

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 1-K-25-RZ                      **Related File Number:**  
**Application Filed:** 11/26/2024              **Date of Revision:**  
**Applicant:** FRANCO IRAKOZE

## PROPERTY INFORMATION

**General Location:** West side of Wallwood Rd, south of Ridgefield Rd, north of Clinton Hwy  
**Other Parcel Info.:**  
**Tax ID Number:** 68 N B 017                      **Jurisdiction:** City  
**Size of Tract:** 0.61 acres  
**Accessibility:** Access is via Wallwood Road, a local street with an approximate pavement width of 17 ft within a 60-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** Northwest City              **Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**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 subdivision is comprised of single family houses on properties zoned RN-1.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 0 WALLWOOD RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Previous Requests:**  
**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 The R-1 to O-1 rezoning request for this parcel was withdrawn and the O-1 to C-4 rezoning request for the other parcel was denied (7-F-00-RZ).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was part of another rezoning request from R-1, O-1 to C-6 (General Commercial Park), and the application was later withdrawn (1-J-02-RZ).

**PLAN INFORMATION (where applicable)**

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full):

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.

**Action:** Approved

**Meeting Date:** 1/9/2025

**Details of Action:**

**Summary of Action:** Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

**Date of Approval:** 1/9/2025

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 2/4/2025

**Date of Legislative Action, Second Reading:** 2/18/2025

**Ordinance Number:**

**Other Ordinance Number References:** O-21-2025

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**