



# 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.

(1) Download and fill out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).

(3) Print the completed form and bring it to the  
Knoxville-Knox County Planning offices OR email it to  
applications@knoxplanning.org

Reset Form



# 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.

Franco Irakoze

Applicant Signature

Please Print

865-548-5023

Franco@definityinvestments.com

Phone Number

Email

## STAFF ONLY

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

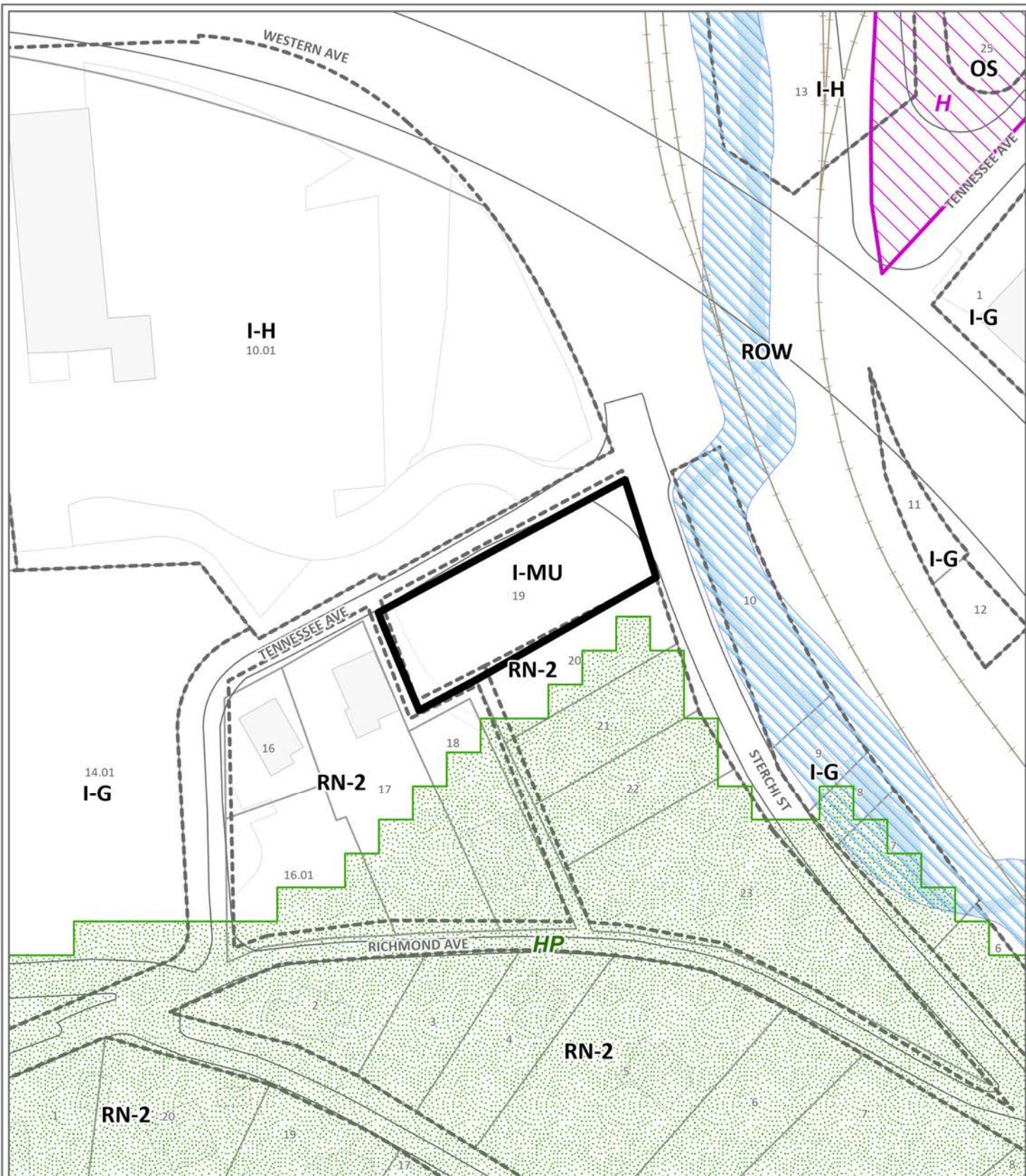
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**CONCEPT PLAN**

**3-SH-25-C**

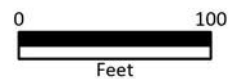
**Petitioner:** Franco Irakoze



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

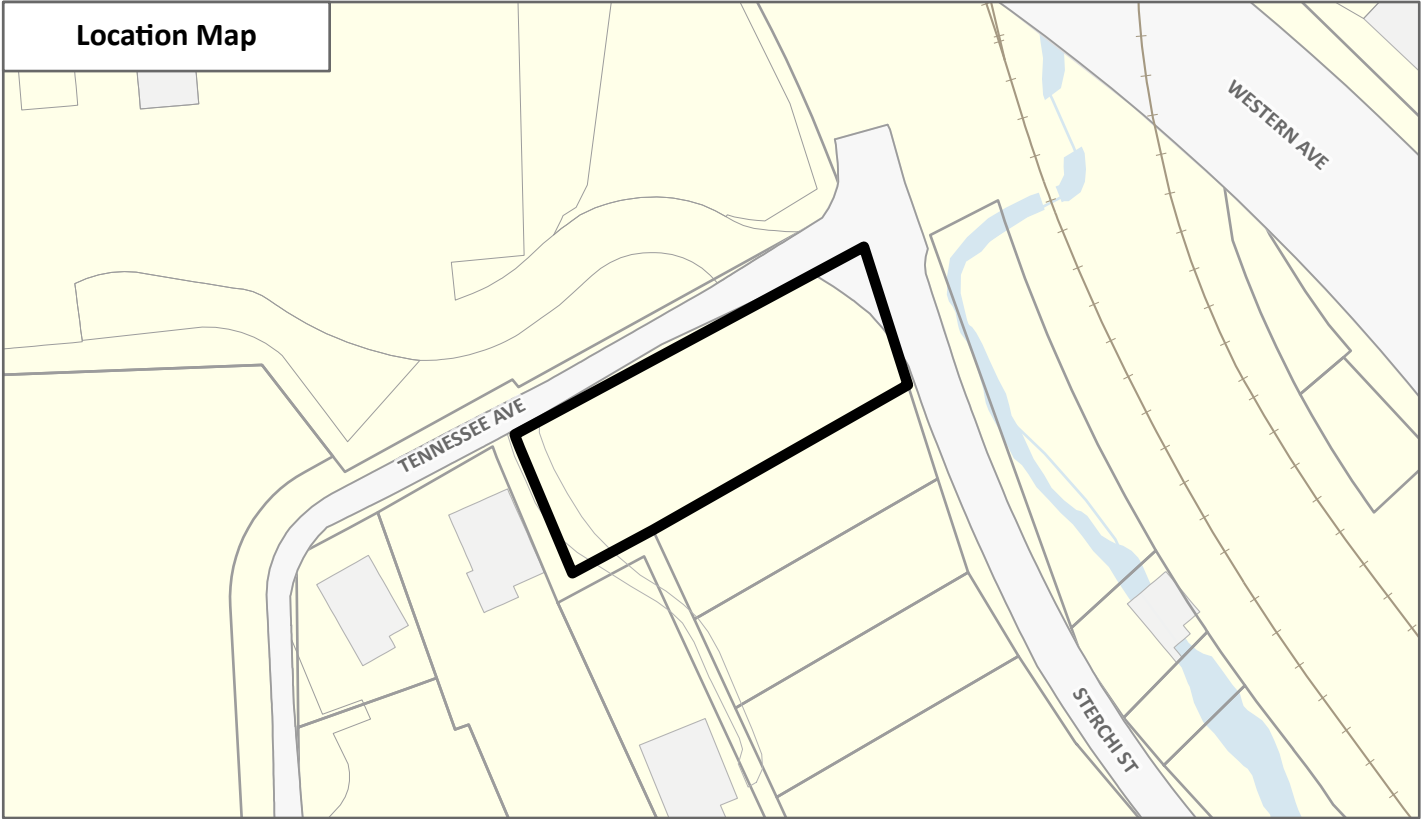
**Map No:** 94  
**Jurisdiction:** City

**Original Print Date:** 2/4/2025  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

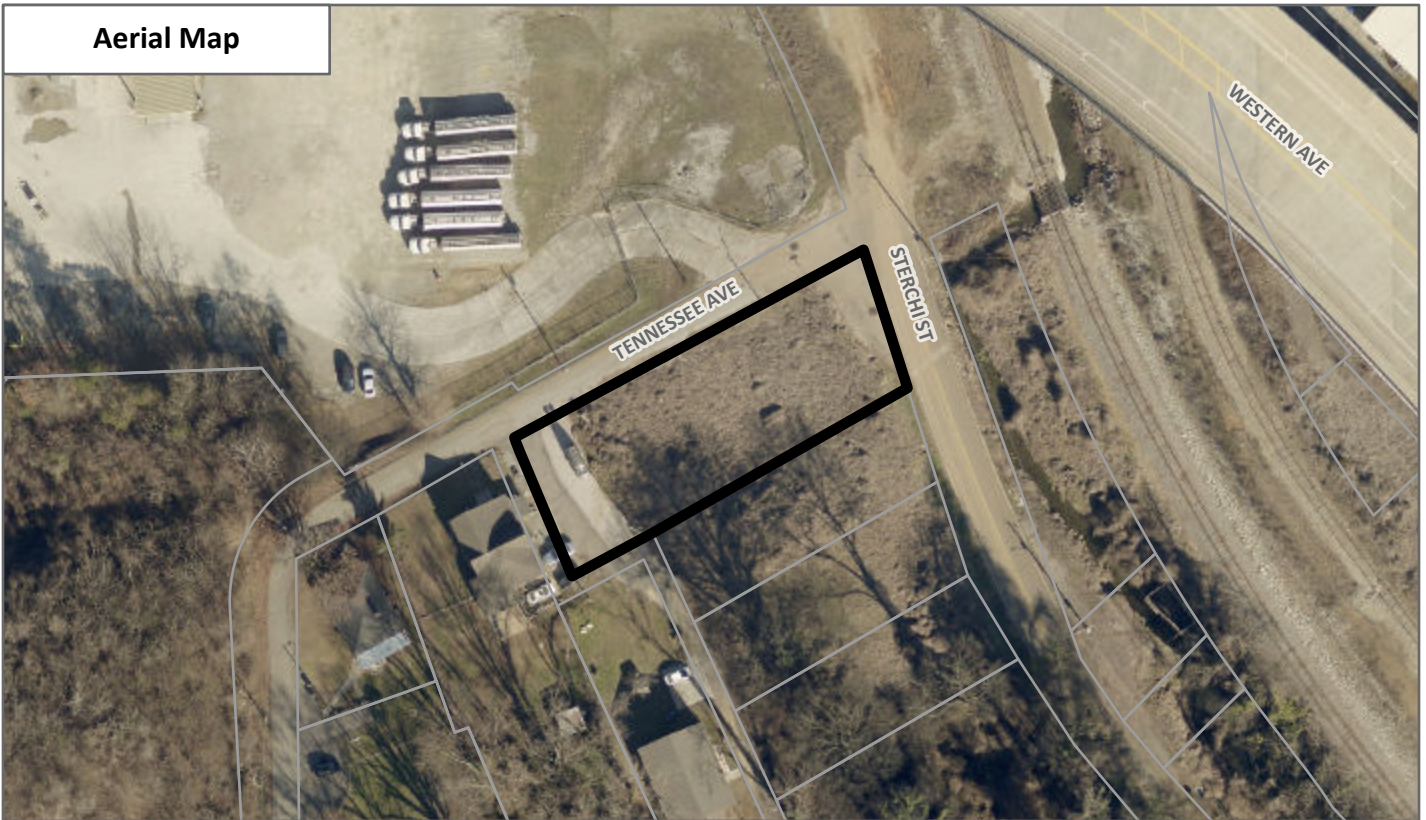


# Exhibit A. Contextual Images

Location Map



Aerial Map

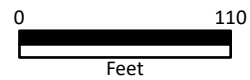


CONTEXTUAL MAPS 1

3-SH-25-C



Case boundary



**Certificate of Ownership and General Dedication**  
 (I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as my (our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I (we) own the interest in the subject of the property, and no property interest(s) hereon is an unrestricted right to dedicate right-of-way and/or general consent as shown on this plat.

Owner(s) Printed Name: Definity Investments, L.L.C., Signature(s)  
 Date: \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Before me personally appeared \_\_\_\_\_ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.  
 Witness my hand and notarial seal, this day and year above stated.

Written \_\_\_\_\_ Notary  
 My Commission expires \_\_\_\_\_ Seal

**Certificate of Final Plat - All Indicated Markers, Monuments and Benchmarks Set**  
 I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been amended, described and justified in a report filed with the Planning Commission, or its variance and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Registered Land Surveyor \_\_\_\_\_ Tennessee License No. 2022 Date \_\_\_\_\_

**Certificate of the Accuracy of Survey**  
 Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor \_\_\_\_\_ Tennessee License No. 2022 Date \_\_\_\_\_

**Certificate of Approval of Public Sanitary Sewer System - Minor Subdivision**  
 This is to certify that the subdivision shown herein is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations. It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connection.

Utility Provider \_\_\_\_\_

Authorized Signature for Utility Date \_\_\_\_\_

**Certificate of Approval of Public Water System - Minor Subdivision**  
 This is to certify that the subdivision shown herein is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations. It is the responsibility of the property owner to verify with the Utility Provider the availability of water systems in the vicinity of the lot(s) and to pay for the installation of the required connection.

Utility Provider \_\_\_\_\_

Authorized Signature for Utility Date \_\_\_\_\_

**Owner Certification for Public Sewer and Water Service - Minor Subdivision**

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connection.

Owner(s) Printed Name: Definity Investments, L.L.C., Signature(s)  
 Date: \_\_\_\_\_

Zoning Shows on Official Map \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_

**Addressing Department Certification**

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Guidelines, the Addressing Guidelines and Procedures, and these regulations.

Signed \_\_\_\_\_ Date \_\_\_\_\_

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Engineering Director \_\_\_\_\_

**Planning Staff Certification of Approval for Recording - Final Plat**

This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-407 of Tennessee Code, Annotated the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon this plat.

Signed \_\_\_\_\_ Date \_\_\_\_\_

**Taxes and Assessments**

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk Signed \_\_\_\_\_ Date \_\_\_\_\_

Knox County Franchise Signed \_\_\_\_\_ Date \_\_\_\_\_

**Certificate of No Recorded Easements**

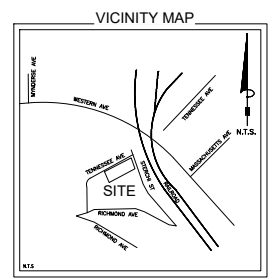
This is to certify that there are no known recorded drainage or utility easements on lot face(s) being delineated on this subdivision plat.

Registered Land Surveyor \_\_\_\_\_

Tennessee License No. \_\_\_\_\_ Date \_\_\_\_\_

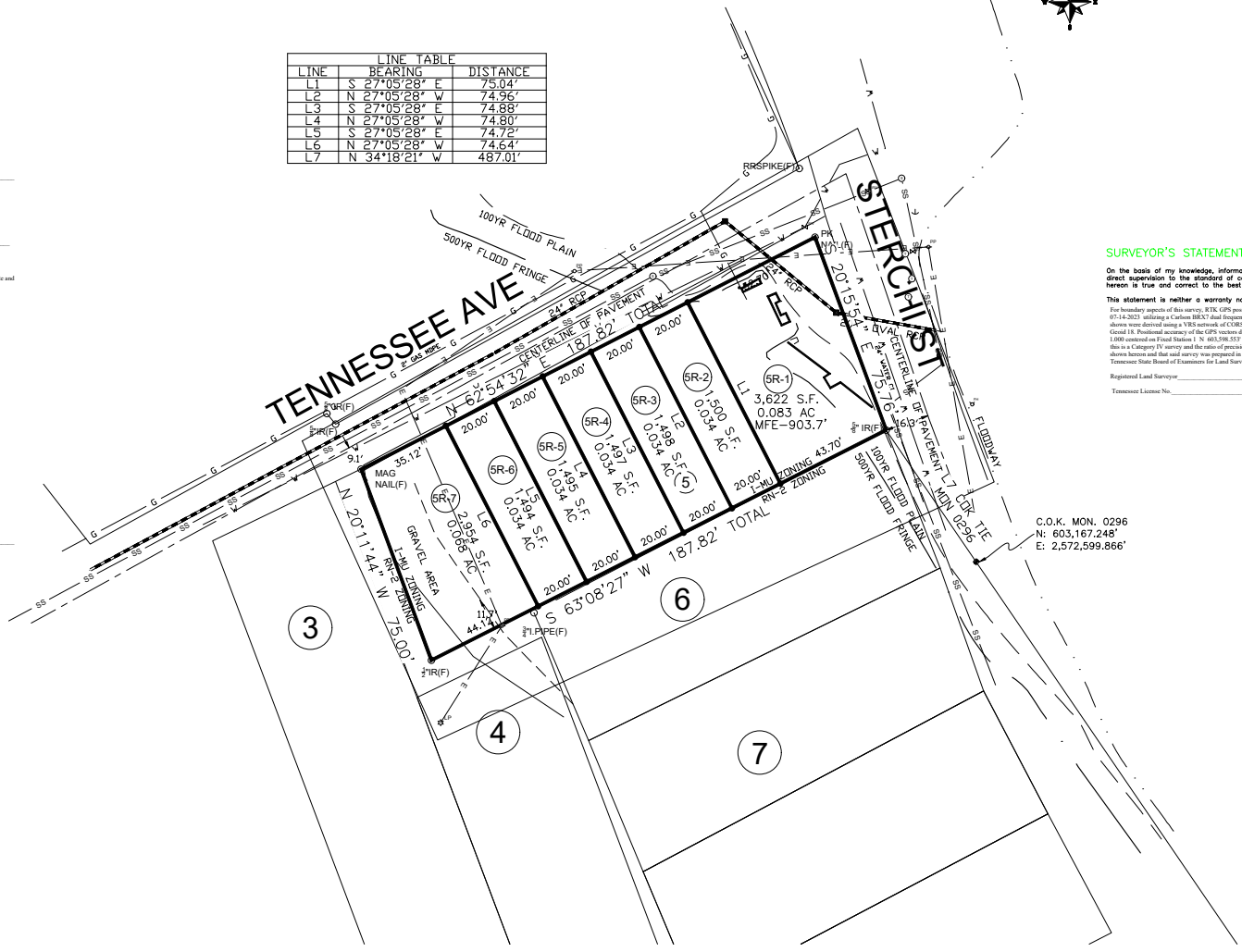
3-SH-25-C submitted 1/27/25

GRID NORTH is based on a bearing of S 55° 38' 27" E from City Control Point #0296 to #1614. Distances have not been reduced to grid.  
 GRID NORTH NAD83(2011)



PLANNING FILE # \_\_\_\_\_

LINE	BEARING	DISTANCE
L1	S 27°05'28" E	75.04'
L2	N 27°05'28" W	74.96'
L3	S 27°05'28" E	74.88'
L4	N 27°05'28" W	74.80'
L5	S 27°05'28" E	74.72'
L6	N 27°05'28" W	74.64'
L7	N 34°18'21" W	487.01'



**SURVEYOR'S STATEMENT:**

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of a surveyor practicing in the State of Tennessee and that the information shown herein is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied. For boundary aspects of this survey, RTK GPS positional data was observed on between the dates of 07-14-2023 utilizing a Carlson BR12T dual frequency receiver. The grid coordinates of the Fixed Station(s) shown were derived using a VBS network of CORS stations referenced to NAD 83 (2011) (epoch 2010), Geoid 18. Bestial accuracy of the GPS system does not exceed 10.000 - 10.000. Combined Grid Factor 1.000 centered on Fixed Station 1 N 603,598.553 E 2,572,300.107 as shown herein. I hereby certify that this is a Category IV survey and the rates of precision of the completed survey is not less than 1:10,000 as shown herein and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor \_\_\_\_\_  
 Tennessee License No. \_\_\_\_\_ Date \_\_\_\_\_



C.O.K. MON. 0296  
 N: 603,167.248'  
 E: 2,572,599.866'

**LEGEND**  
 These standard symbols will be found in the drawing.

	LINE BEING REMOVED
	WATER LINE
	OVERHEAD ELECTRIC LINE
	SEWER LINE
	GAS LINE
	SEWER MANHOLE
	WATER MANHOLE
	UTILITY POLE
	WATER VALVE
	5/8" IRON ROD SET

- NOTES**
- PURPOSE OF THIS PLAT IS TO RESUBDIVIDE INTO 7 LOTS OF RECORD.
  - IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
  - TOTAL NUMBER OF LOTS, TOTAL ACRES IS .860 SQUARE FEET OR 0.323 ACRES.
  - THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN(10) FEET IN WIDTH INSIDE ALL EXISTING LOT LINES AND OCCURRING STRIKES AND PRIVATE RIGHTS-OF-WAY INCLUDING JOINT PERMANENT EASEMENTS. EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE SIDES OF ALL OTHER EXTERIOR LOT LINES.
  - PROPERTY IS ZONED R-1. SEE CITY OF KNOXVILLE FOR SETBACKS AND USE.
  - THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEMA SPECIAL FLOOD HAZARD DATE MAP 47050021A AND FOUND THAT A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA(S) AS & V. EFFECTIVE DATE AUGUST 5th, 2013.



OWNER PARCEL 11  
 DEFINITY INVESTMENTS LLC  
 1327 W. BAXTER AVENUE  
 KNOXVILLE, TN 37921  
 PHONE: (865) 548-5023



ABBOTT LAND SURVEYING LLC  
 STEVEN W. ABBOTT JR., RLS  
 1109 E. WOODSHIRE DRIVE  
 KNOXVILLE, TN 37922  
 OFFICE: (865) 671-1149  
 EMAIL: survmap@ids.net

RESUB. OF RICHMOND HEIGHTS S/D  
 LOTS 5

ADDRESS TENNESSEE AVE  
 DISTRICT 5th COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37934  
 LOT NO. 5 RICHMOND HEIGHTS S/D

WARD 23rd CITY BLOCK 23281  
 MAP COR. C. A. SLIDE 2040  
 TAX MAP ID 0944J019  
 WARRANTY DEED BK 2023CA40056950  
 DATE PREPARED 11/25/24 DRAWN BY SWA SCALE 1" = 20' FILE NO. 38704



**SITE PLAN**  
1" = 10'-0"

REVISIONS		
No.	Date	Description

DESIGNED BY: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREON CONSTITUTE THE ORIGINAL AND SOLE PROPERTY OF THE ENGINEER. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

NEW 7 PLEX STERCHI	SITE PLAN
DRAWN BY: _____	CHECKED BY: _____

PROJECT ADDRESS: 201 STERCHI'S ROCKWELL, TN 37071

DATE:	DECEMBER 11, 2024
DRAWN BY:	
CHECKED BY:	

SCALE: As Indicated

**A2**

(1) Download and fill out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)

Reset Form



# 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	File Number(s)	
Date Filed	Meeting Date (if applicable)		

### 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
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

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

Zoning Change

Proposed Zoning \_\_\_\_\_

Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

Pending Plat File Number

## 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

*[Handwritten Signature]*  
Applicant Signature

*Franco*  
Applicant Name

*1-27-25*  
Date