

# 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 0 WALLWOOD ROAD FROM RN-1 (SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD) DISTRICT TO RN-2 (SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD) DISTRICT, FRANCO IRAKOZE, APPLICANT. (FILE NO. 1-K-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**, Franco Irakoze filed Application No. 1-K-25-RZ with the Knoxville-Knox County Planning Commission (“Planning Commission”) to have property located at 0 Wallwood Road, Parcel ID 68 NB 017, base rezoned from RN-1 (Single-Family Residential Neighborhood) District to RN-2 (Single-Family Residential Neighborhood) District; and

**WHEREAS**, at its January 9, 2025 meeting, the Planning Commission recommended to the Council of the City of Knoxville that the change to the base zoning classification be approved as RN-2 (Single-Family Residential Neighborhood) District; and

**WHEREAS**, public notice on the hearing of this petition was published in the *Knoxville News Sentinel* on December 6, 2024, and public notice for the City Council meeting on February 4, 2025 was published in the *Knoxville News Sentinel* on January 15, 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 0 Wallwood Road, Parcel ID 68 NB 017, Fifth District, Northwest City Sector, from RN-1 (Single-Family Residential Neighborhood) District to RN-2 (Single-Family Residential Neighborhood) District, Franco Irakoze, Applicant, File No. 1-K-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 January 9, 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