

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-K-23-RZ **Related File Number:**
Application Filed: 5/22/2023 **Date of Revision:**
Applicant: MOHAMMAD REZA BASIRI

PROPERTY INFORMATION

General Location: North side of Highland Avenue, east of Twentieth Street
Other Parcel Info.:
Tax ID Number: 94 N P 027 **Jurisdiction:** City
Size of Tract: 7147 square feet
Accessibility: Access is via Highland Avenue, a minor collector street with 35 ft of pavement width within a 47-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD (Mixed Use Special District)
Growth Policy Plan: N/A (Within City Limits)
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.

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

Street: 1927 HIGHLAND AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning: RN-6 (Multi-Family Residential Neighborhood)
Previous Requests:
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).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special 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-6 (Multi-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, 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.

Action: Approved

Meeting Date: 7/13/2023

Details of Action:

Summary of Action: Approve the RN-6 (Multi-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

Date of Approval: 7/13/2023

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: 8/8/2023

Date of Legislative Action, Second Reading: 8/22/2023

Ordinance Number:

Other Ordinance Number References: O-134-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: