

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 1-A-25-RZ                      **Related File Number:** 1-A-25-PA  
**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 into 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:** Yes, this is an extension.  
**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 (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 C-G-2 (General Commercial) district because it is a minor expansion that is compatible with the surrounding mix of land uses.

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 Fort Sanders community has seen a rapid rise in residential development and population over the past 20 years, with a significant number of multifamily and student housing developments in and around the University of Tennessee campus. Despite this population increase, commercial amenities for residents remain primarily limited to the Cumberland Avenue corridor.
- 2.The requested rezoning from RN-5 (General Residential) to C-G-2 (General Commercial) would permit service-oriented commercial, office and residential development in an appropriate area for these land uses at the edge of the neighborhood. C-G-2 zoning here would be a minor expansion of a cluster of this zoning district, where The Hill Bar & Grill and Ayres Hall Bar recently opened for business to serve neighborhood residents and students.

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

1. The purpose of the C-G-2 zoning district is to provide for a heterogenous mix of retail, personal service, office, and residential uses. It promotes mixed-use development in a pedestrian-oriented environment.
2. The intent of this zoning district is aligned with the property's location in a pedestrian-oriented area with sidewalks on Grand Avenue and across 13th Street. There is a diverse mix of land uses in this area, including a wide range of multifamily developments, service-oriented commercial businesses, and the Muslim Community of Knoxville, which owns the subject property. This context is consistent with the C-G-2 district.

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. This property is located at the northern edge of the Fort Sanders neighborhood where more intensive uses, such as service-oriented commercial development, should not significantly impact the traffic or character of the neighborhood. The recent development of two restaurant/bars nearby under the same zoning further supports consideration of a commercial district at this location.

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. This rezoning is consistent with the Central City Sector Plan's Fort Sanders Neighborhood Mixed Use Special District designation (MU-SD, CC16). While C-G-2 zoning is not a recommended district under the land use classifications identified for Grand Avenue, the MU-SD explicitly states that base zoning districts allowing a recommended use or mix of these uses can be considered. The recommended uses include medium density residential, office and commercial land uses, which all align with the C-G-2 zoning district.
2. The proposed rezoning does not conflict with any of the General Plan's Development Policies or

with recommendations in the adopted Fort Sanders Neighborhood Plan.

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. This property is in an urbanized and central location with ample infrastructure capacity for more intensive development.

**Action:** Approved **Meeting Date:** 1/9/2025

**Details of Action:**

**Summary of Action:** Approve the C-G-2 (General Commercial) district because it is a minor expansion that is compatible with the surrounding mix of land uses.

**Date of Approval:** 1/9/2025 **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:** **Date of Legislative Action, Second Reading:**

**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:**