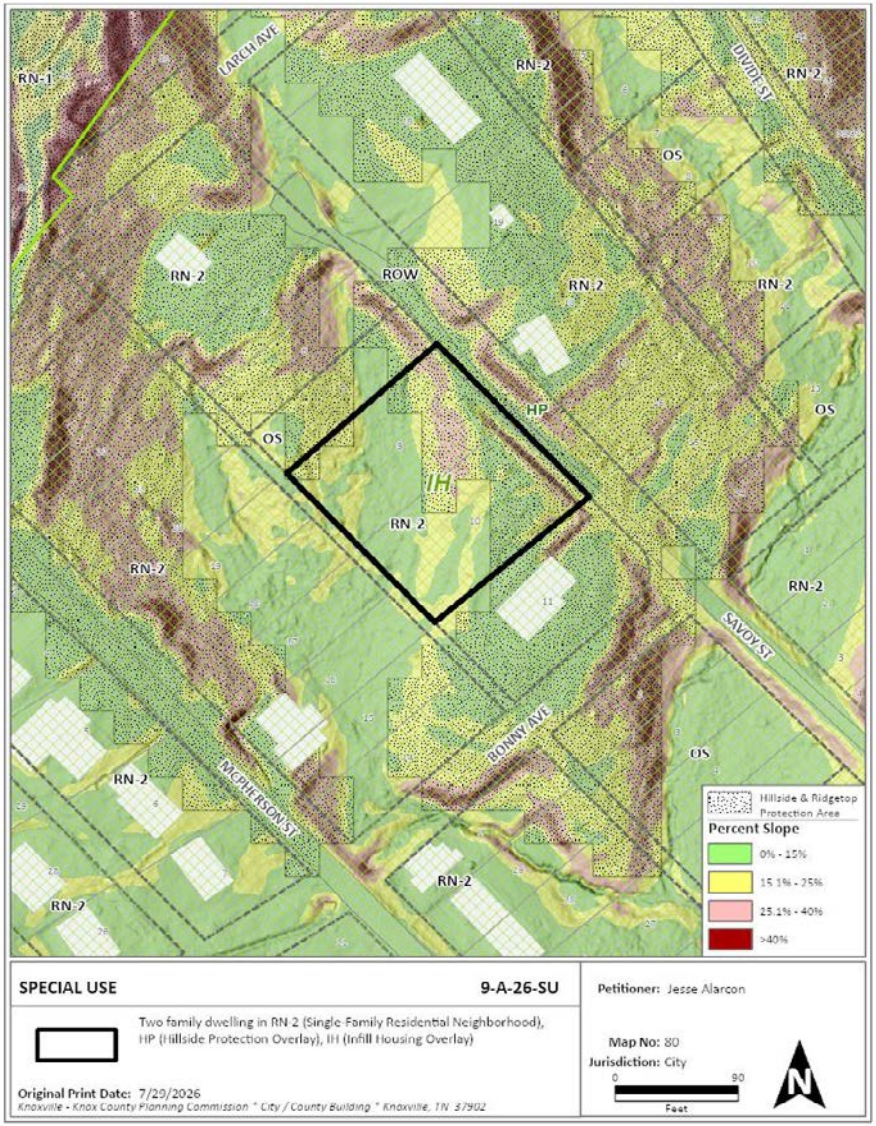
Case boundary

0 360
Feet

N

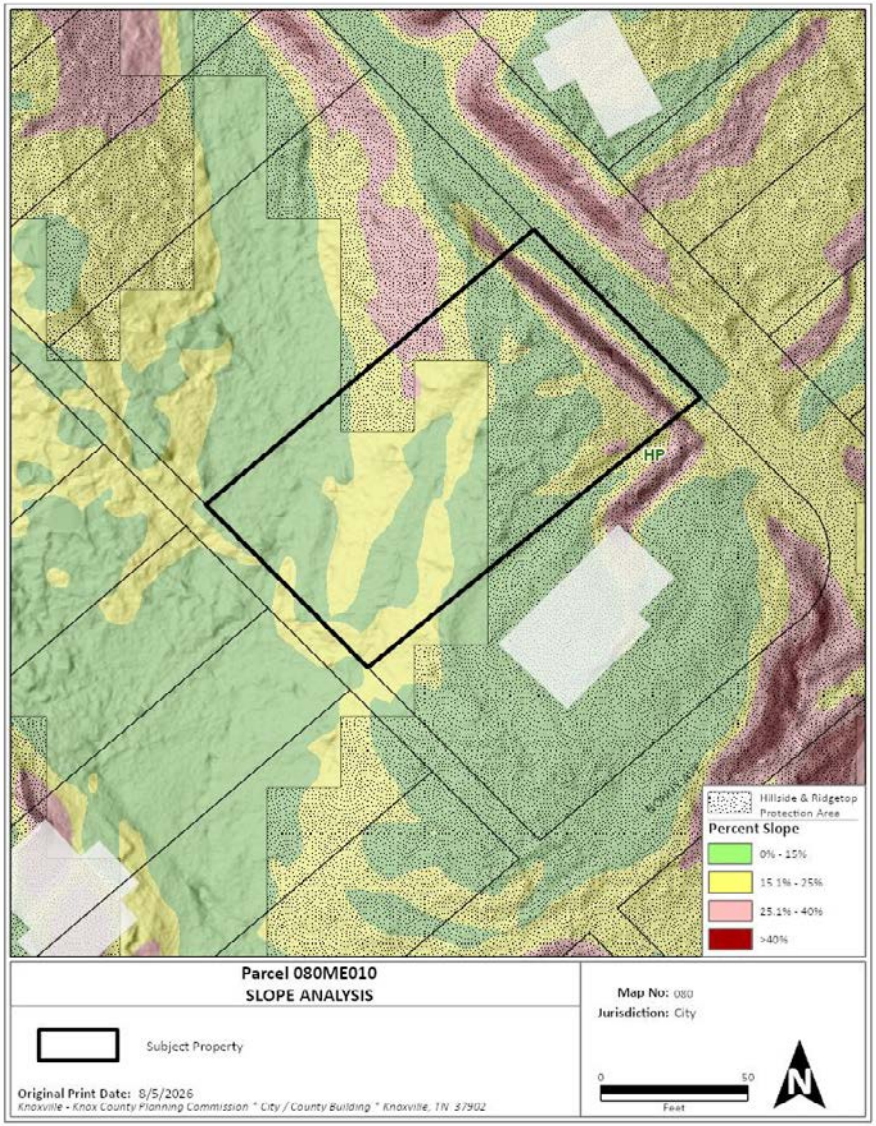
**Staff - Slope Analysis**
**Case: 9-A-26-SU**

| CATEGORY | SQFT | ACRES | RECOMMENDED DISTURBANCE BUDGET (Percent) | DISTURBANCE AREA (Sqft) | DISTURBANCE AREA (Acres) |
|---|---|---|---|---|---|
| **Total Area of Site** | **23,339.7** | **0.536** | | | |
| Non-Hillside | 12,043.0 | 0.276 | N/A | | |
| 0-15% Slope | 4,311.8 | 0.099 | 100% | 4,311.8 | 0.099 |
| 15-25% Slope | 4,487.5 | 0.103 | 50% | 2,243.7 | 0.052 |
| 25-40% Slope | 2,422.5 | 0.056 | 20% | 484.5 | 0.011 |
| Greater than 40% Slope | 75.0 | 0.002 | 10% | 7.5 | 0.000 |
| Ridgetops | | | | | |
| ***Hillside Protection (HP) Area*** | 11,296.8 | 0.259 | Recommended disturbance budget within HP Area | **7,047.5** | **0.162** |
| | | | Percent of HP Area | **62.4%** | |



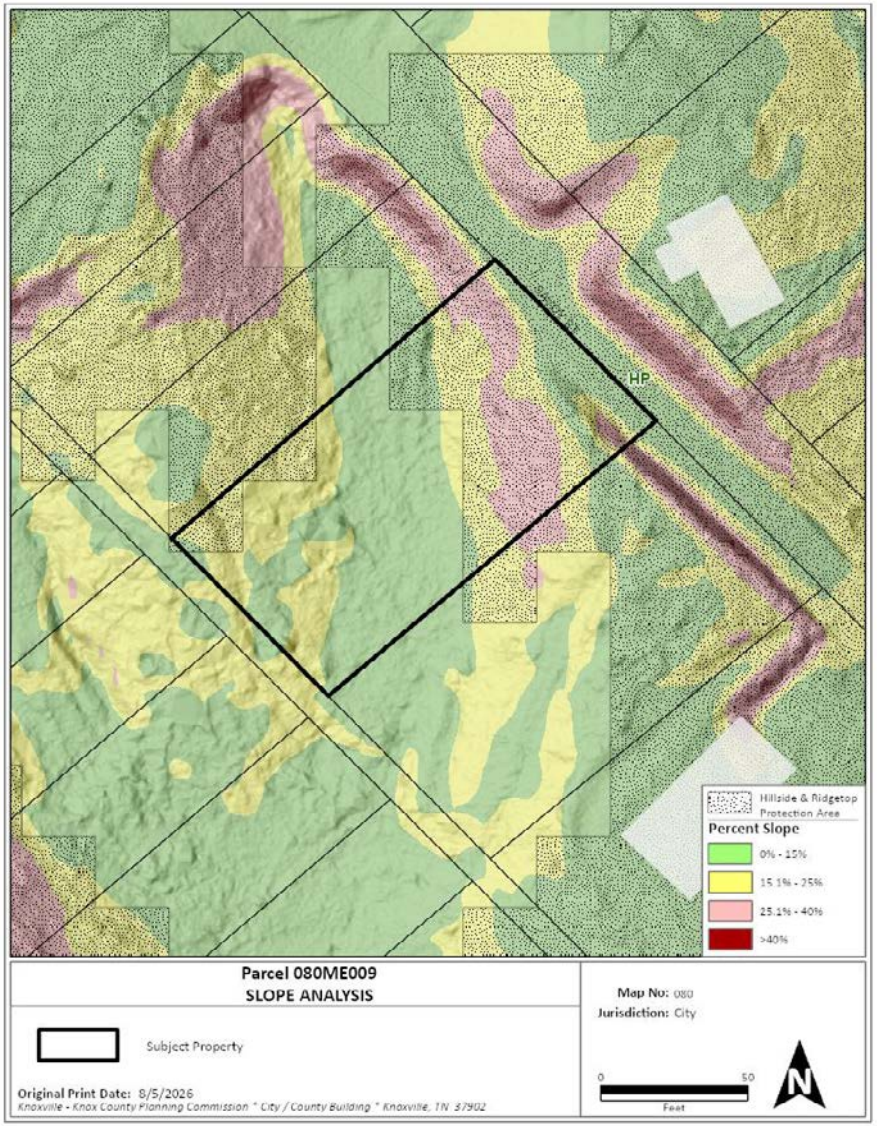
**Staff - Slope Analysis**
**Parcel: 080ME010**

| CATEGORY | SQFT | ACRES | RECOMMENDED DISTURBANCE BUDGET (Percent) | DISTURBANCE AREA (Sqft) | DISTURBANCE AREA (Acres) |
|---|---|---|---|---|---|
| **Total Area of Site** | **11,874.8** | **0.273** | | | |
| Non-Hillside | 6,030.5 | 0.138 | N/A | | |
| 0-15% Slope | 2,802.4 | 0.064 | 100% | 2,802.4 | 0.064 |
| 15-25% Slope | 2,168.3 | 0.050 | 50% | 1,084.2 | 0.025 |
| 25-40% Slope | 798.6 | 0.018 | 20% | 159.7 | 0.004 |
| Greater than 40% Slope | 75.0 | 0.002 | 10% | 7.5 | 0.000 |
| Ridgetops | | | | | |
| ***Hillside Protection (HP) Area*** | 5,844.3 | 0.134 | Recommended disturbance budget within HP Area | **4,053.8** | **0.093** |
| | | | Percent of HP Area | **69.4%** | |



**Staff - Slope Analysis**
**Parcel: 080ME009**

| CATEGORY | SQFT | ACRES | RECOMMENDED DISTURBANCE BUDGET (Percent) | DISTURBANCE AREA (Sqft) | DISTURBANCE AREA (Acres) |
|---|---|---|---|---|---|
| **Total Area of Site** | **11,465.0** | **0.263** | | | |
| Non-Hillside | 6,012.5 | 0.138 | N/A | | |
| 0-15% Slope | 1,531.4 | 0.035 | 100% | 1,531.4 | 0.035 |
| 15-25% Slope | 2,285.0 | 0.052 | 50% | 1,142.5 | 0.026 |
| 25-40% Slope | 1,636.1 | 0.038 | 20% | 327.2 | 0.008 |
| Greater than 40% Slope | 0.0 | 0.000 | 10% | 0.0 | 0.000 |
| Ridgetops | | | | | |
| ***Hillside Protection (HP) Area*** | 5,452.5 | 0.125 | Recommended disturbance budget within HP Area | **3,001.1** | **0.069** |
| | | | Percent of HP Area | **55.0%** | |



# 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.*

8/29/26

Date to be Posted

9/11/26

Date to be Removed

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

- [x] Yes
- [ ] No
- [ ] No, but I plan to prior to the Planning Commission meeting

Jesse Alarcon

Applicant Signature

Jesse Alarcon

Applicant Name

6-26-2026

Date