

CASE SUMMARY
APPLICATION TYPE: PLAN AMENDMENT
CENTRAL CITY SECTOR PLAN AMENDMENT



File Number: 1-A-25-SP **Related File Number:**
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: No, it is not 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, CC16 (Mixed Use Special District, Fort Sanders Neighborhood)

Requested Plan Category: GC (General Commercial)

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.): Withdraw because staff determined the rezoning request does not require a plan amendment.

Staff Recomm. (Full):

Comments:

Action: Withdrawn Meeting Date: 1/9/2025

Details of Action:

Summary of Action: Withdraw because staff determined the rezoning request does not require a plan amendment.

Date of Approval: Date of Denial: Postponements:

Date of Withdrawal: 1/9/2025 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading: 2/18/2025

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: