



SUBDIVISION REPORT - CONCEPT

► **FILE #:** 3-SH-25-C

AGENDA ITEM #: 13

AGENDA DATE: 3/13/2025

► **SUBDIVISION:** RESUBDIVISION OF RICHMOND HEIGHTS, LOT 5

► **APPLICANT/DEVELOPER:** FRANCO IRAKOZE

OWNER(S): Franco Irakoze, Definity Investments LLC

TAX IDENTIFICATION: 94 A J 019

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2061 STERCHI ST

► **LOCATION:** West side of Sterchi St, south side of Tennessee Ave

SECTOR PLAN: Central City

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

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: East Fork

► **APPROXIMATE ACREAGE:** 15528 square feet

► **ZONING:** I-MU (Industrial Mixed-Use)

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

► **PROPOSED USE:** 7-lot townhouse subdivision

SURROUNDING LAND USE AND ZONING: North: Commercial - I-H (Heavy Industrial)
South: Single family residential - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
East: Agriculture/forestry/vacant land, railroad right-of-way - I-G (General Industrial), F (Floodplain Overlay), ROW (Right-of-Way)
West: Single family residential - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **NUMBER OF LOTS:** 7

SURVEYOR/ENGINEER: Steven W Abbott Jr, Abbott Land Surveying, LLC

ACCESSIBILITY: Access is via Tennessee Avenue, a local street with 17 ft of pavement width within a 22-ft right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** None.

STAFF RECOMMENDATION:

► Postpone the application for 30 days to be heard at the April 10, 2025 Planning Commission meeting as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: 87 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: West View Elementary, Bearden Middle, and West 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.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knoxville-Knox County Planning Commission. The date of the Knoxville-Knox County Planning Commission appeal hearing will depend on when the appeal application is filed.



Request to Postpone • Table • Withdraw

Franco Irakoze

2-26-25

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

April 10th 2025

Scheduled Meeting Date

File Number(s)

3-SH-25-C

POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

Franco Irakoze

Please Print

865-548-5023

Phone Number

Franco@definityinvestments.com

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

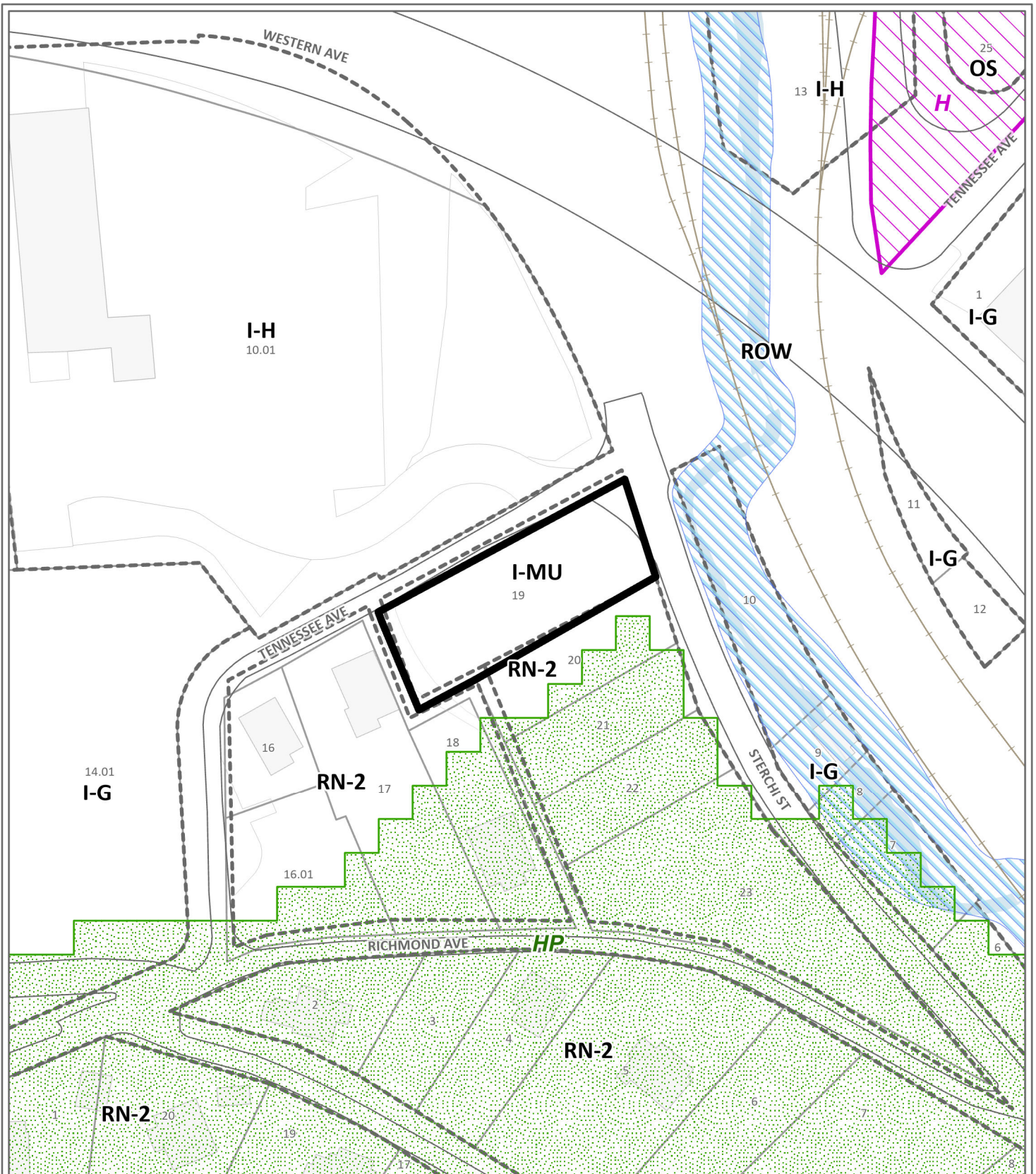
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



CONCEPT PLAN

3-SH-25-C

Petitioner: Franco Irakoze



7-lot townhouse subdivision in I-MU (Industrial Mixed-Use)

Original Print Date: 2/4/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

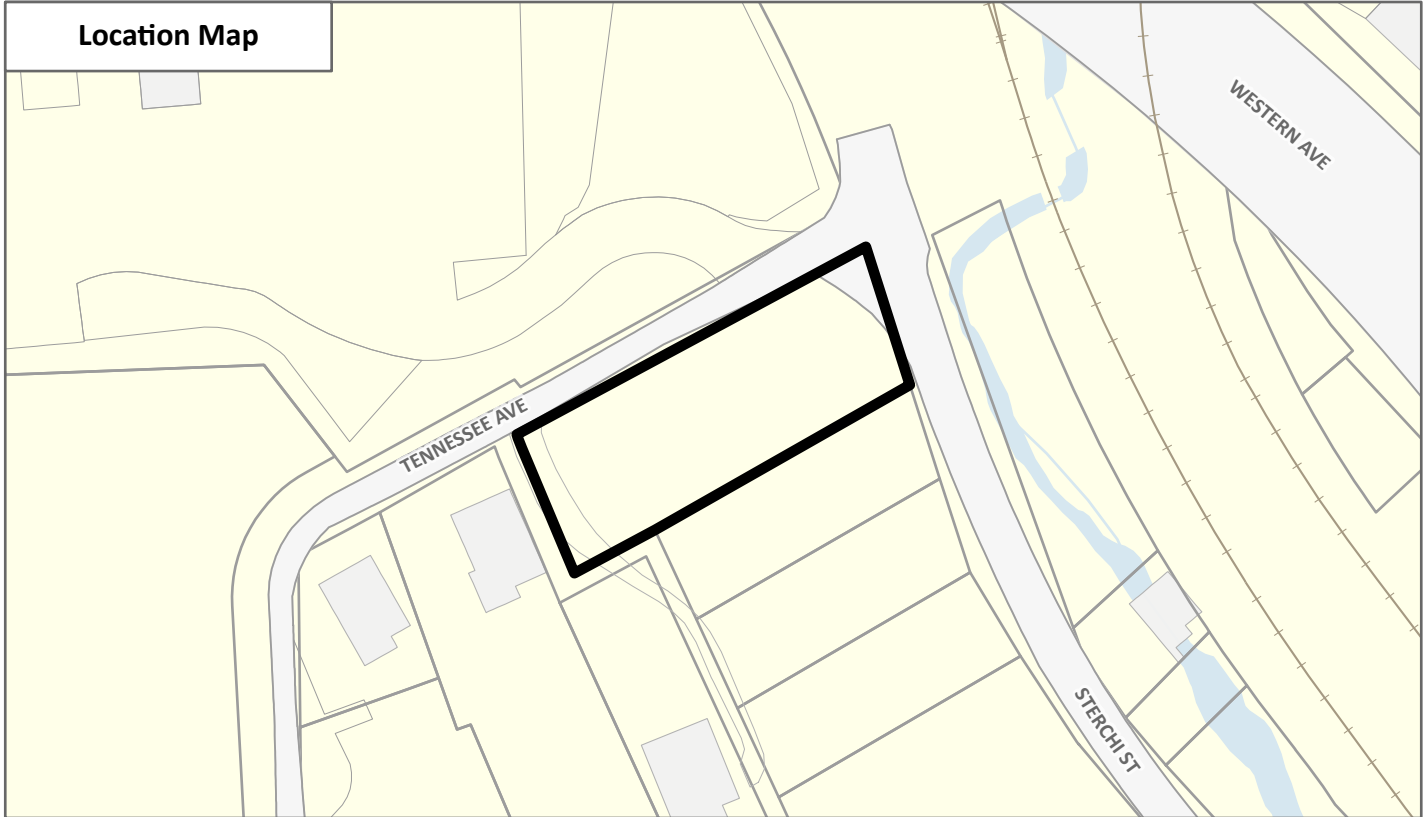
Map No: 94

Jurisdiction: City



Exhibit A. Contextual Images

Location Map



Aerial Map

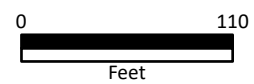


CONTEXTUAL MAPS 1

3-SH-25-C



Case boundary





SITE PLAN
1" = 10'-0"

REVISIONS		
No.	Date	Description

DESIGNED AND DRAWN BY:

ALL DRAWINGS AND WRITTEN MATERIAL, APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND SOLE AND EXCLUSIVE WORK OF " " AND MAY NOT BE DUPLICATED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF " "

PROJECT ADDRESS: NEW 7 PLEX STERCHI	PROJECT ADDRESS: NEW 7 PLEX STERCHI
DATE: DECEMBER 17, 2024	DATE: DECEMBER 17, 2024
DESIGNED BY: 	DESIGNED BY:
CHECKED BY: 	CHECKED BY:
DATE: 	DATE:

DATE: DECEMBER 17, 2024	DATE: DECEMBER 17, 2024
DESIGNED BY: 	DESIGNED BY:
CHECKED BY: 	CHECKED BY:
DATE: 	DATE:
DATE: 	DATE:



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

Franco Irakoze

Applicant Name

Affiliation

01-27-25

03-13-25

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

Name

Company

1327 W baxter ave

Knoxville

Tn

37921

Address

City

State

ZIP

8655485023

Franco@definityinvestments.com

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2408 Tennessee ave

094AJ019

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

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

7

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

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.



Franco Irakoze / owner

1/27/25

Applicant Signature

Print Name / Affiliation

Date

8655485023

Franco@definityinvestments.com

Phone Number

Email



Franco Irakoze

Property Owner Signature

Please Print

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.

Have you engaged the surrounding property owners to discuss your request?

- ☐ Yes ☐ No
☒ No, but I plan to prior to the Planning Commission meeting

Date to be Posted

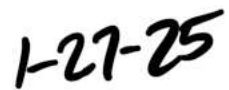
Date to be Removed



Applicant Signature



Applicant Name



Date

FILE NUMBER