

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 3-SH-25-C Related File Number:  
Application Filed: 1/28/2025 Date of Revision:  
Applicant: FRANCO IRAKOZE

## PROPERTY INFORMATION

General Location: West side of Sterchi St, south side of Tennessee Ave  
Other Parcel Info.:  
Tax ID Number: 94 A J 019 Jurisdiction: City  
Size of Tract: 15528 square feet  
Accessibility: Access is via Tennessee Avenue, a local street with 17 ft of pavement width within a 22-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use: 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)  
Proposed Use: Density: 15.56 du/ac  
Planning Sector: Central City Plan Designation: LI (Light Industrial), SP (Stream Protection)  
Growth Policy Plan: N/A (Within City Limit)  
Neighborhood Context:

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

Street: 2061 STERCHI ST  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

**PLAN INFORMATION (where applicable)**

Current Plan Category: LI (Light Industrial), SP (Stream Protection)

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Resubdivision of Richmond Heights, Lot 5

No. of Lots Proposed: 7 No. of Lots Approved: 0

Variances Requested: None.

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.): Withdraw the application as requested by the applicant.

Staff Recomm. (Full):

Comments:

Action: Withdrawn

Meeting Date: 4/10/2025

Details of Action:

Summary of Action: Withdraw the application as requested by the applicant.

Date of Approval:

Date of Denial:

Postponements: 3/13/2025

Date of Withdrawal: 4/10/2025

Withdrawn prior to publication?: ☐ Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: