

REZONING REPORT

► **FILE #:** 1-K-25-RZ

AGENDA ITEM #: 11

AGENDA DATE: 1/9/2025

► **APPLICANT:** FRANCO IRAKOZE

OWNER(S): Janice. L Rinker Trust

TAX ID NUMBER: 68 N B 017

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 0 WALLWOOD RD

► **LOCATION:** West side of Wallwood Rd, south of Ridgefield Rd, north of Clinton Hwy

► **APPX. SIZE OF TRACT:** 0.61 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Wallwood Road, a local street with an approximate pavement width of 17 ft within a 60-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:** RN-2 (Single-Family Residential Neighborhood)

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

►
EXTENSION OF ZONE: No, this is not an extension.

HISTORY OF ZONING: In 1980, a rezoning request from R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services) was denied (9-N-80-RZ). In 2020, the property was part of a rezoning request from O-1, R-1 to C-4 (Highway and Arterial Commercial), O-1 that included the abutting southwestern parcel. The R-1 to O-1 rezoning request for this parcel was withdrawn and the O-1 to C-4 rezoning request for the other parcel was denied (7-F-00-RZ). In 2002, the property was part of another rezoning request from R-1, O-1 to C-6 (General Commercial Park), and the application was later withdrawn (1-J-02-RZ).

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

South: Office, single family residential - O (Office), RN-1 (Single-Family Residential Neighborhood)

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

West: Agriculture/forestry/vacant land - C-H-1 (Highway Commercial)

NEIGHBORHOOD CONTEXT: The subject property abuts a commercial corridor along Clinton Highway to the south and is at the edge of the Ridgefield residential subdivision. The

STAFF RECOMMENDATION:

- **Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with 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 SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The Clinton Highway corridor south of the subject property has experienced several commercial redevelopments over the years. While there has not been any recent significant growth in Ridgefield residential neighborhood, which started developing in the late 1940s, the proposed rezoning will provide a minor transition between the intensive C-H-2 (Highway Commercial) district to the south and the RN-1 zoned residential properties to the north. There are also a couple of parcels with the O (Office) zone across the street.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested RN-2 district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks compared to the RN-1 district.
2. The RN-2 district permits the same uses as the RN-1 district but the smaller lot size requirement of the proposed district (minimum 5,000 sq ft for single family houses) would allow a subdivision of this 26,710-sq ft subject parcel. Nearby lots at the intersection of Wallwood Road and Ridgefield Road are smaller than other parcels in this neighborhood and the property meets the intent of the RN-2 district.
3. 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 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. No significant adverse impacts are anticipated with the RN-2 district since it allows the same uses as the property's current RN-1 zoning.
2. The City's Engineering Department has said that improvements to Wallwood Road may be required with additional development along this portion of the street.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed rezoning is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
2. The proposed rezoning would be consistent with the LDR (Low Density Residential) land use classification of the Northwest City Sector Plan and One Year Plan.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY 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 adequate utility infrastructure provided by KUB.
2. Within one mile of the subject property are Norwood Elementary School, Norwood Library, Inskip Ballfields, and numerous community-serving commercial uses. There is also a nearby transit route along Clinton Highway with bus stops within 1/4 mile of the subject property.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

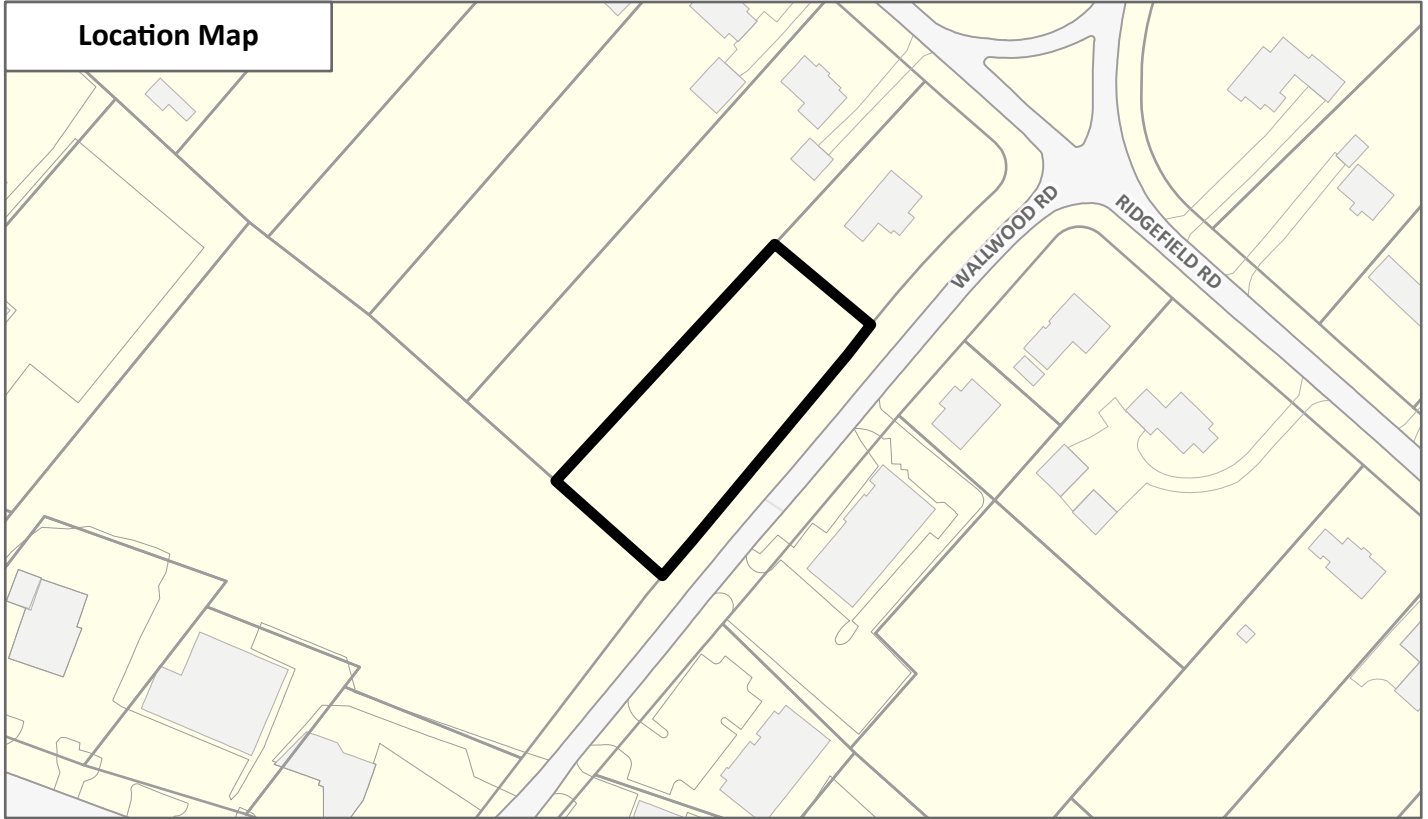
Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell High.

- 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 2/4/2025 and 2/18/2025. 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.

Exhibit A. Contextual Images

Location Map



Aerial Map

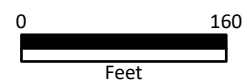


CONTEXTUAL MAPS 1

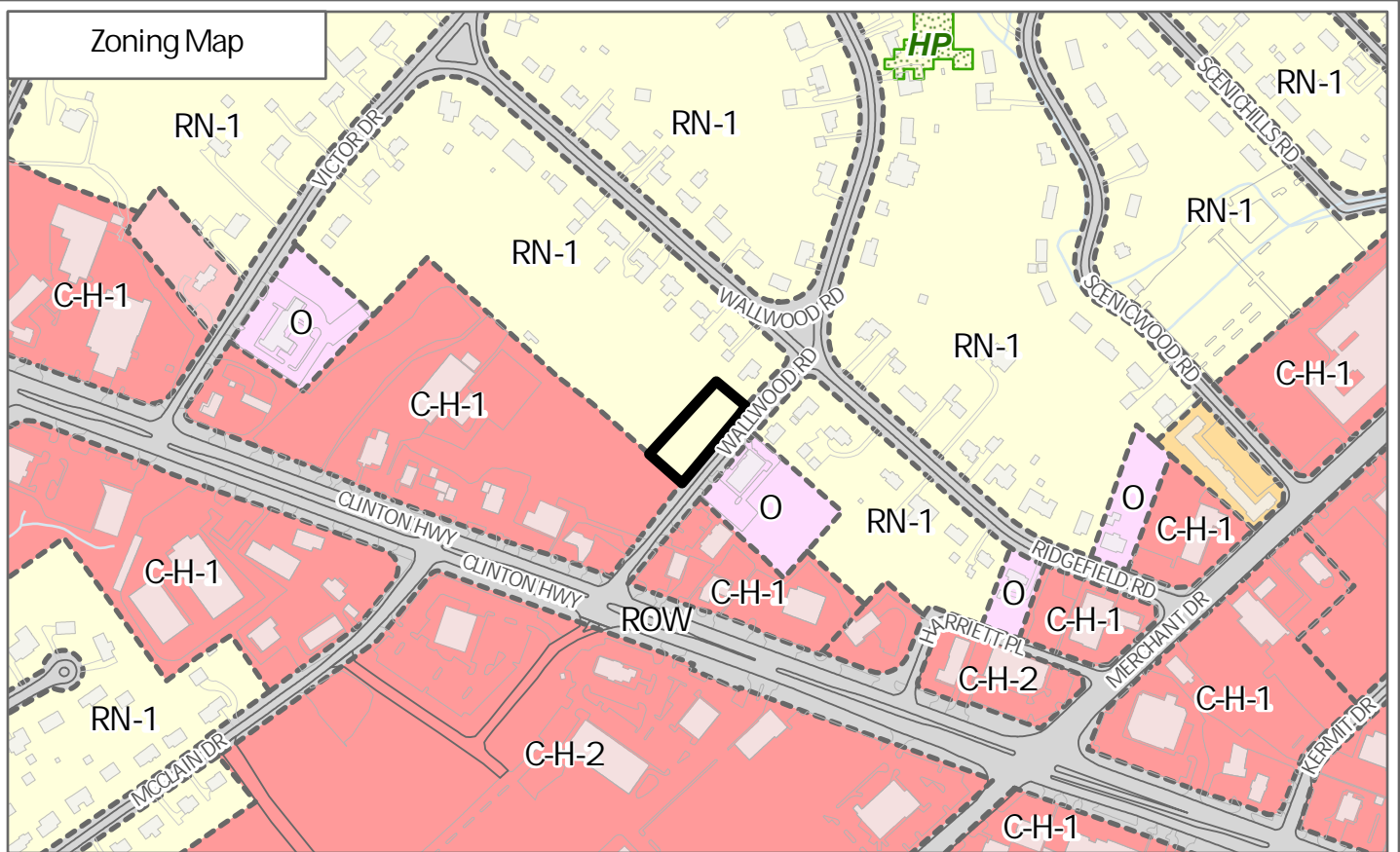
1-K-25-RZ



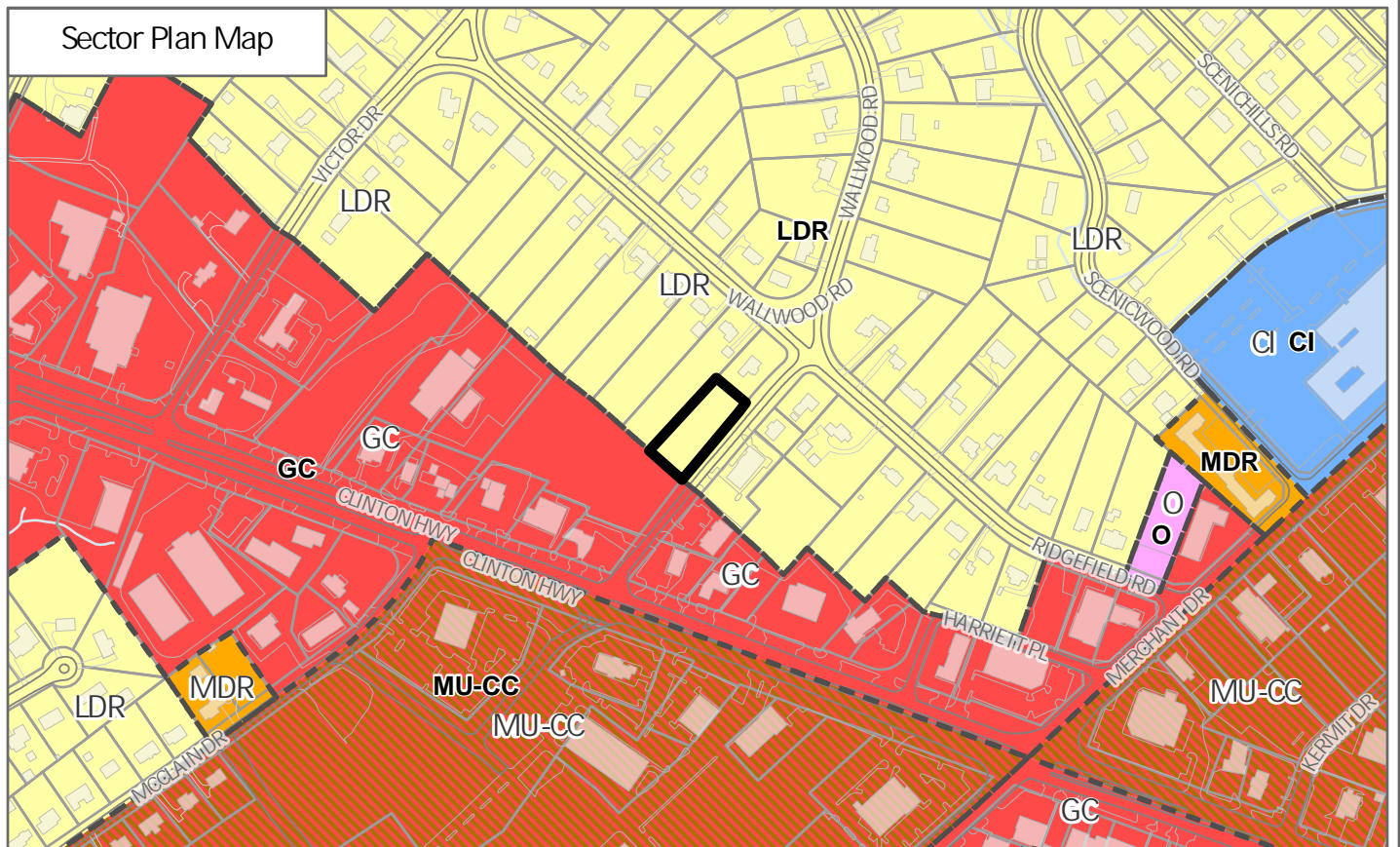
Case boundary



Zoning Map



Sector Plan Map

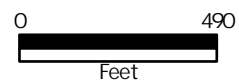


CONTEXTUAL MAPS 2

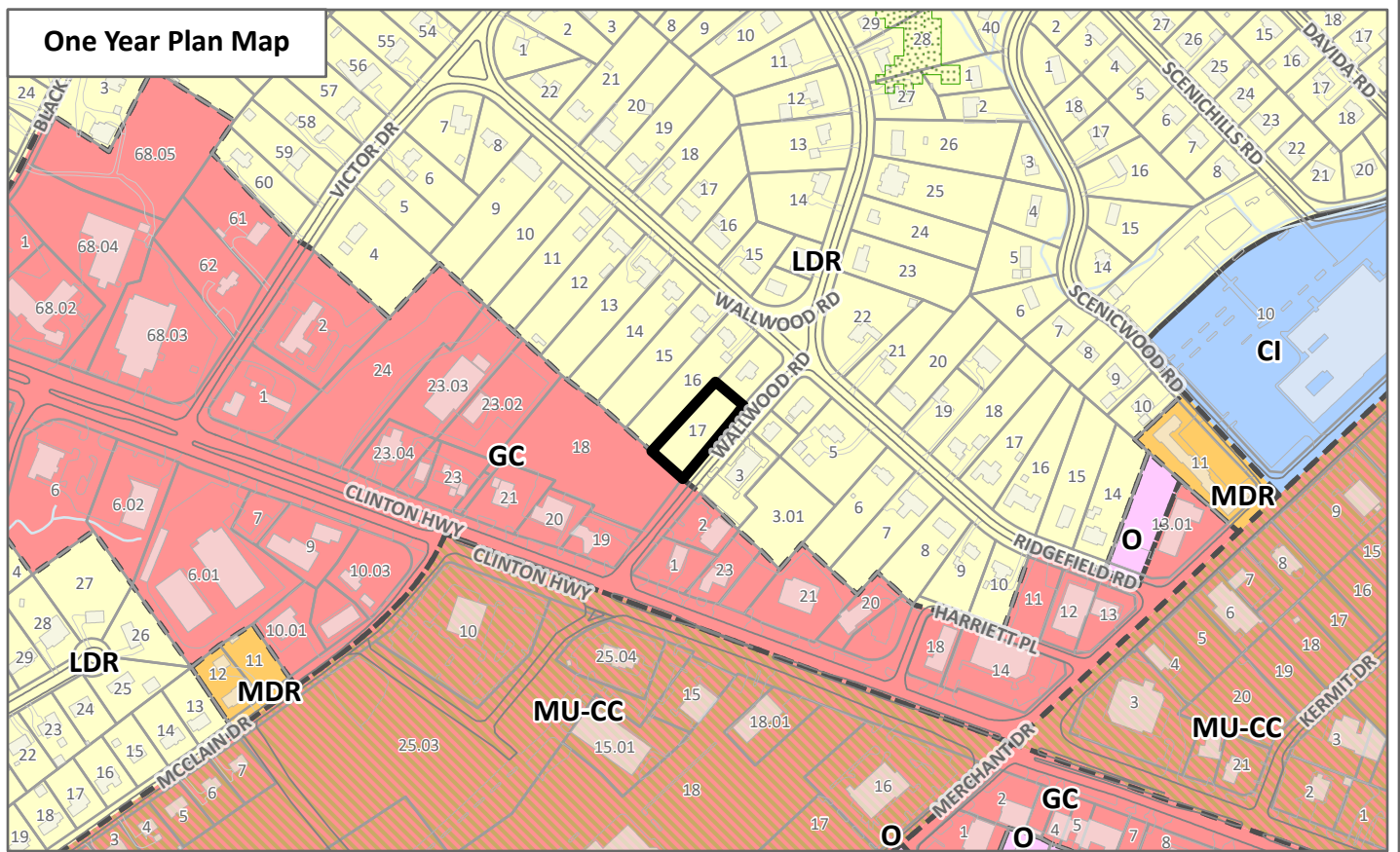
1-K-25-RZ



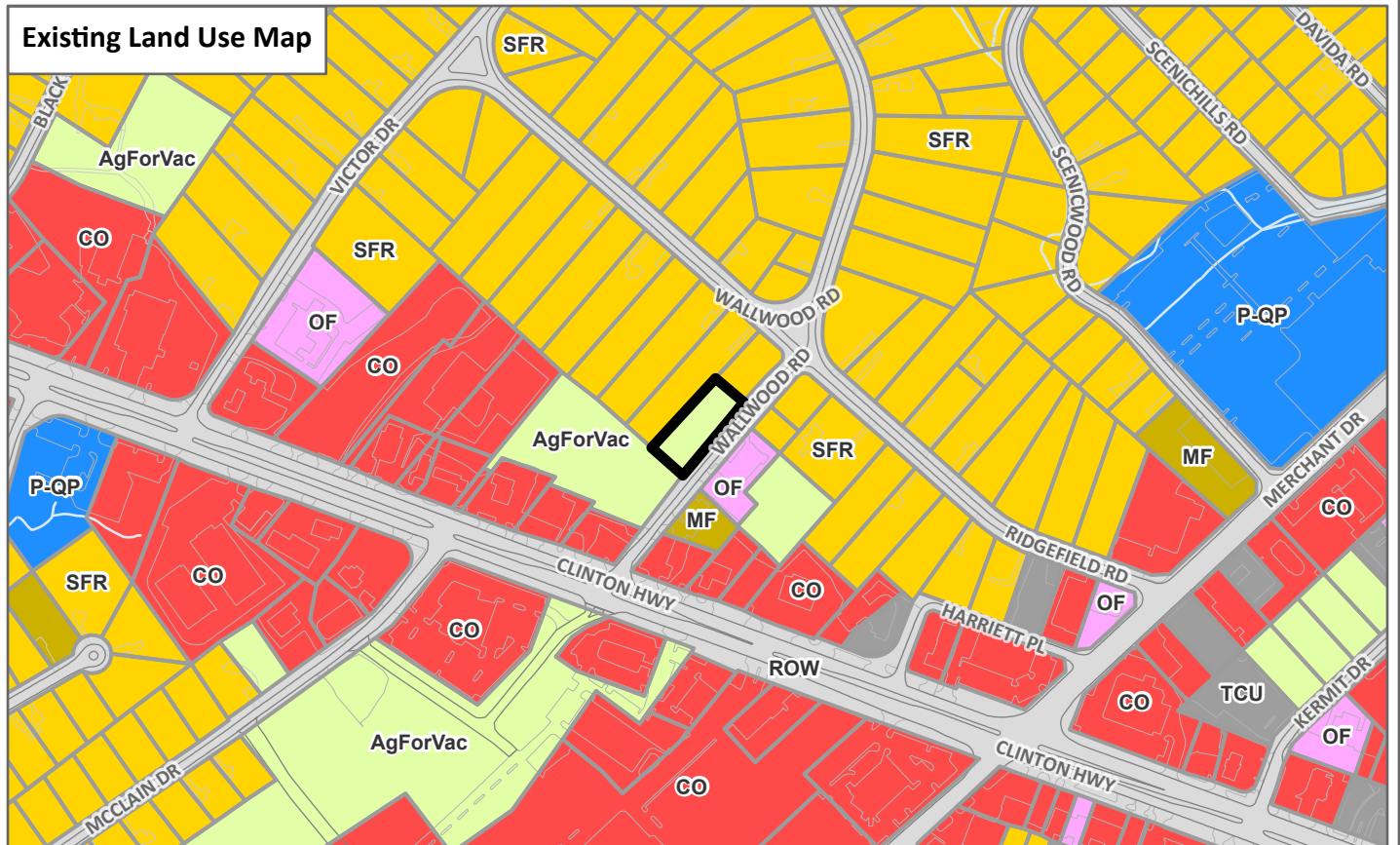
Case boundary



One Year Plan Map



Existing Land Use Map

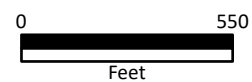


CONTEXTUAL MAPS 3

1-K-25-RZ



Case boundary



January 9, 2025

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on January 9, 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	✓		
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 (HUBER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #10 AND #17.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

11. FRANCO IRAKOZE

0 Wallwood Road / Parcel ID 068NB017, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1-K-25-RZ

Item No.

File No.

1. STAFF RECOMMENDATION

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with 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

- ☒ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Franco Irakoze

Applicant Name

Affiliation

11/26/2024

Date Filed

1/9/2025

Meeting Date (if applicable)

1-K-25-RZ

File Number(s)

CORRESPONDENCE

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

- ☐ Applicant ☐ Owner ☐ Option Holder ☐ Surveyor ☐ Engineer ☐ Architect

Franco Irakoze Definity Investments LLC

Name / Company

1327 W Baxter Ave Knoxville TN 37921

Address

865-548-5023 / franco@definityinvestments.com

Phone / Email

CURRENT PROPERTY INFO

Janice. L Rinker Trust

Owner Name (if different)

81 Calle Sol San Clemente CA 92672

Owner Address

949-254-4284

Owner Phone / Email

0 WALLWOOD RD

Property Address

68 N B 017

Parcel ID

0.61 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and 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 notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

DEVELOPMENT REQUEST

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

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	RN-2 (Single-Family Residential Neighborhood)	Pending Plat File Number
	Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Rezoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1	Total
\$650.00	
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 option holders, each additional individual must sign the Property Owners/Option Holders Form.

Franco Irakoze	11/26/2024
Applicant Signature	Date
Please Print	

Phone / Email

Janice. L Rinker Trust	11/26/2024
Property Owner Signature	Date
Please Print	



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
Franco Irakoze	1327 W Baxter Ave Knoxville, TN 37921	



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

Applicant confirmed the request is only for a rezoning - KB

Franco Irakoze

Definity Investments, LLC.

Applicant Name

Affiliation

11-25-2024

1-9-2025

Date Filed

Meeting Date (if applicable)

File Number(s)

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

Franco Irakoze

Definity Investments, LLC.

Name

Company

1327 W baxter Ave

Knoxville

TN

37921

Address

City

State

ZIP

865-548-5023

Franco@definityinvestments.com

Phone

Email

CURRENT PROPERTY INFO

Janice L. Rinker Trust

81 CALLE SOL SAN CLEMENTE CA 92672

949-254-4284

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 WALLWOOD RD

068NB017

Property Address

Parcel ID

kub

kub

Sewer Provider

Water Provider

Septic (Y/N)

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 notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024

DEVELOPMENT REQUEST

☐ Development Plan

☐ Use on Review / Special Use

☐ Hillside Protection COA

☐ Residential

☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

~~TBA~~

Proposed Subdivision Name

☐ Combine Parcels

☒ ~~Divide Parcel~~

Unit / Phase Number

Total Number of Lots Created

5

Related Rezoning File Number

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☒ Zoning Change

RN-2

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review

☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders

☐ Variance Request

☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)

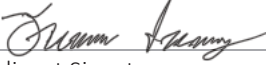
☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1	Total
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.

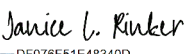


Applicant Signature

8655485023

Phone Number

Signed by:



Property Owner Signature

Franco Irakoze

Print Name / Affiliation

Franco@definityinvestments.com

Email

Janice L. Rinker - Trustee

Please Print

11-25-2024

Date

~~11-25-2024~~

Date Paid



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.

12/27/2024

1/10/2025

Date to be Posted

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

A handwritten signature in black ink, appearing to read "Franco Irakoze".

Franco Irakoze

11-25-24

Applicant Signature

Applicant Name

Date

1-K-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

Order Number:

LOKR0221857

Order Status:

Submitted

Classification:

Public Notices

Package:

General Package

Total payment:

157.72

Payment Type:

Account Billed

User ID:

L0013876

External User ID:

676064

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

January 13, 2025 9:18:16 AM EST

Amount:

157.72

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02218570

January 15, 2025

Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02218570

The following items will be considered by the Knoxville City Council on February 4, 2025, at 6:00 p.m. in the Small 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.

REZONINGS

1-A-25-RZ - NORTH AMERICAN ISLAMIC TRUST INC.- 1316 GRAND AVE. Proposed rezoning. Planning Commission Action: Approve C-G-2 (General Commercial)

1-B-24-SP, 1-B-25-PA AND 1-B-25-RZ - ANTHONY BRYANT- 6721, 6727 CAMPBELL LN. Proposed Sector Plan and One Year Plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendments to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) and rezoning to C-G-1 (General Commercial)

1-H-25-RZ - JIM HATFIELD- 1914 HURON ST. Proposed rezoning. Planning Commission Action: Approve RN-4 (General Residential Neighborhood)

1-J-25-RZ - KINGSTON COURT, LLC- 0 KINGSTON CT. Property located northwest corner of the intersection of Kingston Pike and Kingston Court. Proposed rezoning. Planning Commission Action: Approve RN-2 (Single-Family Residential Neighborhood)

1-K-25-RZ - FRANCO IRAKOZE - 0 WALLWOOD RD. Property located west side of Wallwood Rd., south of Ridgefield Rd., north of Clinton Hwy. Proposed rezoning. Planning Commission Action: Approve RN-2 (Single-Family Residential Neighborhood)

STREET NAME CHANGE

1-A-25-SNC - REBEKAH JANE JUSTICE/CITY OF KNOX-VILLE- Street name change of Willow Avenue to Patton Street from Florida Street to McCalla Avenue. Planning Commission Action: Approve name change to Patton Street. January 15 2025

LOKR0221857

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