

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 1-A-25-PA Related File Number: 1-A-25-RZ
Application Filed: 9/26/2024 Date of Revision:
Applicant: NORTH AMERICAN ISLAMIC TRUST INC.

PROPERTY INFORMATION

General Location: South side of Grand Ave, west side of Thirteenth St
Other Parcel Info.:
Tax ID Number: 94 L N 01101 Jurisdiction: City
Size of Tract: 1.03 acres
Accessibility: Access is via Grand Avenue, a local street with a 16-ft pavement width within a right-of-way width varying from 137 to 152 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi-Public Land (Parking Lot)
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: Central City Plan Designation: MU-SD (Mixed Use Special District)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The site is located on the northern edge of the Fort Sanders neighborhood. The area is characterized by its mixture of residential and commercial uses. The residential uses in the area predominantly consist of existing housing stock converted to multiple units and more traditional apartment buildings.

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

Street: 1316 GRAND AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-5 (General Residential Neighborhood)
Former Zoning:
Requested Zoning: C-G-2 (General Commercial)
Previous Requests:
Extension of Zone: This is not an extension of the land use classification, but it is an extension of the zoning.
History of Zoning: Rezoned from I-2 (Restricted Manufacturing and Warehousing), C-3 (General Commercial District) to O-1 (Office, Medical, and Related Services) in 1997 (case #1-J-97-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD, CC16 (Mixed Use Special District, Fort Sanders Neighborhood)

