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KN	OXVILLE I	S		3

# **Development Request**

#### DEVELOPMENT

Development Plan

□ Planned Development

□ Hillside Protection COA

 $\Box$  Use on Review / Special Use

#### SUBDIVISION

Concept Plan
Final Plat

#### ZONING

🖌 Rezoning	
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Plan Amendment

Sector Plan

City OYP / County Comp Plan

Applicant Name Affiliation  4/30/2024 6/13/2024 6-V-24-RZ  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.  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  Franco Irakoze Definity Investments LLC 1327 W Baxter Ave Knoxville TN 37921 865-548-5023 / franco@definityinvestments.com Phone / Email  CURRENT PROPERTY INFO  Franco Irakoze Definity Investments LLC 1327 W Baxter Ave Knoxville TN 37921 865-548-5023 / franco@definityinvestments.com Phone / Email  CURRENT PROPERTY INFO  Franco Irakoze Definity Investments LLC 1327 W Baxter Ave Knoxville TN 37921 865-548-5023 / franco@definityinvestments.com Phone / Email  CURRENT PROPERTY INFO  Franco Irakoze Definity Investments LLC 1327 W Baxter Ave Knoxville TN 37921 865-548-5023 / franco@definityinvestments CURRENT PROPERTY INFO  Franco Irakoze Definity Investments LLC 1327 W Baxter Ave Knoxville TN 37921 865-548-5023 / franco@definityinvestments CURRENT PROPERTY INFO  Franco Irakoze Definity Investments CURRENT Provider  CURRENT Provider	Franco Ira	koze			
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.         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         Franco Irakoze Definity Investments LLC         1327 W Baxter Ave Knoxville TN 37921         865-548-5023 / franco@definityinvestments.com         Phone / Email         CURRENT PROPERTY INFO         Franco Irakoze Definity Investments LLC       1327 W Baxter Ave Knoxville TN 37921         865-548-5023 / franco@definity         Owner Address       Owner Phone / Email         277 OGLE AVE       Property Address         Property Address       0.73 acres         123 A B 012       0.73 acres         Parcel ID       Part of Parcel (Y/N)?         Stare Provider       Water Provider         Sever Provider       Water Provider         Sever Provider       Water Provider         Septic (Y/N)       STAFF USE ONLY         Northwest side of Ogle Ave, northeast side of Immanuel St, southeast side of Mayfield Ave </td <td>Applicant I</td> <td>Name</td> <td></td> <td>Affi</td> <td>iliation</td>	Applicant I	Name		Affi	iliation
CORRESPONDENCE       All correspondence related to this application should be directed to the approved contact listed below.         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       Encourage Definity Investments LLC       1327 W Baxter Ave Knoxville TN 37921       865-548-5023 / franco@definityinvestments.com         Phone / Email       CURRENT PROPERTY INFO       Before Address       Owner Phone / Email         CURRENT PROPERTY INFO       Owner Address       Owner Phone / Email         277 OGLE AVE       Owner Address       Owner Phone / Email         Property Address       0.73 acres       Part of Parcel (V/N)?       Tract Size         123 A B 012       0.73 acres       Part of Parcel (V/N)?       Tract Size         Roxville Utilities Board       Knoxville Utilities Board       Septic (Y/N)         Sewer Provider       Water Provider       Septic (Y/N)         Staff Of Size Ave, northeast side of Immanuel St, southeast side of Mayfield Ave       General Location         City       Council District 1       C-G-1 (General Commercial)       Office         City       Council District 1       C-G-1 (General Commercial)       N/A (Within City Limits)   <	4/30/2024	1	6/13/2024	6-V-24-RZ	
Prance 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   Franco Irakoze Definity Investments LLC   1327 W Baxter Ave Knoxville TN 37921   865-548-5023 / franco@definityinvestments.com   Phone / Email   CURRENT PROPERTY INFO   Franco Irakoze Definity Investments LLC   1327 W Baxter Ave Knoxville TN 37921   865-548-5023 / franco@definityinvestments.com   Phone / Email   CURRENT PROPERTY INFO   Franco Irakoze Definity Investments LLC   1327 W Baxter Ave Knoxville TN 37921   865-548-5023 / franco@definity   Owner Name (if different)   Owner Address   Owner Phone / Email   277 OGLE AVE   Property Address   123 A B 012   Orga cress   Parcel ID   Part of Parcel (Y/N)?   Tract Size   Knoxville Utilities Board   Knoxville Utilities Board   Knoxville Utilities Board   Knoxville Utilities Board   Sewer Provider   Vater Provider   Septic (Y/N)   STAFF USE ONLY   Northwest side of Ogle Ave, northeast side of Immanuel St, southeast side of Mayfield Ave   General Location   City   Ouril District 1   City Council District 1   City Current District 1   City Current District 1   City Cur	Date Filed		Meeting Date (if applicable)	File Numbe	r(s)
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Address B65-548-5023 / franco@definityinvestments.com Phone / Email CURRENT PROPERTY INFO Franco Irakoze Definity Investments LLC 1327 W Baxter Ave Knoxville TN 37921 865-548-5023 / franco@definity Owner Name (if different) Owner Address Owner Phone / Email 277 OGLE AVE Property Address 123 A B 012 0.73 acres Parcel ID Part of Parcel (V/N)? Tract Size Knoxville Utilities Board Knoxville Utilities Board Sewer Provider Septic (Y/N) STAFF USE ONLY Northwest side of Ogle Ave, northeast side of Immanuel St, southeast side of Mayfield Ave General Location City Council District 1 C-G-1 (General Commercial) Office South City GC (General Commercial) N/A (Within City Limits)	Name / Co	ompany			
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Franco Irakoze Definity Investments LLC       1327 W Baxter Ave Knoxville TN 37921       865-548-5023 / franco@definity         Owner Name (if different)       Owner Address       Owner Phone / Email         277 OGLE AVE        Owner Address         Property Address        O.73 acres         123 A B 012       Part of Parcel (Y/N)?       Tract Size         Parcel ID       Part of Parcel (Y/N)?       Tract Size         Knoxville Utilities Board       Knoxville Utilities Board       Septic (Y/N)         StAFF USE ONLY       Water Provider       Septic (Y/N)         Northwest side of Ogle Ave, northeast side of Immanuel St, southeast side of Mayfield Ave       Septic (Y/N)         General Location       Office       Council District 1       C-G-1 (General Commercial)       Office         County       District       Zoning District       Existing Land Use       South City       GC (General Commercial)       N/A (Within City Limits)					
Franco Irakoze Definity Investments LLC       1327 W Baxter Ave Knoxville TN 37921       865-548-5023 / franco@definity         Owner Name (if different)       Owner Address       Owner Phone / Email         277 OGLE AVE        Owner Address         Property Address        O.73 acres         123 A B 012       Part of Parcel (Y/N)?       Tract Size         Parcel ID       Part of Parcel (Y/N)?       Tract Size         Knoxville Utilities Board       Knoxville Utilities Board       Septic (Y/N)         StAFF USE ONLY       Water Provider       Septic (Y/N)         Northwest side of Ogle Ave, northeast side of Immanuel St, southeast side of Mayfield Ave       Septic (Y/N)         General Location       Office       Council District 1       C-G-1 (General Commercial)       Office         County       District       Zoning District       Existing Land Use       South City       GC (General Commercial)       N/A (Within City Limits)	CLIDDE		FO		
Owner Name (if different) Owner Address Owner Phone / Email   277 OGLE AVE   Property Address   123 A B 012   Parcel ID   Part of Parcel (Y/N)?   Tract Size   Knoxville Utilities Board   Knoxville Utilities Board   Sewer Provider   Water Provider   Staff USE ONLY   Northwest side of Ogle Ave, northeast side of Immanuel St, southeast side of Mayfield Ave   General Location   City   County   District 1   CG (General Commercial)   N/A (Within City Limits)					
277 OGLE AVE   Property Address   123 A B 012   Parcel ID   Parcel ID   Part of Parcel (Y/N)?   Tract Size   Knoxville Utilities Board   Knoxville Utilities Board   Knoxville Utilities Board   Sewer Provider   Water Provider   Staff USE ONLY   South City    General Location     City   Counci District 1   C-G-1 (General Commercial)   Office   County   District   County   Ge (General Commercial)   N/A (Within City Limits)				TN 37921	
Property Address   123 A B 012   0.73 acres   Parcel ID   Part of Parcel (Y/N)?   Tract Size   Knoxville Utilities Board   Knoxville Utilities Board   Knoxville Utilities Board   Sewer Provider   Water Provider   StAFF USE ONLY   Northwest side of Ogle Ave, northeast side of Immanuel St, southeast side of Mayfield Ave   General Location   City   Council District 1   Concil Dis	Owner Nai	me (if different)	Owner Address		Owner Phone / Email
123 A B 012       0.73 acres         Parcel ID       Part of Parcel (Y/N)?       Tract Size         Knoxville Utilities Board       Knoxville Utilities Board       Tract Size         Knoxville Utilities Board       Water Provider       Septic (Y/N)         Sewer Provider       Water Provider       Septic (Y/N)         STAFF USE ONLY       Septic Of Ogle Ave, northeast side of Immanuel St, southeast side of Mayfield Ave       Septic (Y/N)         Seneral Location       Immanuel St, southeast side of Mayfield Ave       Septic (Y/N)         Immanuel St, South City       Council District 1       C-G-1 (General Commercial)       Office         Immanuel St, South City       Immanuel St, South City       Septic (Y/N)       Septic (Y/N)	277 OGLE	AVE			
Parcel ID       Part of Parcel (Y/N)?       Tract Size         Knoxville Utilities Board       Knoxville Utilities Board         Sewer Provider       Water Provider       Septic (Y/N)         STAFF USE ONLY       Staff of Ogle Ave, northeast side of Immanuel St, southeast side of Mayfield Ave       Septic (Y/N)         Morthwest side of Ogle Ave, northeast side of Immanuel St, southeast side of Mayfield Ave       Septic (Y/N)         General Location       Council District 1       C-G-1 (General Commercial)       Office         County       District       Zoning District       Existing Land Use         South City       GC (General Commercial)       N/A (Within City Limits)	Property A	Address			
Knoxville Utilities Board       Knoxville Utilities Board         Sewer Provider       Water Provider       Septic (Y/N)         STAFF USE ONLY         Northwest side of Ogle Ave, northeast side of Immanuel St, southeast side of Mayfield Ave         General Location         I City       Council District 1       C-G-1 (General Commercial)       Office         I County       District       Zoning District       Existing Land Use         South City       GC (General Commercial)       N/A (Within City Limits)	123 A B 01	12			0.73 acres
Sewer Provider       Water Provider       Septic (Y/N)         STAFF USE ONLY         Northwest side of Ogle Ave, northeast side of Immanuel St, southeast side of Mayfield Ave         General Location         Image: Council District 1       C-G-1 (General Commercial)       Office         Image: Council District 1       C-G-1 (General Commercial)       Office         Image: Council District 1       Z-G-1 (General Commercial)       Office         Image: Council District 1       Z-G-1 (General Commercial)       M/A (Within City Limits)         South City       GC (General Commercial)       N/A (Within City Limits)	Parcel ID		Part	of Parcel (Y/N)?	Tract Size
STAFF USE ONLY         Northwest side of Ogle Ave, northeast side of Immanuel St, southeast side of Mayfield Ave         General Location       General Location         City       Council District 1       C-G-1 (General Commercial)         Office       Office         County       District       Zoning District         South City       GC (General Commercial)       N/A (Within City Limits)	Knoxville	Utilities Board	Knoxville Utilitie	es Board	
Northwest side of Ogle Ave, northeast side of Immanuel St, southeast side of Mayfield Ave         General Location       Office         City       Council District 1       C-G-1 (General Commercial)       Office         County       District       Zoning District       Existing Land Use         South City       GC (General Commercial)       N/A (Within City Limits)	Sewer Pro	vider	Water Provider		Septic (Y/N)
Northwest side of Ogle Ave, northeast side of Immanuel St, southeast side of Mayfield Ave         General Location       Office         City       Council District 1       C-G-1 (General Commercial)       Office         County       District       Zoning District       Existing Land Use         South City       GC (General Commercial)       N/A (Within City Limits)	STAFF L	JSE ONLY			
General Location       Office         City       Council District 1       C-G-1 (General Commercial)       Office         County       District       Zoning District       Existing Land Use         South City       GC (General Commercial)       N/A (Within City Limits)				de of Moufield Ave	
City       Council District 1       C-G-1 (General Commercial)       Office         County       District       Zoning District       Existing Land Use         South City       GC (General Commercial)       N/A (Within City Limits)		-	ior meast side of immanuel st, southeast si	de of Mayneid Ave	
County     District     Zoning District     Existing Land Use       South City     GC (General Commercial)     N/A (Within City Limits)				0	<b>f</b> :
	South City		eral Commercial)	N /	A (Within City Limits)
	-				

DEVELOPMENT REQUEST			
Development Plan     Planned Development	Use on Review / Special Use	Related City	Permit Number(s)
Hillside Protection COA	🗌 Residential 🗌 Non-resid	lential	
Home Occupation (specify)			
Other (specify)			
SUBDIVSION REQUEST			
		Related Rez	oning File Number
Proposed Subdivision Name			
Unit / Phase Number	Total Number of Lot	s Created	
Additional Information			
Attachments / Additional Requirements			
ZONING REQUEST			
Zoning C-G-2 (General Commercial)		Pending I	Plat File Number
Change Proposed Zoning			
🗌 Plan			
Amendment Proposed Plan Designation(s)		I	
Proposed Density (units/acre) Previous Rezoning Additional Information	3 Requests		
STAFF USE ONLY			
PLAT TYPE     Staff Review   Planning Commission		Fee 1	Total
		\$1,000.00	
ATTACHMENTS  Property Owners / Option Holders Varia	ince Request	Fee 2	_
Amendment Request (Comprehensive Plan)			
ADDITIONAL REQUIREMENTS			
Use on Review / Special Use (Concept Plan)		Fee 3	
Traffic Impact Study			
COA Checklist (Hillside Protection)			
AUTHORIZATION			
☐ I declare under penalty of perjury the foregoing is t		er of the property, AND 2) 1	he application and
all associated materials are being submitted with hi			
Franco Ira	akoze		4/30/2024

	Franco Irakoze	4/30/2024
Applicant Signature	Please Print	Date
Phone / Email		
	Franco Irakoze Definity Investments LLC	4/30/2024
Property Owner Signature	Please Print	Date

vnload and fill out this form at you the application digitally (or print,	sign, and scan). Knoxville OR email	nt the completed form of -Knox County Planning of it to applications@coo	offices xplanning.org	,	Reset Fo
Planning KNOXVILLE   KNOX COUNTY	<b>Development</b> <ul> <li>Development Plan</li> <li>Planned Development</li> <li>Use on Review / Speci</li> <li>Hillside Protection CO.</li> </ul>	SUBDIV Conc Final al Use	I <b>SIŌN</b> ept Plan	<b>ZONIN</b> Plar	Amendmen
Franco Irakoze			Own	er	
Applicant Name			Affiliat	ion	
4-29-24	June 13 2024				File Number(
Date Filed	Meeting Date (if applic	able)			
	correspondence related to this a	ا pplication should be dire	ected to the ap	proved con	tact listed below
Applicant X Property Owner     Franco Irakoze	- 🗌 Option Holder 🔲 Proje	ect Surveyor 🗌 Engine Definity investn		itect/Lands	cape Architect
Name		Company			
1327 W baxter Ave		Knoxville	Tn		37921
Address		City	State		ZIP
8655485023	Franco@definityinvestments.com				
Phone	Email				
CURRENT PROPERTY INFO	1327 W ba	axter ave		865-54	8-5023
Property Owner Name (if different)	Property Own	er Address		Property	Owner Phone
277 ogle ave		123AB0	12		
Property Address		Parcel ID			
Kub	Kub	)			Ν
Sewer Provider	Water Provider			Septic (Y,	
STAFF USE ONLY					
General Location	Tract Size				
City County District	Zoning District	Existing	_and Use		
Planning Sector	Sector Plan Land Use C	lassification	Growt	h Policy Plar	Designation

#### **DEVELOPMENT REQUEST**

Development Plan	Use on Review / Special Use	Hillside Protection COA	Related City Permit Number(s)
🗌 Residential	Non-Residential		
Home Occupation (spe	cify)		
Other (specify)			

# SUBDIVISION REQUEST

			Related Rezoning File Number
Proposed Subdivisio	on Name		
Unit / Phase Numbe	Combine Parcels 🗌 Divide Parcel er	Total Number of Lots Created	
Other (specify)			
Attachments / A	dditional Requirements		
ZONING REQU	EST		
🞽 Zoning Change	CG2		Pending Plat File Number
_ 0 0	Proposed Zoning		
🗌 Plan Amendmen	t Change Proposed Plan Designation(s)		
Proposed Density (u	inits/acre) Previous Rezoning F	Requests	
🗌 Other (specify)			
STAFF USE ONL	Y		
PLAT TYPE		Fee 1	Total
Staff Review	Planning Commission		
ATTACHMENTS			
Property Owners	s / Option Holders 🛛 Variance Request	Fee 2	
ADDITIONAL RE	QUIREMENTS		
🗌 Design Plan Cert	ification (Final Plat)	<b>5</b> 2	
Use on Review / Special Use (Concept Plan)			
Traffic Impact St	udy		
COA Checklist (H	illside Protection)		
AUTHORIZATIC	DN		
<b>—</b>			

□ 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

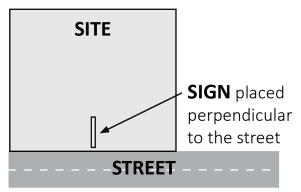
Summer farming	Franco Irakoze	4-29-24	
Applicant Signature	Please Print	Date	
865-548-5023	Franco@definityinvestments.com		
Phone Number	Email		
Juan farmy	Franco Irakoze		
Property Owner Signature	Please Print	Date Paid	



# Sign Posting & Removal Requirement

Revised April 2021

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

May 10, 2024	and	June 14, 2024
(applicant or staff to post sign)		(applicant to remove sign)
Applicant Name: Franco Irakoze		
Date: 4/30/2024		Sign posted by Staff
File Number: <u>6-V-24-RZ</u>		Sign posted by Applicant