

REZONING REPORT

▶ **FILE #:** 7-K-23-RZ

AGENDA ITEM #: 12

AGENDA DATE: 7/13/2023

▶ **APPLICANT:** MOHAMMAD REZA BASIRI

OWNER(S): Mohammad Reza Basiri

TAX ID NUMBER: 94 N P 027

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 1927 HIGHLAND AVE

▶ **LOCATION:** North side of Highland Avenue, east of Twentieth Street

▶ **APPX. SIZE OF TRACT:** 7147 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Highland Avenue, a minor collector street with 35 ft of pavement width within a 47-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: East Fork

▶ **PRESENT ZONING:** O (Office)

▶ **ZONING REQUESTED:** RN-6 (Multi-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Single family residential

▶ **EXTENSION OF ZONE:** Not currently. However, the Planning Commission recently approved an RN-6 rezoning request for the property surrounding the subject property on three sides (6-F-23-RZ).

HISTORY OF ZONING: Rezoned from R-2 to O-1 in 1998 (8-G-98-RZ).

SURROUNDING LAND USE AND ZONING: North: Transportation/communication/utilities - O (Office)

South: Public/quasi public land - INST (Institutional)

East: Transportation/communication/utilities - O (Office)

West: Transportation/communication/utilities - O (Office)

NEIGHBORHOOD CONTEXT: The property is located in the Fort Sanders area one block north of the Fort Sanders Regional Medical Center. The area has a mix of medical facilities, offices, commercial parking lots, and multifamily housing units.

STAFF RECOMMENDATION:

▶ **Approve the RN-6 (Multi-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

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 subject property is located in an area of the Fort Sanders Neighborhood where there has been significant redevelopment of former industrial, commercial, and single-family properties into multifamily residential communities with surface and structured parking lots.
2. The Planning Commission recently approved a rezoning request from O (Office) to RN-6 ((Multi-Family Residential Neighborhood) zoning for the parcel surrounding the subject property on three sides (6-F-23-RZ).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RN-6 zoning district is designed for high density neighborhoods characterized by a mixture of all housing types including single-family, two-family, townhouse and multifamily.
2. There is RN-6 zoning throughout the neighborhood, including properties on the adjacent block to the east of the subject parcel. The land uses surrounding the subject property are consistent with the type of area for which the RN-6 district is intended.

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. There are no adverse impacts anticipated with the proposed rezoning. Adequate parking is an often-cited concern in this area, but any further residential development that may occur would be required to adhere to the off-street parking standards in the zoning ordinance.
2. This area hosts the Fort Sanders Regional Medical Center campus, a major employer and service provider to the surrounding community. The neighborhood is served by multiple bus routes, sidewalk infrastructure, and a service-oriented commercial node to the south along Cumberland Avenue. The subject property is approximately ½ mile from the nearest access point of the Third Creek Greenway Trail and Tyson Park, both of which provides many recreational opportunities.
3. The requested rezoning to the RN-6 district would enable development which is consistent with the surrounding properties and would be supported by numerous residential amenities.

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:

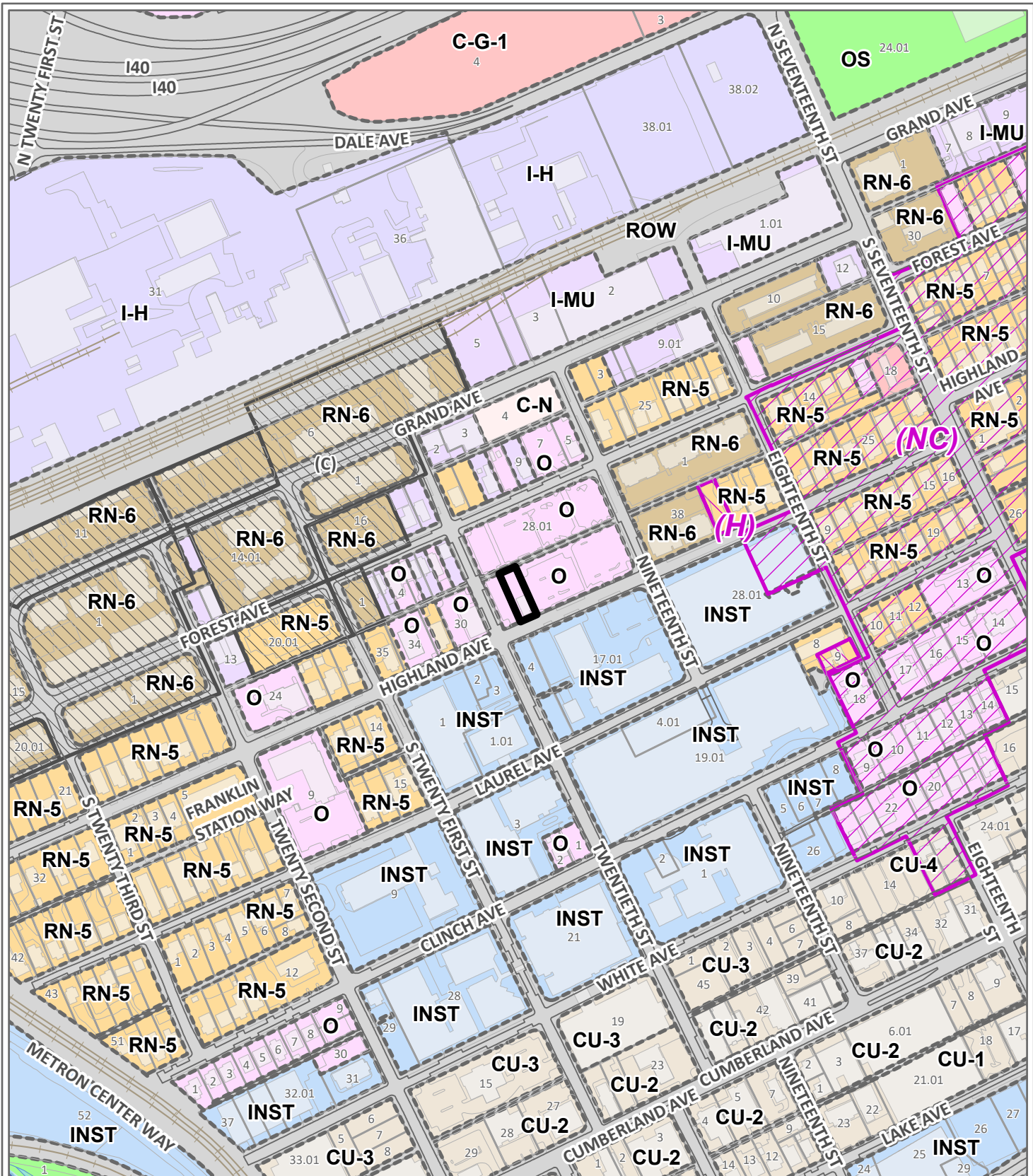
1. The proposed zoning is consistent with the General Plan's Development Policy 8 that encourages growth in the existing urban area. This policy recommends protection of residential areas from encroaching commercial development and other incompatible uses, and protection of neighborhoods from intrusive uses and blighting influences.
2. The proposed zoning also aligns with the General Plan's Development Policy 4.11 that encourages the growth of housing in downtown.
3. The Central City Sector Plan's land use classification for this area is MU-SD, CC22 (Mixed Use Special-District, Fort Sanders Medical District). The recommended uses in this district include high density residential development, which is consistent with RN-6 zoning.
4. The Fort Sanders Neighborhood Plan recommends office land uses at this location but the developed landscape has significantly changed since the plan's adoption in 2000. The proposed high density residential land use is a minor extension of the plan's recommended land use for properties on the adjacent block to the east.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knoxville City Council for action on 8/8/2023 and 8/22/2023. 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

7-K-23-RZ

Petitioner: Mohammad Reza Basiri



From: O (Office)

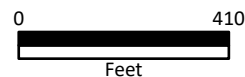
To: RN-6 (Multi-Family Residential Neighborhood)

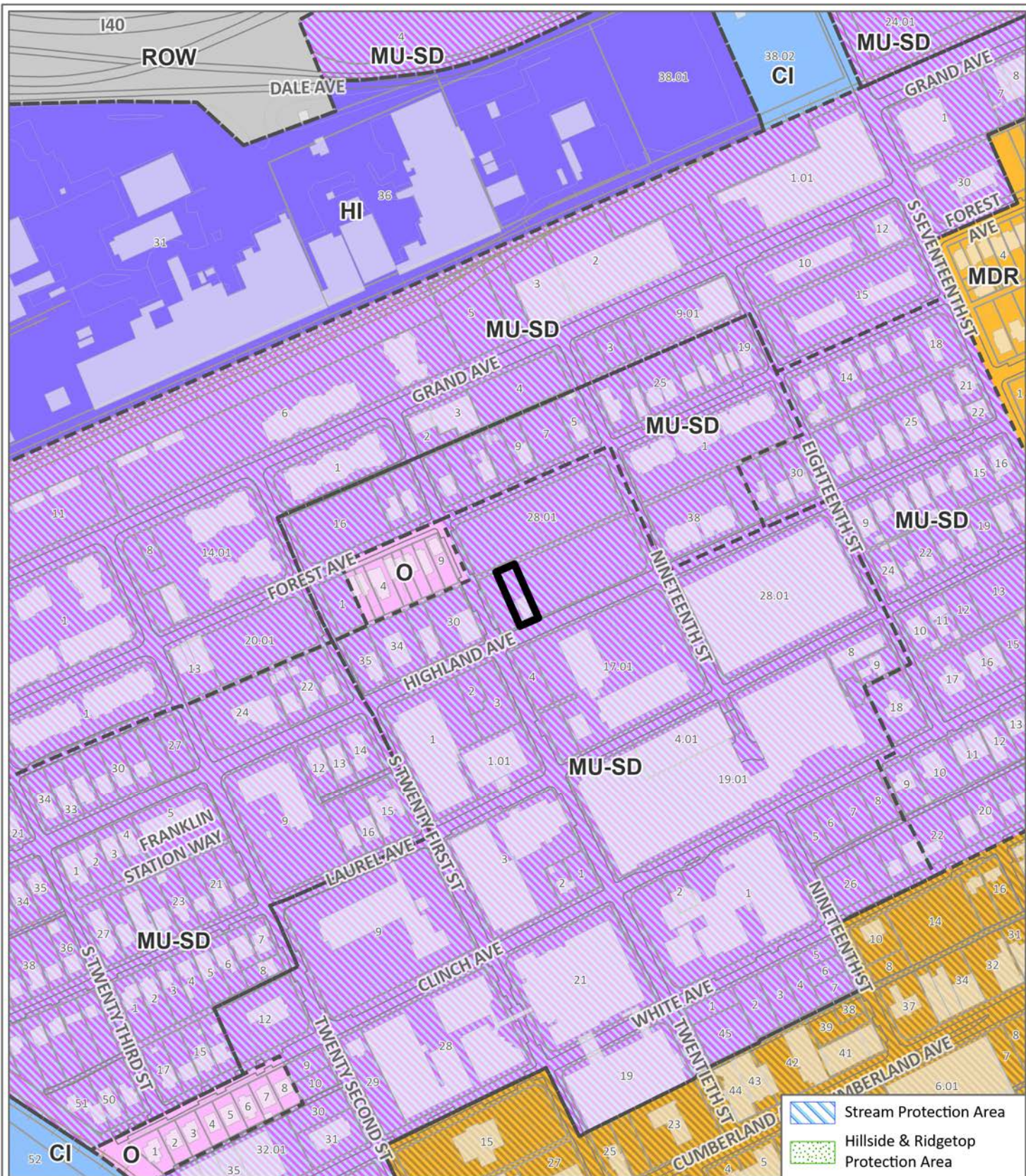
Map No: 94

Jurisdiction: City

Original Print Date: 6/8/2023

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CENTRAL CITY SECTOR PLAN MAP

7-K-23-RZ

Petitioner: Mohammad Reza Basiri

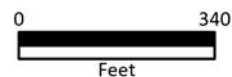


Case boundary

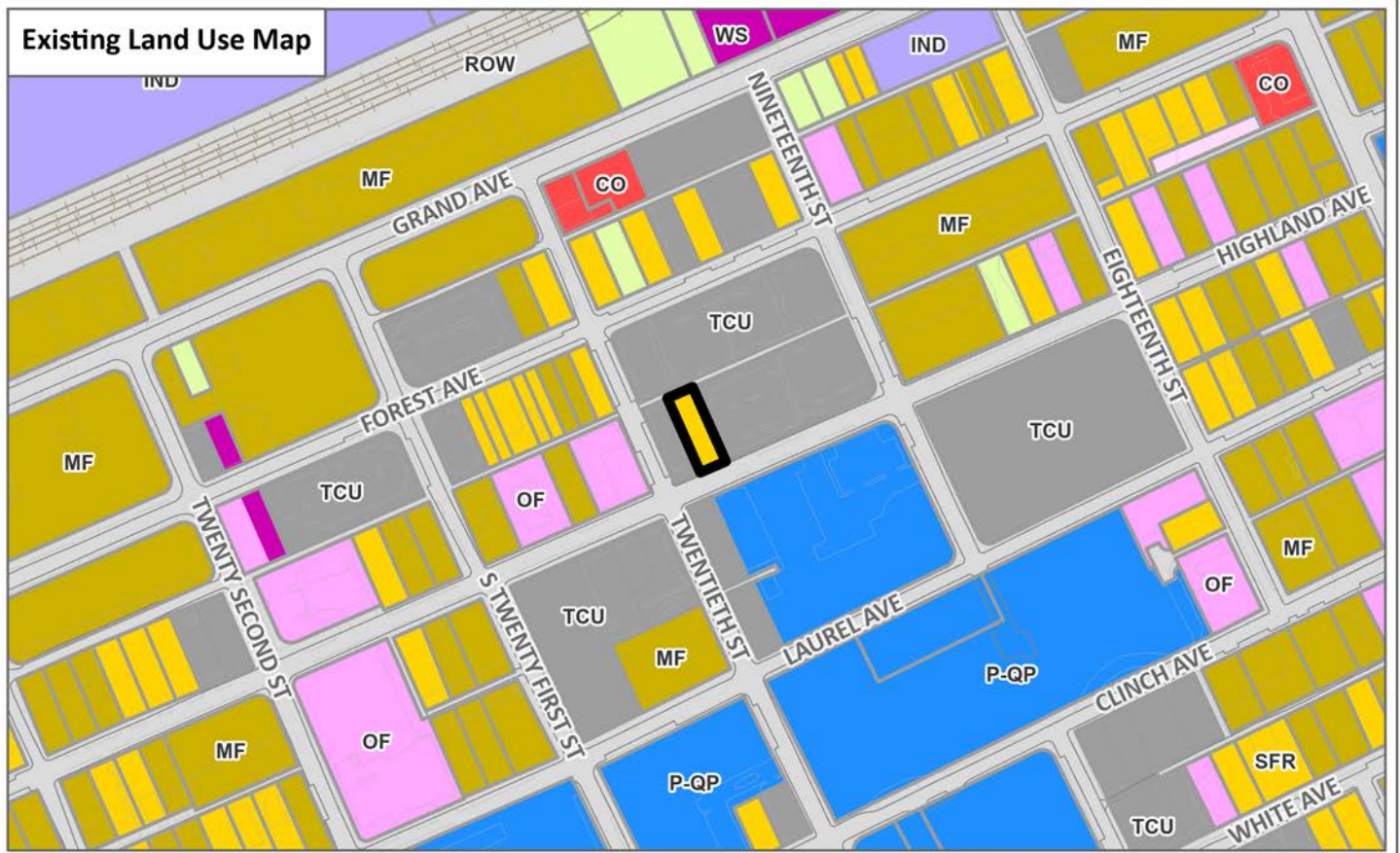
Original Print Date: 6/16/2023

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

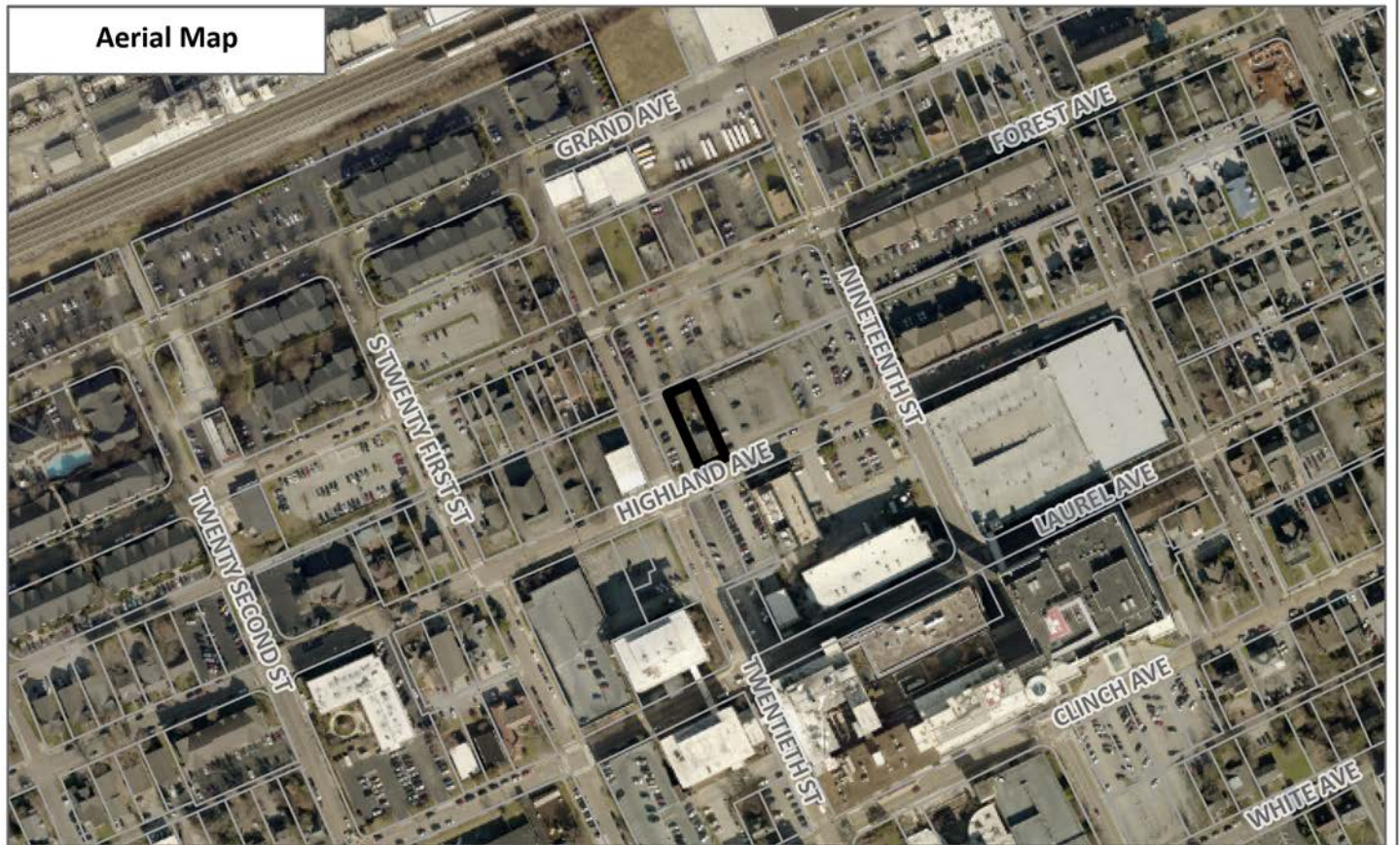
Map No: 94
Jurisdiction: City



Existing Land Use Map



Aerial Map

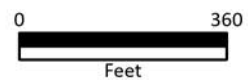


CONTEXTUAL MAPS

7-K-23-RZ



Case boundary





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Mohammad Reza Basiri

Applicant Name

Affiliation

5/22/2023

Date Filed

7/13/2023

Meeting Date (if applicable)

7-K-23-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Mohammad Reza Basiri

Name / Company

PO Box 11372 Knoxville TN 37939

Address

865-919-2229 / rbasiri@yahoo.com

Phone / Email

CURRENT PROPERTY INFO

Mohammad Reza Basiri

Owner Name (if different)

PO Box 11372 Knoxville TN 37939

Owner Address

865-919-2229 / rbasiri@yahoo.c

Owner Phone / Email

1927 HIGHLAND AVE

Property Address

94 N P 027

Parcel ID

Part of Parcel (Y/N)?

7147 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Highland Avenue, east of Twentieth Street

General Location

City

Council District 1

O (Office)

Single family residential

County District

Zoning District

Existing Land Use

Central City

Planning Sector

MU-SD (Mixed Use Special District)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change RN-6 (Multi-Family Residential Neighborhood)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information	

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$650.00	
Fee 2	
Fee 3	

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.

Applicant Signature	Mohammad Reza Basiri	5/22/2023
	Please Print	Date

Phone / Email	Mohammad Reza Basiri	5/22/2023
Property Owner Signature	Please Print	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
 - OYP
- Rezoning

mohammad reza basiri

Applicant Name		Affiliation	
05-23-2023	0-13-2023	File Number(s)	
Date Filed	Meeting Date (if applicable)	7-K-23-RZ	

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

mohammad reza basiri

Name	Company		
P O BOX 11372	knoxvile	tn	37939
Address	City	State	ZIP
865-919-2229	rbasiri@yahoo.com		
Phone	Email		

CURRENT PROPERTY INFO

Same as above

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
1927 Highland ave	094NP027	
Property Address	Parcel ID	
KUB	Kub	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location	Tract Size	
<input type="checkbox"/> City <input type="checkbox"/> County	o	
District	Zoning District	Existing Land Use
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 RN6
 Proposed Zoning

Plan Amendment Change
 Proposed Plan Designation(s) _____

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
- ADDITIONAL REQUIREMENTS**
- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

DECLARATION / AFFIRMATION

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



mohammad reza basiri

05-23-2023

Applicant Signature

Please Print

Date

865-919-2229

R.BASIRI @ PSTCC.EDU

Phone Number

Email



Mohammad REZA BASIRI

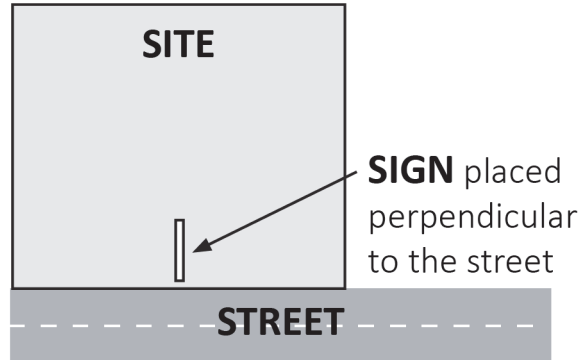
5-23-2023

Property Owner Signature

Please Print

Date Paid

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ June 30, 2023 _____ and _____ July 14, 2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mohammad Reza Basiri

Date: 5/22/2023

File Number: 7-K-23-RZ

- Sign posted by Staff
- Sign posted by Applicant