

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-A-26-RZ **Related File Number:**
Application Filed: 1/23/2026 **Date of Revision:**
Applicant: MOHAMMAD REZA BASIRI

PROPERTY INFORMATION

General Location: North side of Highland Ave, east of S Twenty First St
Other Parcel Info.:
Tax ID Number: 94 N P 032 **Jurisdiction:** City
Size of Tract: 22215 square feet
Accessibility: Access is via Highland Avenue, a minor collector with 20-28 feet of pavement width within a 52-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office, Multi-Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Central City **Plan Designation:** MU-SD / MU-CC22 (Mixed Use-Special District, Fort Sander)
Growth Policy Plan: N/A (Within the City limits)
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.

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

Street: 2011 Highland Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-5 (General Residential Neighborhood), O (Office)
Former Zoning:
Requested Zoning: RN-7 (Multi-Family Residential Neighborhood)
Previous Requests:
Extension of Zone: 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).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD / MU-CC22 (Mixed Use-Special District, Fort Sanders Medical District)

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:

Jessie Hillman

Staff Recomm. (Abbr.):

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.

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 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) to permit high-rise residential buildings.
2. The requested rezoning from RN-5 (General Residential Neighborhood) 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 from the subject property, and large-scale anticipated multi-family development 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 institutional amenities in the area.
2. The RN-7 district has a maximum building height of 65 feet, which is higher than the 55' maximum permitted on the RN-5 (General Residential Neighborhood) -zoned property adjacent to the west where there is a small multi-family structure, and the 45' maximum height on the O (Office)-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 a 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 this 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 zoning 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.

Action: Approved **Meeting Date:** 4/9/2026

Details of Action:

Summary of Action: 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.

Date of Approval: 4/9/2026 **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: 5/12/2026 **Date of Legislative Action, Second Reading:** 5/26/2026

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:**