

REZONING REPORT

▶ **FILE #:** 4-A-26-RZ

AGENDA ITEM #: 7

AGENDA DATE: 4/9/2026

▶ **APPLICANT:** MOHAMMAD REZA BASIRI

OWNER(S): Mohammad Reza Basiri

TAX ID NUMBER: 94 N P 032

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 2011 Highland Ave. (2013 Highland Ave)

▶ **LOCATION:** North side of Highland Ave, east of S Twenty First St

▶ **APPX. SIZE OF TRACT:** 22215 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within the City limits)

ACCESSIBILITY: Access is via Highland Avenue, a minor collector with 20-28 feet of pavement width within a 52-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

▶ **CURRENT ZONING:** RN-5 (General Residential Neighborhood), O (Office)

▶ **REQUESTED ZONING:** RN-7 (Multi-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Office, Multi-Family Residential

▶ EXTENSION OF ZONING: No, it is not an extension.

HISTORY OF ZONING: In 1998 part of the property was rezoned from R-2 (General Residential) to O-1 (Office, Medical, and Related Services) (1-SS-98-RZ).

SURROUNDING LAND USE AND ZONING: North: Multifamily - I-MU (Industrial Mixed-Use), O (Office)

South: Transportation/communications/utilities (parking garage) - INST (Institutional)

East: Office - O (Office)

West: Multifamily - RN-5 (General Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The subject property is within the Fort Sanders neighborhood, which predominantly features a mix of multifamily, office, and commercial uses, with the Fort Sanders Hospital directly to the south.

STAFF RECOMMENDATION:

▶ **Approve the RN-7 (Multi-Family Residential Neighborhood) district because it is consistent with the sector plan and compatible with changing conditions in the area.**

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 subject property is part of the Fort Sanders neighborhood, which is one of the most rapidly developing areas of the City with residential and institutional development being the principal land uses. Recent changes in the immediate vicinity of the subject property include an entire block of mostly surface parking on the east side of Twentieth Street being rezoned from O (Office) to RN-6 (Multi-Family Residential Neighborhood), which permits high-rise residential buildings.
2. The requested rezoning from RN-5 (General Residential Neighborhood) and O (Office) to RN-7 (Multi-Family Residential Neighborhood) is consistent with ongoing changes and development trends in the area.

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

1. The RN-7 district is intended to accommodate the most intense high density residential development in townhouse and multi-family development forms.
2. The district's purpose is consistent with existing development intensity surrounding this property, including the tall hospital buildings across Highland Avenue and large-scale multi-family development anticipated nearby to the east.
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. On a parcel of this size, the maximum unit count is 31 dwellings in a multi-family building. This intensity of residential development is supported by sidewalk infrastructure, transit, and walkable commercial and civic amenities in the area.
2. The RN-7 district has a maximum building height of 65 feet, which is higher than the 55-foot maximum permitted on the RN-5 zoned property adjacent to the west where there is a small multi-family structure, and the 45-foot maximum height on the O zoned property to the east where there is an outpatient recovery and rehabilitation center. However, the maximum height of multi-family development under RN-7 provides an appropriate transition of intensity considering the property's close proximity to INST (Institutional) zoning across Highland Avenue. INST zoning has a maximum height of 120 feet, and the large area of RN-6 rezoning nearby to the east has the same maximum height as RN-7. Given the diverse mix of zones and intensities in this specific location, there are no adverse impacts anticipated to occur with the proposed rezoning. RN-7 enables development forms that are aligned with long-range planning and changing development conditions in the area.

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 RN-7 district is consistent with the MUSD, CC22 (Mixed Use Special District, Fort Sanders Medical District) land use classification in the Central City Sector Plan. The recommended uses include high density residential development, which aligns with the purpose of RN-7.

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:

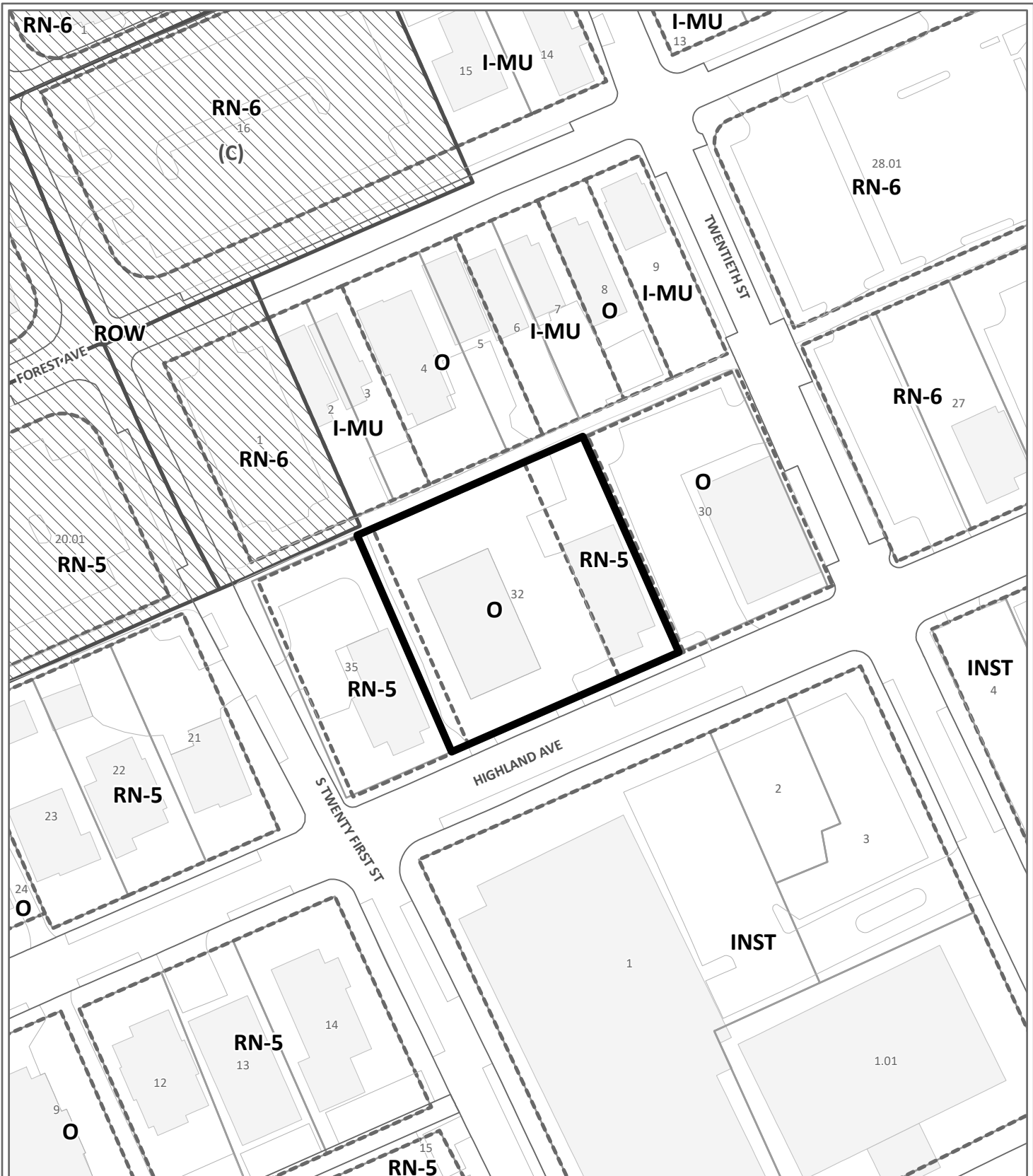
1. The subject property is in the central core of the City, where there is ample infrastructure and community facility capacity to support more intensive development.

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 5/12/2026 and 5/26/2026. 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

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Petitioner: Mohammad Reza Basiri

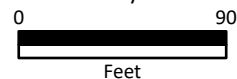


From: RN-5 (General Residential Neighborhood), O (Office)

To: RN-7 (Multi-Family Residential Neighborhood)

Map No: 94

Jurisdiction: City



Original Print Date: 3/2/2026

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

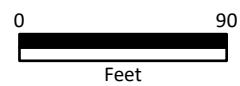
Exhibit A. Contextual Images



AERIAL MAP



Case boundary



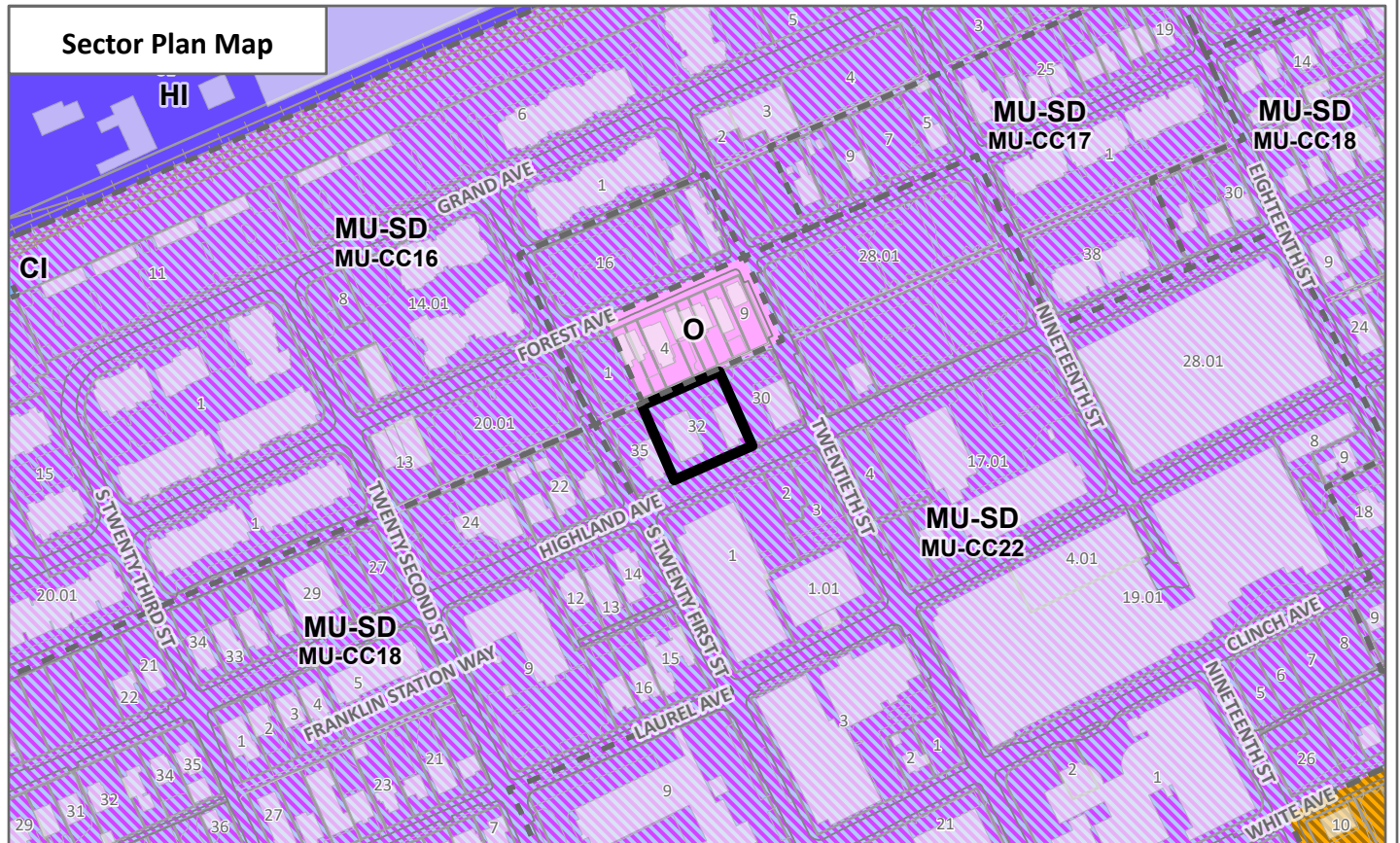
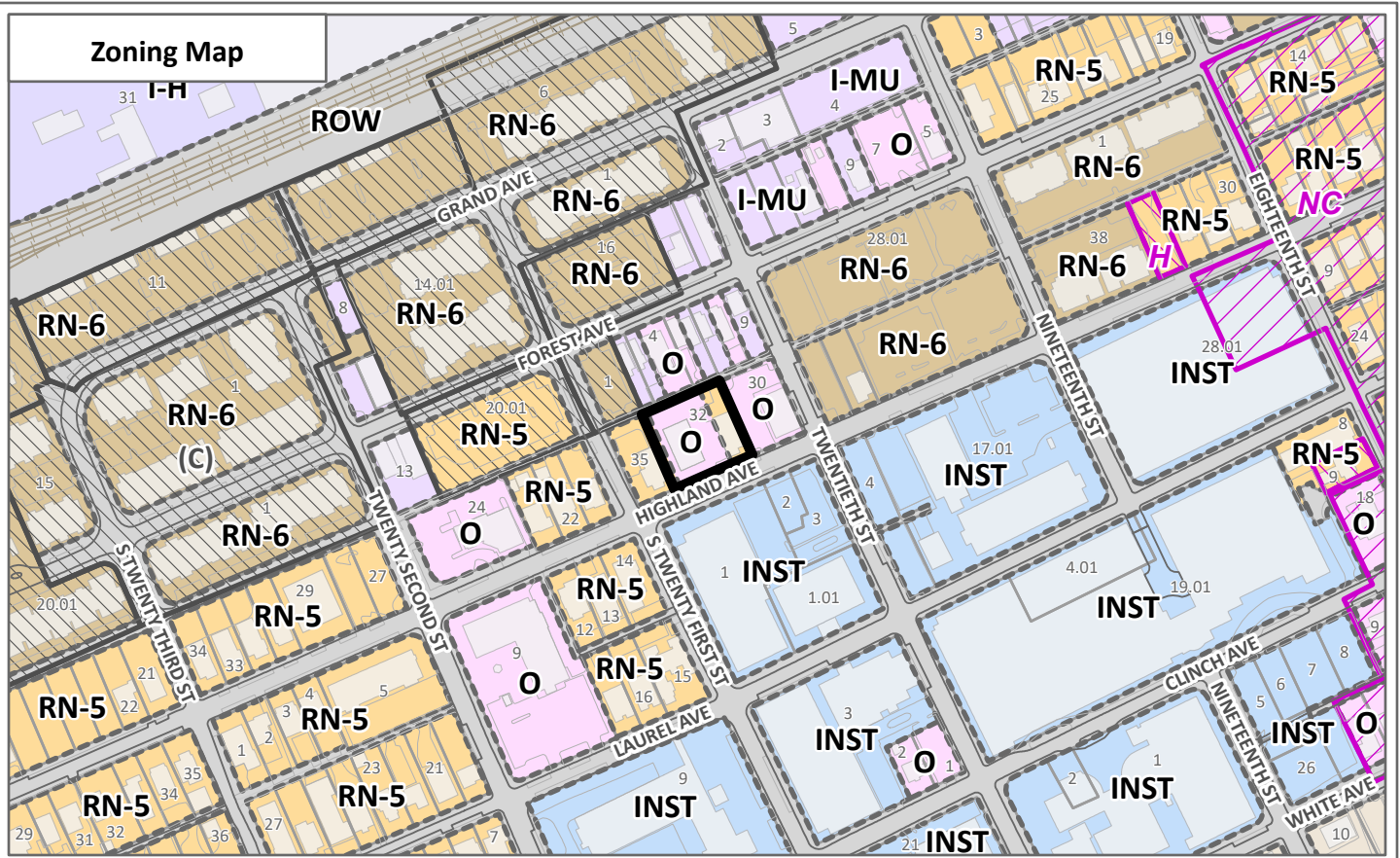


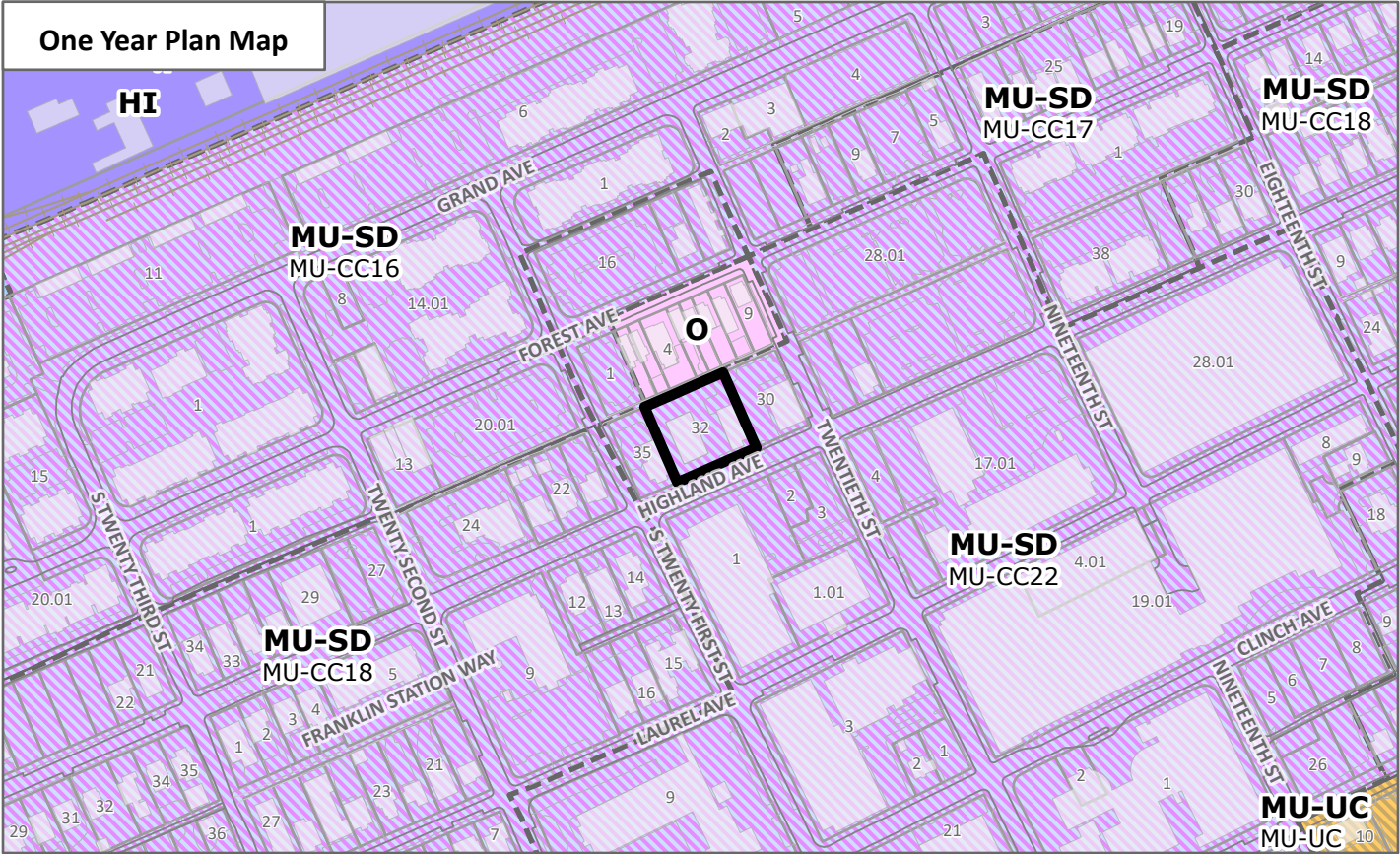
EXHIBIT A, CONTEXTUAL MAPS **4-A-26-RZ**

Case boundary

0 340
Feet

N

One Year Plan Map



Existing Land Use Map

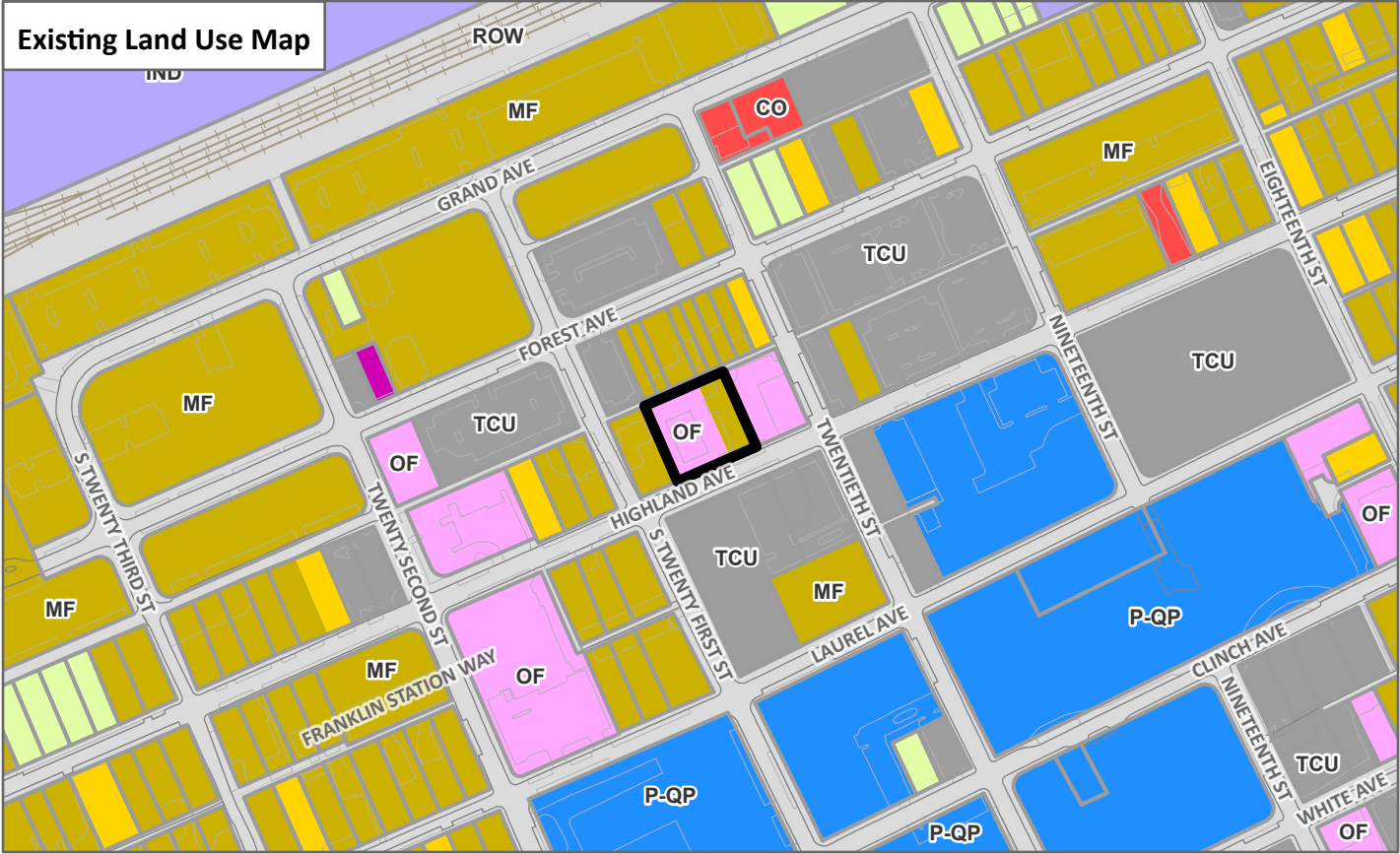
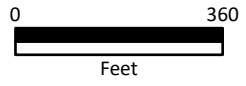


EXHIBIT A, CONTEXTUAL MAPS

4-A-26-RZ



Case boundary



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.

03/27/2026

04/10/2026

Date to be Posted

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

Mohammad REZA BASIRI
Applicant Name

1,23,2026
Date