

- i. An Ordinance 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. (Planning Commission Approved 14-0 Consent) (File No. 3-G-25-RZ) (Council District 5)



CITY OF KNOXVILLE, TENNESSEE

City Council

AGENDA INFORMATION SHEET

AGENDA DATE: April 29, 2025

DEPARTMENT: Knoxville-Knox County Planning

DIRECTOR or DESIGNEE: Amy Brooks

AGENDA SUMMARY An Ordinance 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. (Planning Commission Approved 14-0 Consent) (File No. 3-G-25-RZ) (Council District 5)

COUNCIL DISTRICT(S) AFFECTED 5th

BACKGROUND The applicant requested to change the base zoning of property located at 413 E Inskip Drive from RN-1 (Single-Family Residential Neighborhood) District to O (Office) District.

ESTIMATED PROJECT SCHEDULE This item was considered and recommended for approval by the Planning Commission on March 13, 2025. Therefore, the one hundred and twenty day deadline for final Council action on this item is July 11, 2025 per the City Zoning Ordinance, Appendix B, Article 16.1 – Zoning Text and Map Amendment.

PRIOR ACTION/REVIEW The Planning Commission recommended approval of changing the base zone to the O (Office) Zoning District because it is consistent with the City of Knoxville's One Year Plan, the sector plan, and surrounding development, by a vote of 14-0 Consent.

Planning Commission Meeting 3/13/2025 Published ad on 2/11/2025
Knoxville City Council 4/1/2025 Published ad on 3/6/2025 & 3/18/2025

Approved on first reading at the 4/1/2025 Regular Meeting by a vote of 9-0.

Attorney for the applicant requested a withdrawal in a letter dated 4/8/2025.

FISCAL INFORMATION

N/A

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 1ST
READING: _____
APPROVED ON 2ND
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.

Presiding Officer of the Council

City Recorder

K:\COUNCIL\ORD\MPC\REZONE\2025\Julio Herrera (File No. 3-G-25-RZ).docx



REZONING REPORT

► **FILE #:** 3-G-25-RZ

AGENDA ITEM #: 10

AGENDA DATE: 3/13/2025

► **APPLICANT:** JULIO HERRERA

OWNER(S): C Craig Carlton OMBRE DOG INVESTMENTS LLC

TAX ID NUMBER: 69 H G 009

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 413 E INSKIP DR

► **LOCATION:** Northwest quadrant of the intersection of E Inskip Drive and Rowan Road

► **APPX. SIZE OF TRACT:** 12382 square feet

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via E Inskip Drive, a major collector street with a pavement width of 20 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

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

► **ZONING REQUESTED:** O (Office)

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

►
EXTENSION OF ZONE: No, this is not an extension, but the O zone is across the street to the east and south.

HISTORY OF ZONING: Rezoned to R-1 (Low Density Residential) in 2013 as part of a large-scale rezoning in line with the Inskip Small Area Study (11-F-13-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-2 (Single Family Residential Neighborhood)
South: Commercial, single family residential - I-MU (Industrial-Mixed Use), O (Office)
East: Single family residential, commercial - O (Office)
West: Single family residential - RN-1 (Single Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The area is primarily a mix of single family and multifamily uses. The south side of E Inskip Dr contains a mix of light industrial and commercial uses.

STAFF RECOMMENDATION:

► **Approve the O (Office) Zoning District because it is consistent with the City of Knoxville's One Year Plan, the sector plan, and surrounding development.**

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 trends in the surrounding area have included a mix of residential, office, and small-scale commercial uses. Residential developments consist of single-family dwellings on various lot sizes and multi-family developments such as duplexes and apartment complexes. Office and commercial uses have been concentrated along E Inskip Drive.

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

1. The O (Office) zoning district is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O district may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas. The subject property meets the description of the O zoning district.

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 O zoning district allows low intensity uses, along with limited more intensive office and service-related uses through a special use approval. Any special use requests must go through a public review process to ensure they are compatible with the surrounding area and comply with any adopted plans.

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 O district has dimensional standards that are intended to mitigate adverse impacts on residential areas. When a lot abuts a single-family residential district, nonresidential development must adhere to Section 5.3.B of the City of Knoxville's Zoning Ordinance. Developments must maintain the privacy of adjacent lots through techniques such as decreased height, landscaping and screening measures, and increased setbacks.

2. The O zoning district also has design standards regulating building materials, fenestration design, and pedestrian access. Sites must be designed to minimize potentially dangerous traffic movements and points of conflict between vehicles and pedestrians or bicyclists and to ensure safe pedestrian access from the public right-of-way.

3. Article 12.8 of the City's zoning ordinance requires a buffer yard between residential and nonresidential districts for any new construction or additions of 30% or more to existing structures.

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 within the Inskip Small Area Plan and designated MU-SD, NC-11 (Mixed Use-Special District, Inskip Small Area Plan) in the One Year Plan and North City Sector Plan. The Inskip Small Area Plan states that limiting development to low-density residential, medium-density residential, and office for this area is appropriate. The recommended zoning districts include a residential-office form-based or overlay zoning district. Though a form-based overlay was not formally adopted, as previously mentioned, the O zoning district has dimensional and design standards for properties abutting single-family zoning districts.

2. The requested O zoning district supports the General Plan's Development Policy 11.4, to create gradual zoning transition patterns by placing medium-intensity zones and uses such as offices, condominiums, and community buildings between single-family residential areas and higher-intensity uses. The subject property lies at the edge of a neighborhood block that consists of properties zoned RN-1, RN-2, RN-4 (General Residential Neighborhood), and O, and is across the street from properties zoned O and I-MU (Industrial Mixed-Use).

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. This is an urbanized area with ample utility and service infrastructure in place to support a rezoning of this site.

2. The subject property is located along a Knoxville Area Transit (KAT) bus route and within 223 ft of a KAT bus stop.

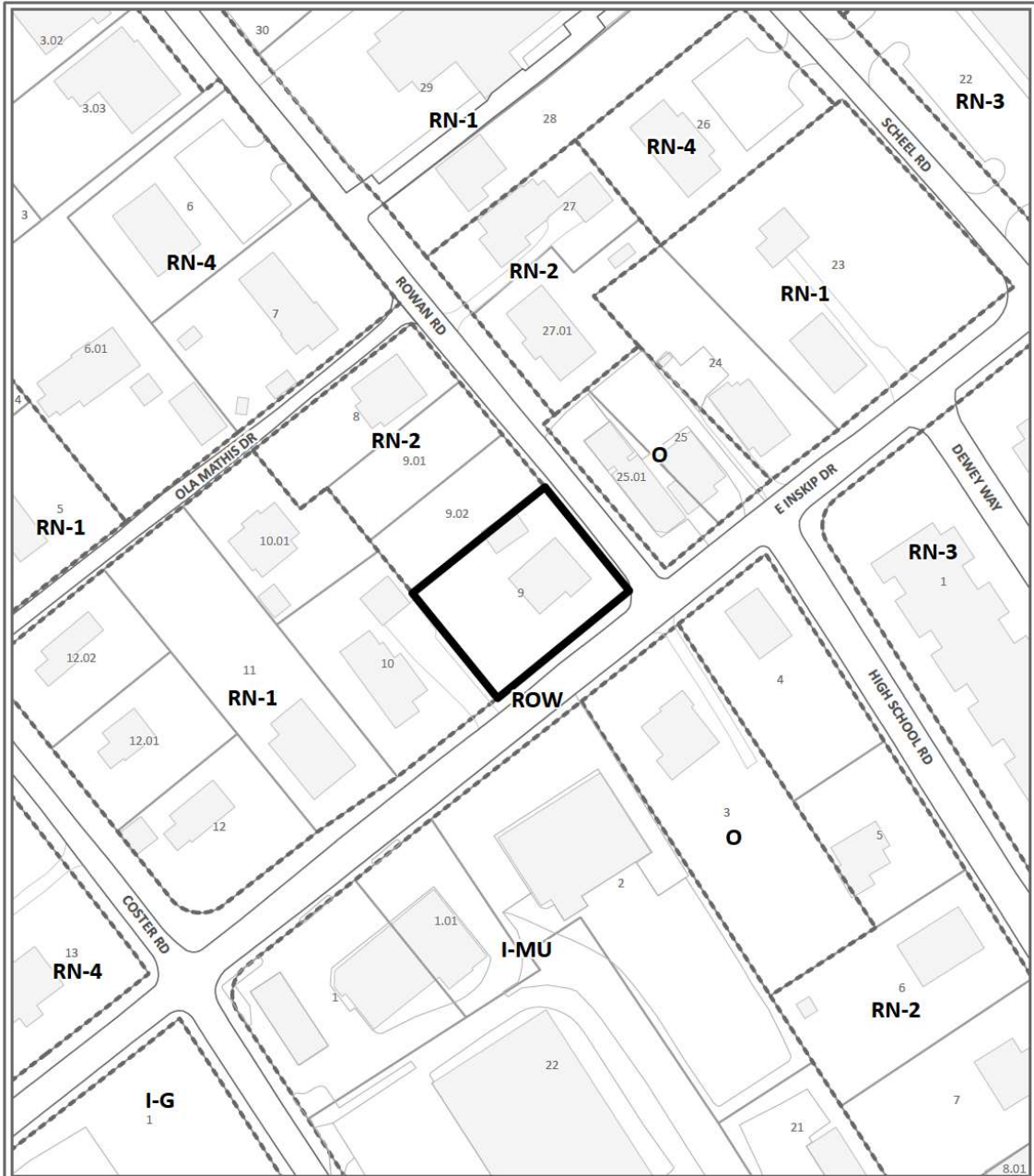
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Inskip 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.

If approved, this item will be forwarded to Knoxville City Council for action on 4/15/2025 and 4/29/2025. 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

3-G-25-RZ

Petitioner: Julio Herrera



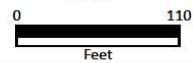
From: RN-1 (Single-Family Residential Neighborhood)

To: O (Office)

Original Print Date: 1/31/2025
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

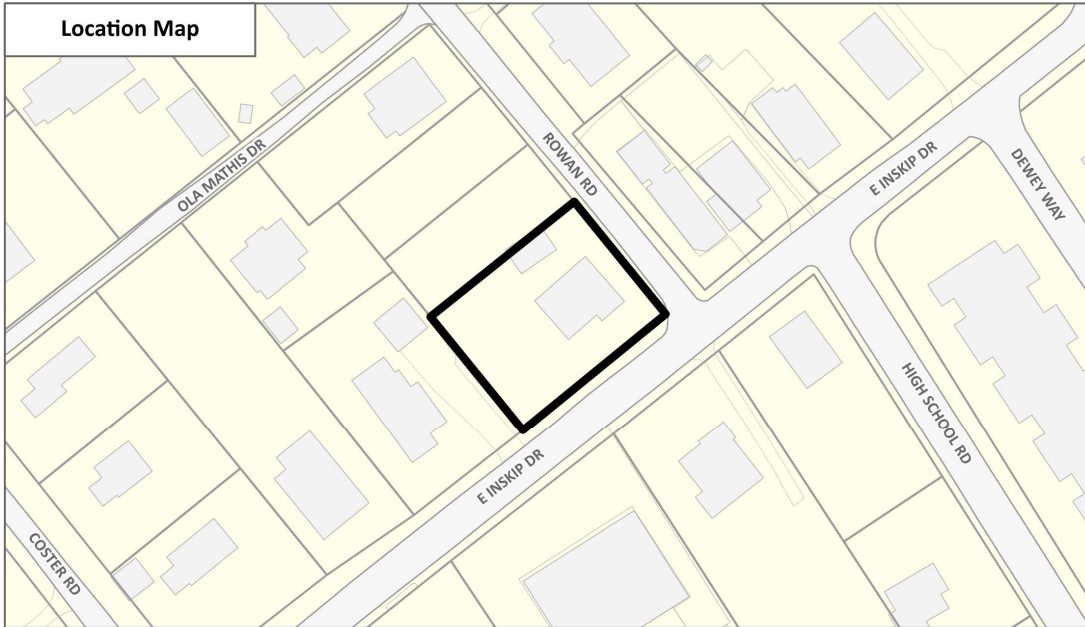
Map No: 69

Jurisdiction: City





Location Map



Aerial Map

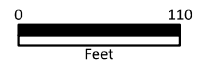


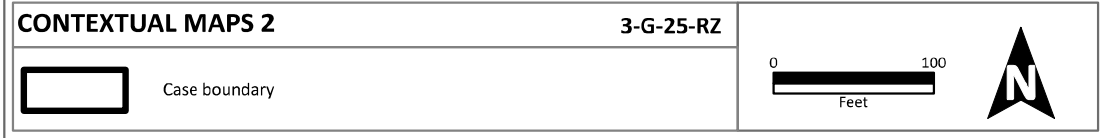
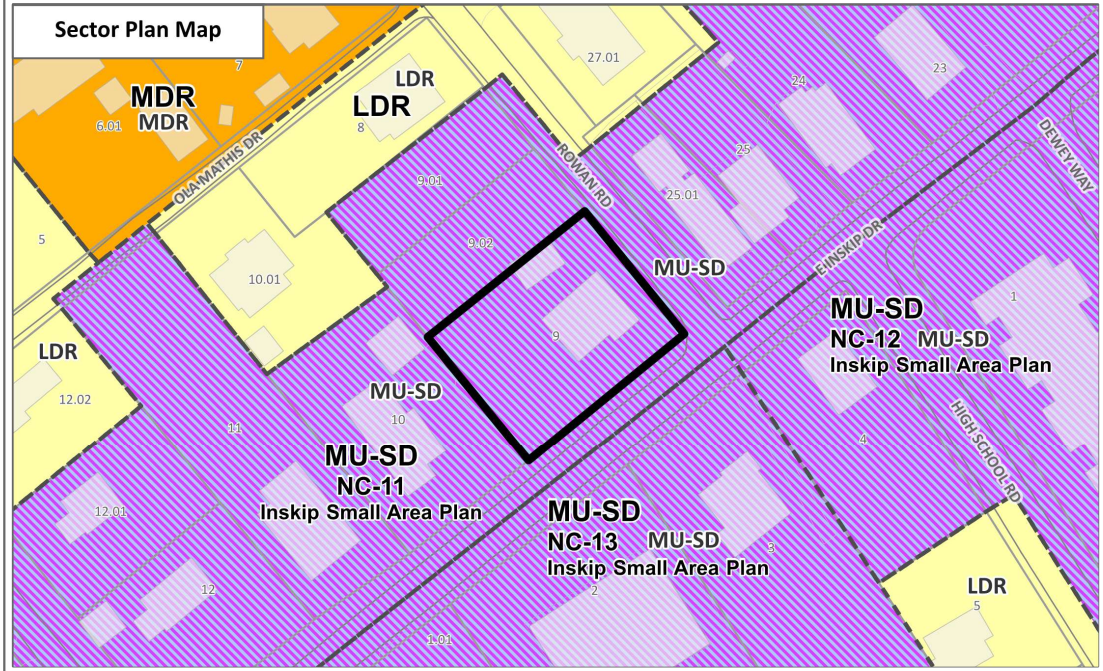
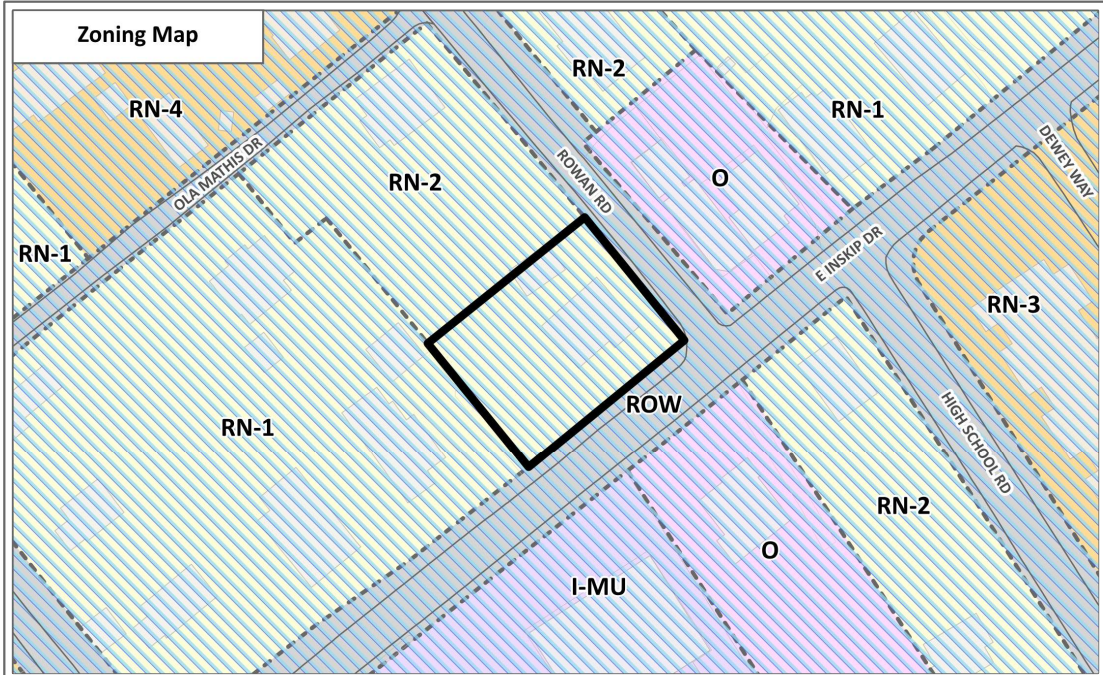
CONTEXTUAL MAPS 1

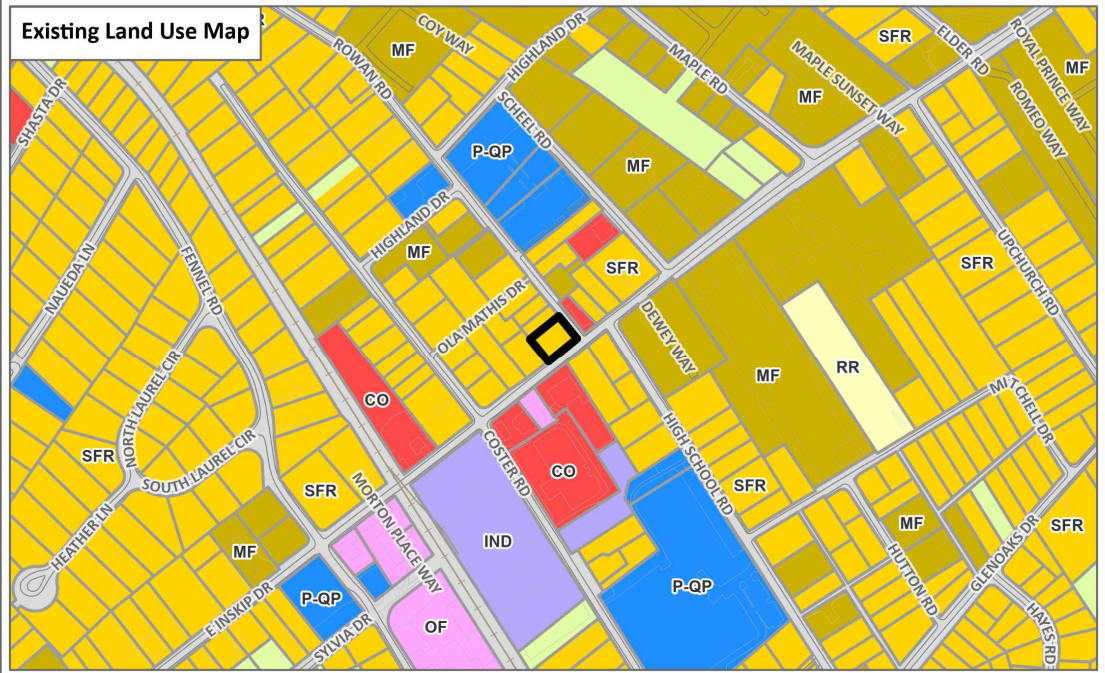
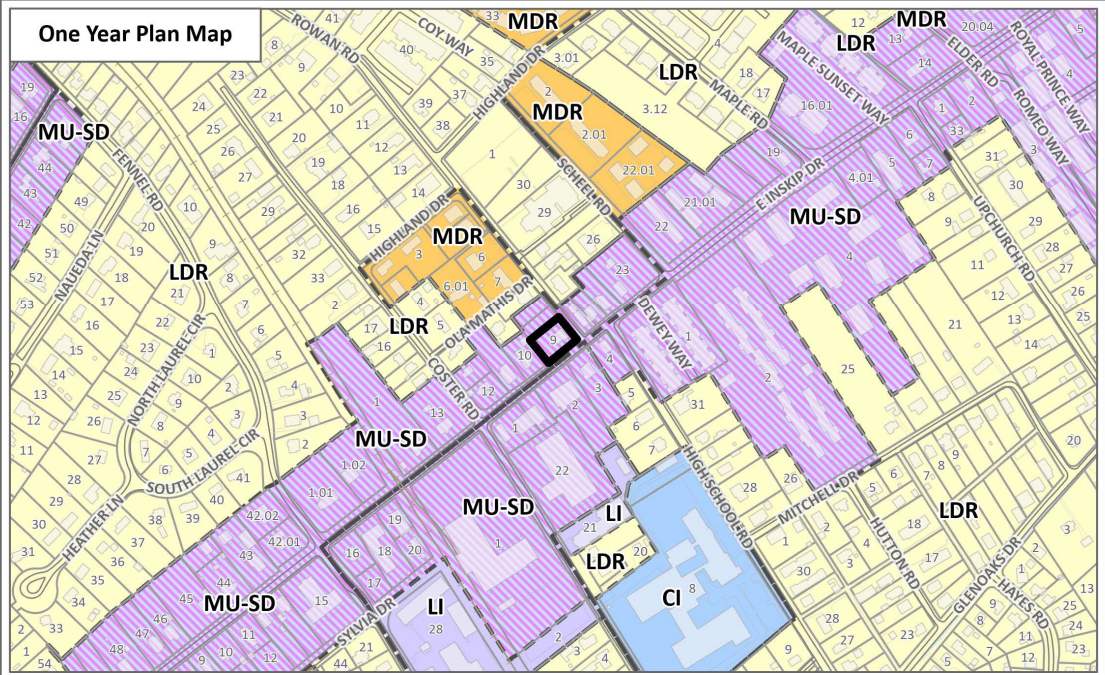
3-G-25-RZ



Case boundary







CONTEXTUAL MAPS 3

Case boundary

3-G-25-RZ

0 550

Feet



March 13, 2025
Planning Commission meeting

Public Comments

1 Comment for 3-G-25-RZ and

Amber (37918), March 2, 2025 at 10:35 AM

As owners of the parcels located directly behind 413 E. Inskip, we fully support Mr. Herrera's rezone of the property for office use. This corner has been a challenge to maintain as a residential space given the nature of mixed-use office, industrial, and high density residential all around the E. Inskip corridor. We feel Mr. Herrera's plan will provide a much-needed revitalization to the corner and we welcome him to the neighborhood.

Sincerely

Amber VanBuren and Patrick Smith, owners 4801 & 4803 Rowan Rd.

The Planning Commission met in regular session on March 13, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger	✓		Left at 3:25 p.m.
Katie Overton		✓	
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

CONSENT ITEMS READ

1. MOTION (BOYER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEM #35.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

10. JULIO HERRERA

3-G-25-RZ

413 E Inskip Drive / Parcel ID 069HG009, Council District 5.
Rezoning from RN-1 (Single-Family Residential Neighborhood) to O
(Office).

1. STAFF RECOMMENDATION

Approve the O (Office) Zoning District because it is
consistent with the City of Knoxville's One Year Plan,
the sector plan, and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ PA
☒ Rezoning

Julio Herrera

Applicant Name

Buyer

Affiliation

1/27/2025

Date Filed

March 13, 2025

Meeting Date (if applicable)

File Number(s)

3-G-25-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Julio Herrera

Name

Company

29 Cheshire Terrace, West Orange, NJ, 07052

Address

City

State

ZIP

1-551-267-5473

Phone

Email

CURRENT PROPERTY INFO

C Craig Carlton

Property Owner Name (if different)

3102 Bee Caves Rd Ste 200 Austin, TX

Property Owner Address

Property Owner Phone

413 E. Inskip Dr, 37912, 069HG009

Property Address

Parcel ID

Knoxville Utilities Board, Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

Ombre Dog Investments, LLC

COMMUNITY ENGAGEMENT

Sign and return the Public Notice & Community Engagement form with this application.

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

JULY 2024

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) _____	Related City Permit Number(s)
--	-------------------------------

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number: <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements: _____	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <u>Office</u> Proposed Zoning: _____ <input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s): _____	Pending Plat File Number
Proposed Density (units/acre)	Previous Rezoning Requests
<input type="checkbox"/> Other (specify) _____	

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan) ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	<table border="1"> <tr> <td>Fee 1</td> <td rowspan="3">Total 650.</td> </tr> <tr> <td>Fee 2</td> </tr> <tr> <td>Fee 3</td> </tr> </table>	Fee 1	Total 650.	Fee 2	Fee 3
Fee 1	Total 650.				
Fee 2					
Fee 3					

AUTHORIZATION

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

<u>[Signature]</u> Applicant Signature	<u>Julio Herrera / Buyer</u> Print Name / Affiliation	<u>1 / 27 / 2025</u> Date
<u>1-551-267-5473</u> Phone Number	[Redacted] Email	
<u>C Craig Carlton</u> Property Owner Signature	<u>C Craig Carlton</u> Please Print	<u>1 / 27 / 2025</u> SH Date Paid

↳ Ombre Dog Investments LLC



Public Notice and Community Engagement

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.

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).

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.

02/28/2025

Date to be Posted

03/14/2025

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

Sarah Emily Still
Applicant Signature
for Julio Herrera

Julio Herrera
Applicant Name

1/27/25
Date

3-G-25-RZ

FILE NUMBER

THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS	PREVIEW FOR AD NUMBER LOKR02524300
Order Number: LOKR0252430 Order Status: Submitted Classification: Public Notices Package: General Package Total payment: 137.42 Payment Type: Account Billed User ID: L0013876 External User ID: 676064	PUBLIC NOTICE The following items may be considered by the Knoxville City Council on April 1, 2025, at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. The Knoxville-Knox County Planning Commission may hear these items on March 13, 2025, and make recommendations. For information related to these items, visit KnoxPlanning.org/agenda . If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104. ORDINANCE AMENDMENTS 8-B-23-OA – R. BENTLEY MARLOW – Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial and Office Districts Dimensional Standards. PLANS, STUDIES, REPORTS KNOXVILLE-KNOX COUNTY PLANNING – 2025 One Year Plan update for the City of Knoxville. REZONINGS/PLAN AMENDMENTS 3-C-25-RZ - DAVID VARNER- 107 MEADOW VIEW RD. Proposed rezoning. 3-G-25-RZ - JULIO HERRERA- 413 E INSKIP DR. Proposed rezoning. 3-A-25-SP AND 3-I-25-RZ - DANIEL LEVY- 2201, 2209, 2215 ATCHLEY ST; 0 CARMICHAEL ST. Proposed sector plan amendment, proposed rezoning. PLANNED DEVELOPMENT 12-A-24-PD – HEYOH DESIGN AND DEVELOPMENT – 2805 Delrose Dr. and 0 Riverside Dr. Proposed preliminary plan for a residential development. March 6 2025 LOKR0252430
ACCOUNT INFORMATION Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT	<< Click here to print a printer friendly version >>
TRANSACTION REPORT Date March 4, 2025 1:38:13 PM EST Amount: 137.42	
ADDITIONAL OPTIONS 1 Affidavit	
SCHEDULE FOR AD NUMBER LOKR02524300 March 6, 2025 Knoxville News Sentinel	

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THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS	PREVIEW FOR AD NUMBER LOKR02594560
Order Number: LOKR0259456 Order Status: Submitted Classification: Public Notices Package: General Package Total payment: 145.54 Payment Type: Account Billed User ID: L0013876 External User ID: 676064	<p style="text-align: center;">PUBLIC NOTICE</p> <p>The following items will be considered by the Knoxville City Council on April 1, 2025, at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items, visit KnoxPlanning.org/agenda. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104.</p> <p style="text-align: center;">ORDINANCE AMENDMENTS</p> <p>8-B-23-OA – R. BENTLEY MARLOW – Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial and Office Districts Dimensional Standards. Planning Commission Action: Approve amendments with minor revisions</p> <p style="text-align: center;">PLANS, STUDIES, REPORTS</p> <p>3-A-25-OYP - KNOXVILLE-KNOX COUNTY PLANNING – 2025 One Year Plan update for the City of Knoxville. Planning Commission Action: Approve the One Year Plan as amended</p> <p style="text-align: center;">REZONINGS/PLAN AMENDMENTS</p> <p>3-C-25-RZ - DAVID VARNER- 107 MEADOW VIEW RD. Proposed rezoning. Planning Commission Action: Approve RN-4 (General Residential Neighborhood)</p> <p>3-G-25-RZ - JULIO HERRERA- 413 E INSKIP DR. Proposed rezoning. Approve O (Office)</p> <p>3-A-25-SP AND 3-I-25-RZ - DANIEL LEVY- 2201, 2209, 2215 ATCHLEY ST; 0 CARMICHAEL ST. Proposed sector plan amendment, proposed rezoning. Approve Sector Plan Amendment to SWMUD II (South Waterfront Mixed Use District Type 2) and HP (Hillside Protection) and rezoning to I-MU (Industrial Mixed-Use) and HP (Hillside Protection Overlay)</p> <p>March 18 2025 LOKR0259456</p>
ACCOUNT INFORMATION	
Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT	
TRANSACTION REPORT	
Date March 14, 2025 10:31:18 AM EDT Amount: 145.54	
ADDITIONAL OPTIONS	
1 Affidavit	
SCHEDULE FOR AD NUMBER LOKR02594560	
March 18, 2025 Knoxville News Sentinel	

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PARTNER
daniel@herrerastill.com

Sarah Emily Still, Esq.
PARTNER
sarahemily@herrerastill.com

04/08/2025

Hon. Charles Thomas
KNOXVILLE CITY COUNCILMAN – DISTRICT 5
Email: CAThomas@KnoxvilleTN.gov

Sent via EMAIL

RE: REQUEST FOR WITHDRAWAL OF REZONING APPLICATION FOR 413 E INSKIP DR (3-G-25-RZ)

Councilman Thomas,

Thank you for reading my letter. Our firm represents the applicant Julio Herrera (herein "Applicant") in a rezoning application with the City of Knoxville. Applicant filed a rezoning application in anticipation of purchasing real property located at 413 E. Inskip Drive, Knoxville, TN 37912.

As of the submission of this letter, Applicant is no longer in the process of purchasing this property and therefore is **respectfully petitions that the City of Knoxville considers this letter an official request withdrawal of this agenda item from the upcoming city council meeting.**

We appreciate you for taking this request into consideration. Should you have any questions, please feel free to call my office at 865-657-1385 or email me at daniel@herrerastill.com.

RESPECTFULLY SUBMITTED THIS 8TH DAY OF APRIL 2025.

Daniel A. Herrera, Esq.
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Knoxville, TN 37917
E: daniel@herrerastill.com
Counsel for Applicant