

# ORDINANCE

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMEND ORDINANCE NO. O-107-2019, KNOWN AND CITED AS “THE CITY OF KNOXVILLE ZONING CODE,” TO CHANGE THE BASE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 413 E. INSKIP DRIVE FROM RN-1 (SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD) DISTRICT TO O (OFFICE) DISTRICT, JULIO HERRERA, APPLICANT. (FILE NO. 3-G-25-RZ).

ORDINANCE NO: \_\_\_\_\_  
Knoxville-Knox County  
REQUESTED BY: Planning Commission  
PREPARED BY: Law

APPROVED ON 1<sup>ST</sup>  
READING: \_\_\_\_\_  
APPROVED ON 2<sup>ND</sup>  
READING: \_\_\_\_\_  
APPROVED AS AN EMERGENCY  
MEASURE: \_\_\_\_\_

MINUTE BOOK: \_\_\_\_\_ PAGE \_\_\_\_\_

**WHEREAS**, Julio Herrera filed Application No. 3-G-25-RZ with the Knoxville-Knox County Planning Commission (“Planning Commission”) to have property located at 413 E. Inskip Drive, Parcel ID 69 HG 009, base rezoned from RN-1 (Single-Family Residential Neighborhood) District to O (Office) District; and

**WHEREAS**, at its March 13, 2025 meeting, the Planning Commission recommended to the Council of the City of Knoxville that the change to the base zoning classification be approved; and

**WHEREAS**, public notice on the hearing of this petition was published in the *Knoxville News Sentinel* on February 11, 2025, and public notice for the City Council meeting on April 1, 2025 was published in the *Knoxville News Sentinel* on March 6, 2025 and March 18, 2025.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE THAT:**

**SECTION 1:** The City of Knoxville Zoning Code, being Ordinance No. O-107-2019, be and the same is hereby amended, so as to change the base zoning classification of property described

as being located at 413 E. Inskip Drive, Parcel ID 69 HG 009, Fifth District, North City Sector, from RN-1 (Single-Family Residential Neighborhood) District to O (Office) District, Julio Herrera, Applicant, File No. 3-G-25-RZ.

**SECTION 2:** The following Planning Commission documents are attached as Collective Exhibit 1 to this Ordinance and made a part hereof by reference: The Knoxville-Knox County Planning Commission Rezoning Report including all appendices; a portion of the Zoning Map on which the above described property is shaded; an excerpt from the Minutes of the Planning Commission meeting of March 13, 2025; the Development Request for Rezoning; and Public Notice.

**SECTION 3:** If any part, sentence, phrase, clause, term, word, section, subsection, or provision of this ordinance is declared by a court of competent jurisdiction to be unconstitutional, illegal, or invalid, such decision shall not affect the validity of the ordinance as a whole or any part other than the part so declared to be unconstitutional, illegal, or invalid.

**SECTION 4:** This Ordinance shall take effect seventeen (17) days from and after its passage, the welfare of the City requiring it.

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Presiding Officer of the Council

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City Recorder

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