

REZONING REPORT

► **FILE #:** 8-I-25-RZ

AGENDA ITEM #: 15

AGENDA DATE: 8/14/2025

► **APPLICANT:** FRANCO IRAKOZE

OWNER(S): Franco Irakoze Definity Investments LLC

TAX ID NUMBER: 80 E D 00601

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 0 WILSON RD

► **LOCATION:** Southeast side of Wilson Rd, north of Peltier Rd

► **APPX. SIZE OF TRACT:** 0.91 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Wilson Road, a major collector with 21 ft of pavement within a right-of-way width that varies from 48-54 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Second Creek, Third 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, it is not an extension.

HISTORY OF ZONING: None noted.

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

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

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

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

NEIGHBORHOOD CONTEXT: The subject property is in a neighborhood featuring single family houses on a range of lot sizes to the north of I-640/I-75. There are multifamily residential, office, commercial, and wholesale uses to the northeast near the I-640/I-75 interchange with Gap Road and Clinton Highway and to the south on the other side of the interstate.

STAFF RECOMMENDATION:

► **Deny the RN-2 (Single-Family Residential Neighborhood) zoning district due to safety concerns with**

driveway access and road conditions and the lack of changing conditions in the area, which do not support a rezoning of this site.

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. Recent rezonings in the surrounding area have predominantly occurred to the northeast near Clinton Highway and Gap Road, where there has been a gradual transition to office, commercial, and medium density residential zoning. Rezonings in the more immediate area are not recent, dating back to the 1980s and 90s but not continuing past that time.
2. The subject property is within an established neighborhood that has not experienced any significant changing conditions over the last thirty years, and has remained largely unchanged outside of the intermittent construction of single-family dwellings throughout the neighborhood.

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

1. The RN-2 (Single-Family Residential Neighborhood) zoning district is intended to accommodate low-density single-family residential development on relatively small lots with smaller setbacks. The subject property meets this description, as the surrounding neighborhood largely consists of single-family dwellings on lots smaller than one acre. However, the subject property's site constraints do not support increased intensity at this location.
2. Rezonings 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 RN-2 district allows the same uses as the existing RN-1 (Single-Family Residential Neighborhood) district.

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 subject property is located on a section of Wilson Road that appears to have limited sight distance due to the curvature of the road from the west (Exhibit A). Any proposed new lot within the City of Knoxville is required to have adequate sight distance meeting or exceeding the minimum standards for stopping sight distance identified in the American Association of State Highway and Transportation Officials (AASHTO) Geometric Design. Should the lot be later subdivided, sight distance verification would need to be obtained.
2. Furthermore, this section of Wilson Road has experienced a disproportionate number of automobile accidents between 2020 and 2024 (Exhibit A). The subject property's future driveways would likely be within 200 ft of the bend on the road, where most of the crashes have occurred likely due to limited visibility. As such, it would not be appropriate to increase intensity at this location.

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 designated LDR (Low Density Residential) under the City's One Year Plan and North City Sector Plan. The proposed RN-2 district is permitted in the LDR land use class.
2. The rezoning does not comply with the General Plan's Development Policy 9.3, to ensure the context of new development does not impact existing neighborhoods and communities. As previously mentioned, the subject property is situated near a blind curve along Wilson Road that has experienced a significant number of automobile related crashes.

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. The subject property is within a mile of the I-640/I-275 interchange and the entrance to the commercial corridor along Clinton Highway.

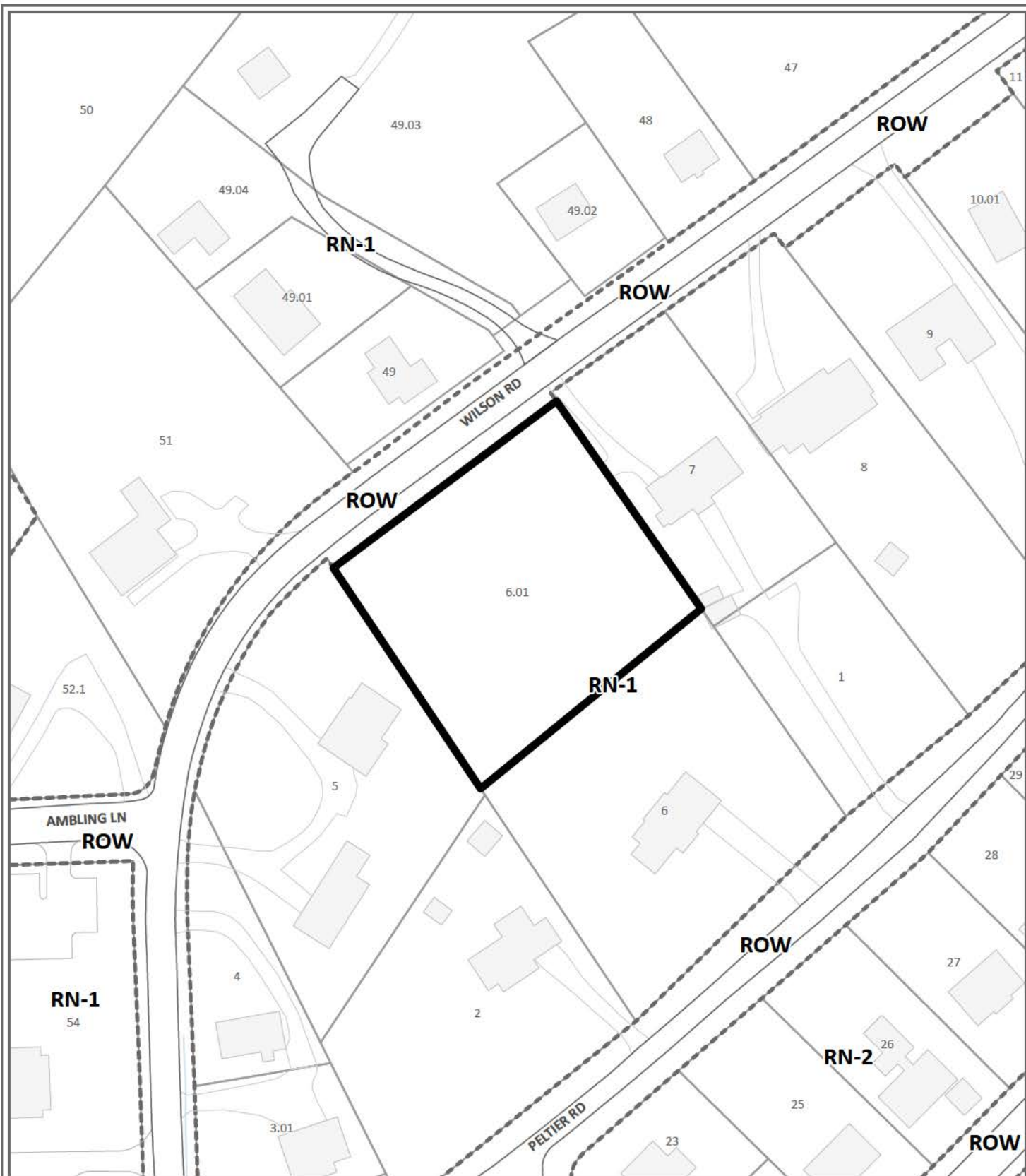
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knoxville City Council for action on 9/2/2025 and 9/16/2025. 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

8-I-25-RZ

Petitioner: Franco Irakoze



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

To: RN-2 (Single-Family Residential Neighborhood)

Original Print Date: 7/9/2025

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

Map No: 80

Jurisdiction: City

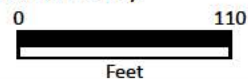
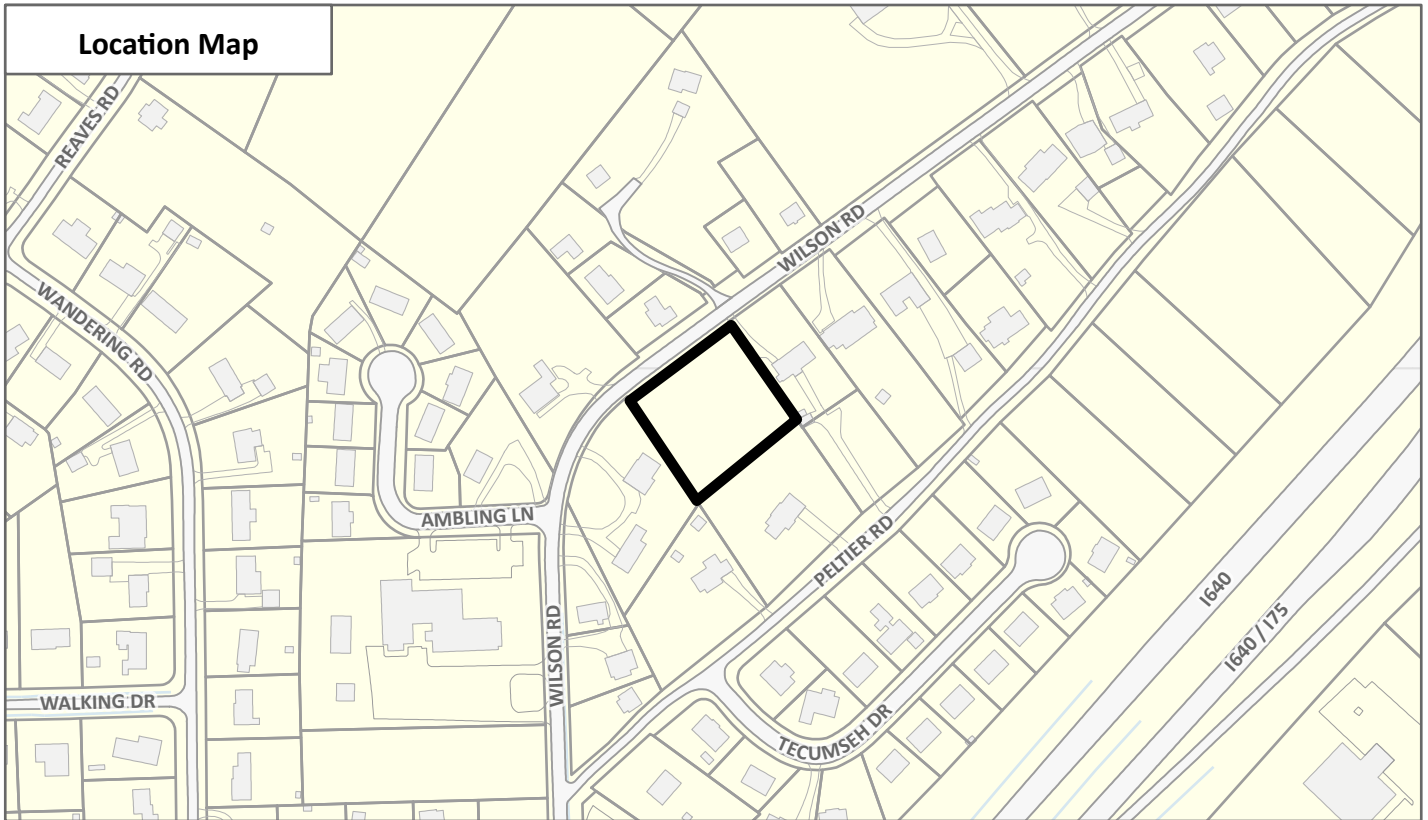


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

8-I-25-RZ

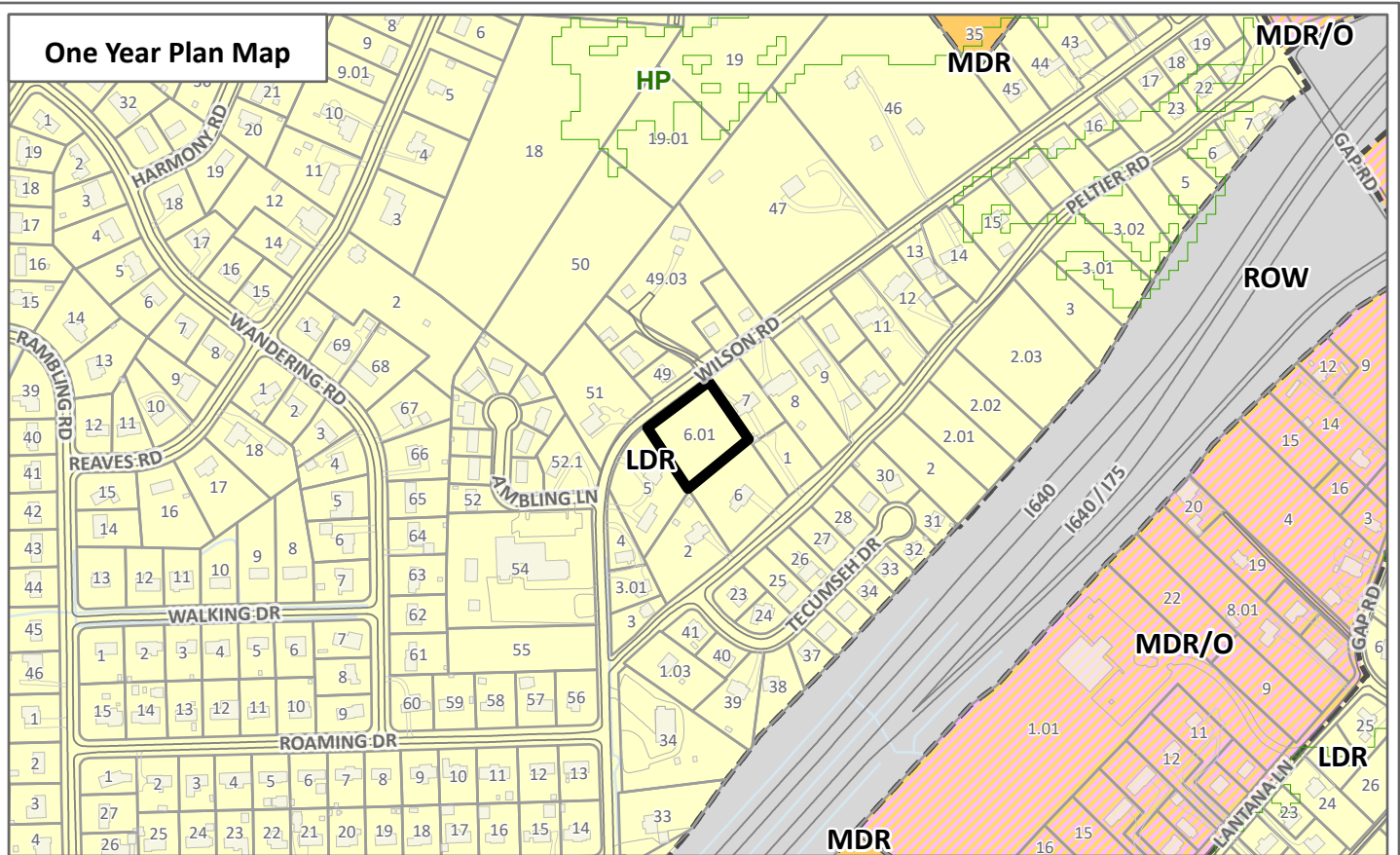


Case boundary

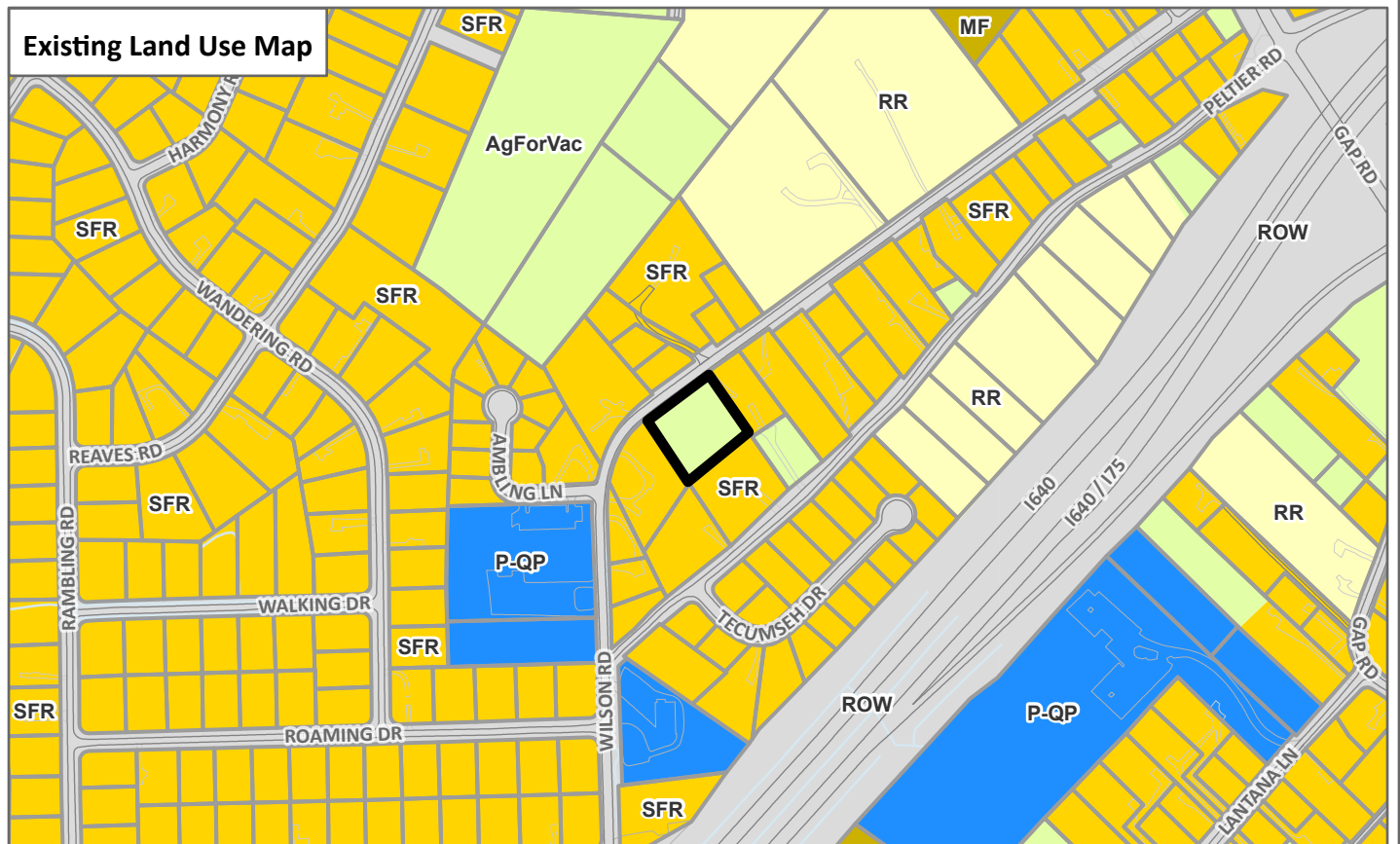
0 340
Feet



One Year Plan Map



Existing Land Use Map



CONTEXTUAL MAPS 3

8-I-25-RZ



Case boundary

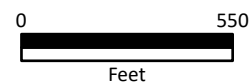
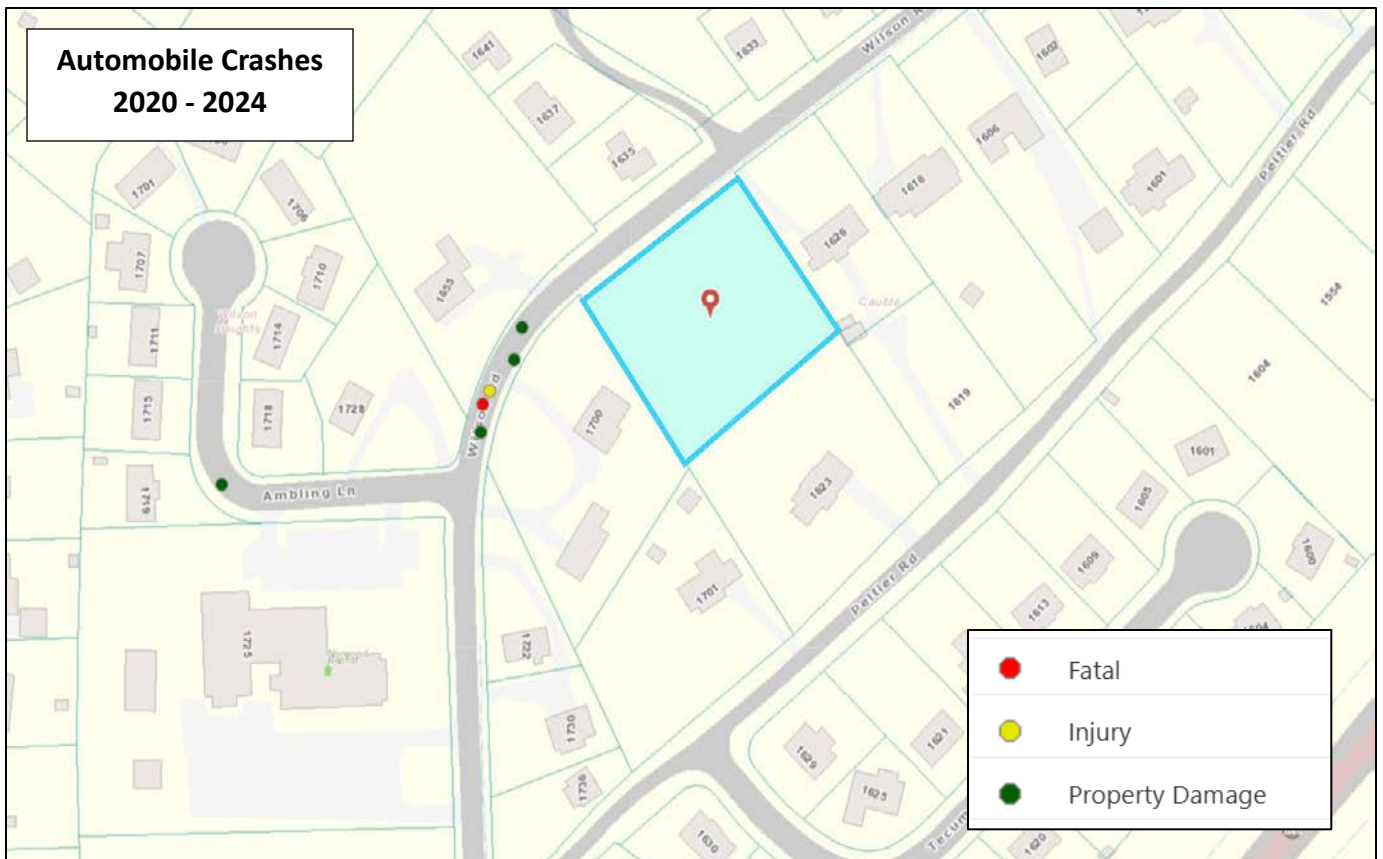


Exhibit A. Contextual Images

Wilson Road looking west
from the subject property



Automobile Crashes
2020 - 2024





Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat

Zoning ☐ Rezoning ☐ Plan Amendment*

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

*These application types require a [pre-application consultation](#) with Planning staff.

Franco Irakoze

Owner

Applicant Name

Affiliation

06-23-25

08-14-25

File Number(s)

Date Filed

Meeting Date (if applicable)

8-I-25-RZ

Correspondence

All correspondence will be directed to the approved contact listed below.

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

Franco irakoze

TRMF and Associates

Name

Company

1327 W baxter ave

Knoxville

TN

37921

Address

City

State

ZIP

865-548-5023

Phone

Email

Current Property Info

1327 W baxter ave

865-548-5023

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Wilson Rd

080ED00601

Property Address

Parcel ID

Kub

Kub

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Subdivision Request



		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

Zoning Request

RN-2		PENDING PLAT FILE NUMBER
<input checked="" type="checkbox"/> Zoning Change	Proposed Zoning Proposed Density (units/acre, for PR zone only)	
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change	Proposed Plan Designation(s)	
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application Previous Rezoning Requests		
<input type="checkbox"/> Other (specify) _____		

Authorization

☐ 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

	Franco Irakoze / owner	6-23-25
Applicant Signature	Print Name / Affiliation	Date
8655485023		
Phone Number	Email	
	Franco Irakoze	06/23/2025, SG
Property Owner Signature	Please Print	Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0801	\$1,550.00		\$1,550.00

Public Notice and 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). We require applicants to acknowledge their role in this process.

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.

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.

08/01/2025

Date to be Posted

08/15/2025

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



Applicant Signature

Franco irakoze

Applicant Name

6-23-25

Date