



# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 1-A-25-RZ

**AGENDA ITEM #:** 6

1-A-25-PA

**AGENDA DATE:** 1/9/2025

► **APPLICANT:** NORTH AMERICAN ISLAMIC TRUST INC.

OWNER(S): North American Islamic Trust Inc., Mohamed Abbas

TAX ID NUMBER: 94 L N 01101

[View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 1316 GRAND AVE

► **LOCATION:** South side of Grand Ave, west side of Thirteenth St

► **TRACT INFORMATION:** 1.03 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within City Limits)

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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Second Creek

► **PRESENT PLAN DESIGNATION/ZONING:** MU-SD, CC16 (Mixed Use Special District, Fort Sanders Neighborhood) / RN-5 (General Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-G-2 (General Commercial)

► **EXISTING LAND USE:** Public/Quasi-Public Land (Parking Lot)

EXTENSION OF PLAN DESIGNATION/ZONING: This is not an extension of the land use classification, but it is an extension of the zoning.

HISTORY OF ZONING REQUESTS: Rezoned from I-2 (Restricted Manufacturing and Warehousing), C-3 (General Commercial) to O-1 (Office, Medical, and Related Services) in 1997 (case #1-J-97-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION,

North: Railroad Right-of-Way - MU-SD, CC10 (Mixed Use Special District, Gateway Corridor) - Railroad Right-of-Way

ZONING

South: Multifamily, public/quasi-public land (affiliated with masjid) - MDR (Medium Density Residential) - RN-5 (General Residential Neighborhood), NC (Neighborhood Conservation Overlay)

East: Public/quasi-public land (masjid) - MU-SD, CC16 (Mixed Use Special District, Fort Sanders Neighborhood) - C-G-2 (General Commercial)

West: Multifamily - MU-SD, CC16 (Mixed Use Special District, Fort Sanders Neighborhood) - I-MU (Industrial Mixed-Use), RN-5 (General Residential Neighborhood)

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.

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**STAFF RECOMMENDATION:**

- ▶ **Withdraw because staff determined the rezoning request does not require a plan amendment.**
  
- ▶ **Approve the C-G-2 (General Commercial) district because it is a minor expansion that is compatible with the surrounding mix of land uses.**

**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 Neighborhood) 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 masjid of the Muslim Community of Knoxville, which owns the subject property. This context is consistent with C-G-2 zoning.

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 (see Exhibit B). 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:

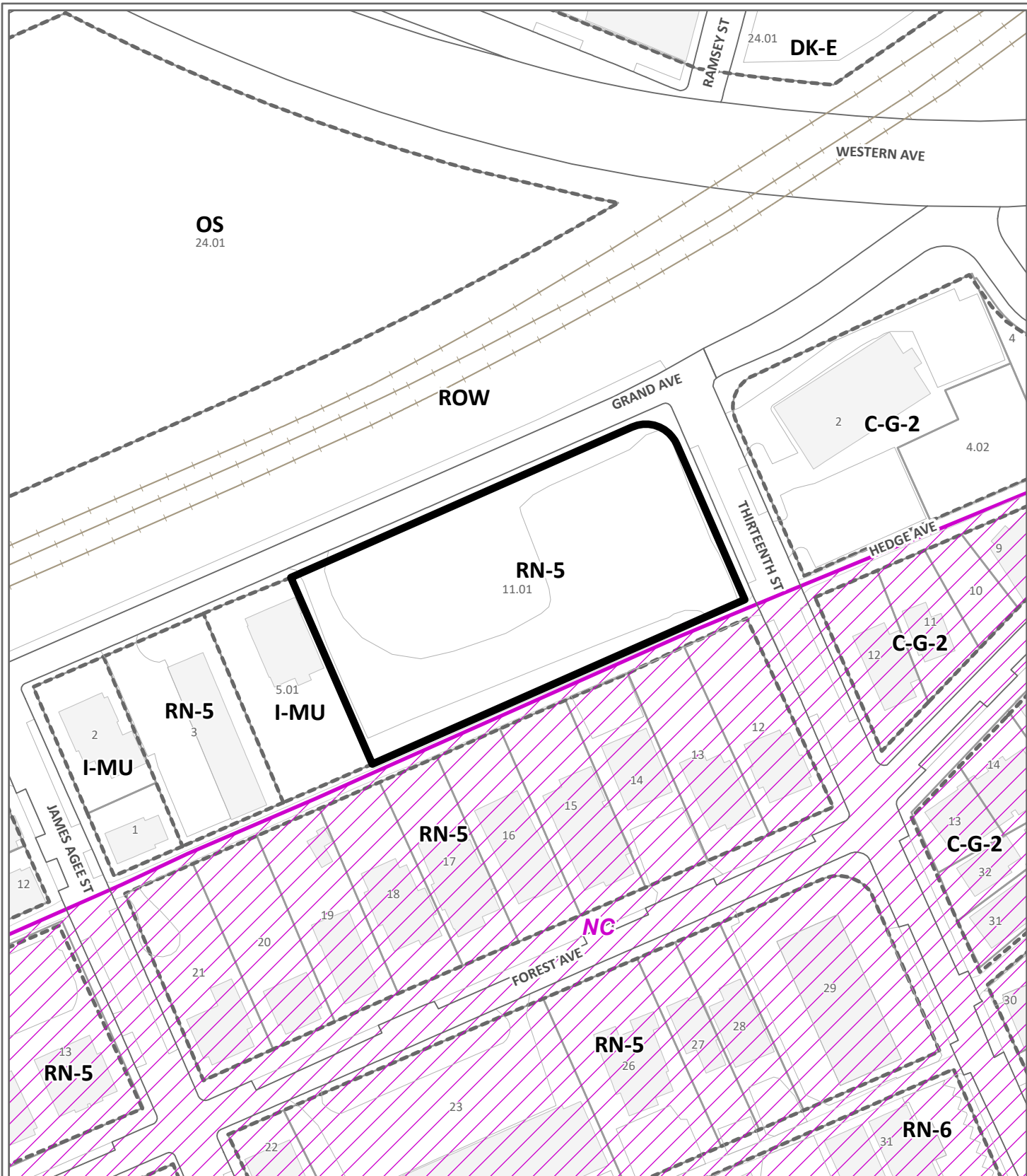
1. This property is in an urbanized and central location with ample infrastructure capacity for more intensive development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West High.

If approved, this item will be forwarded to Knoxville City Council for action on 2/4/2025 and 2/18/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



## REZONING

**1-A-25-RZ**



**From:** RN-5 (General Residential Neighborhood)

**To:** C-G-2 (General Commercial)

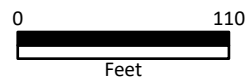
**Petitioner:** North American Islamic Trust Inc.

**Map No:** 94

**Jurisdiction:** City

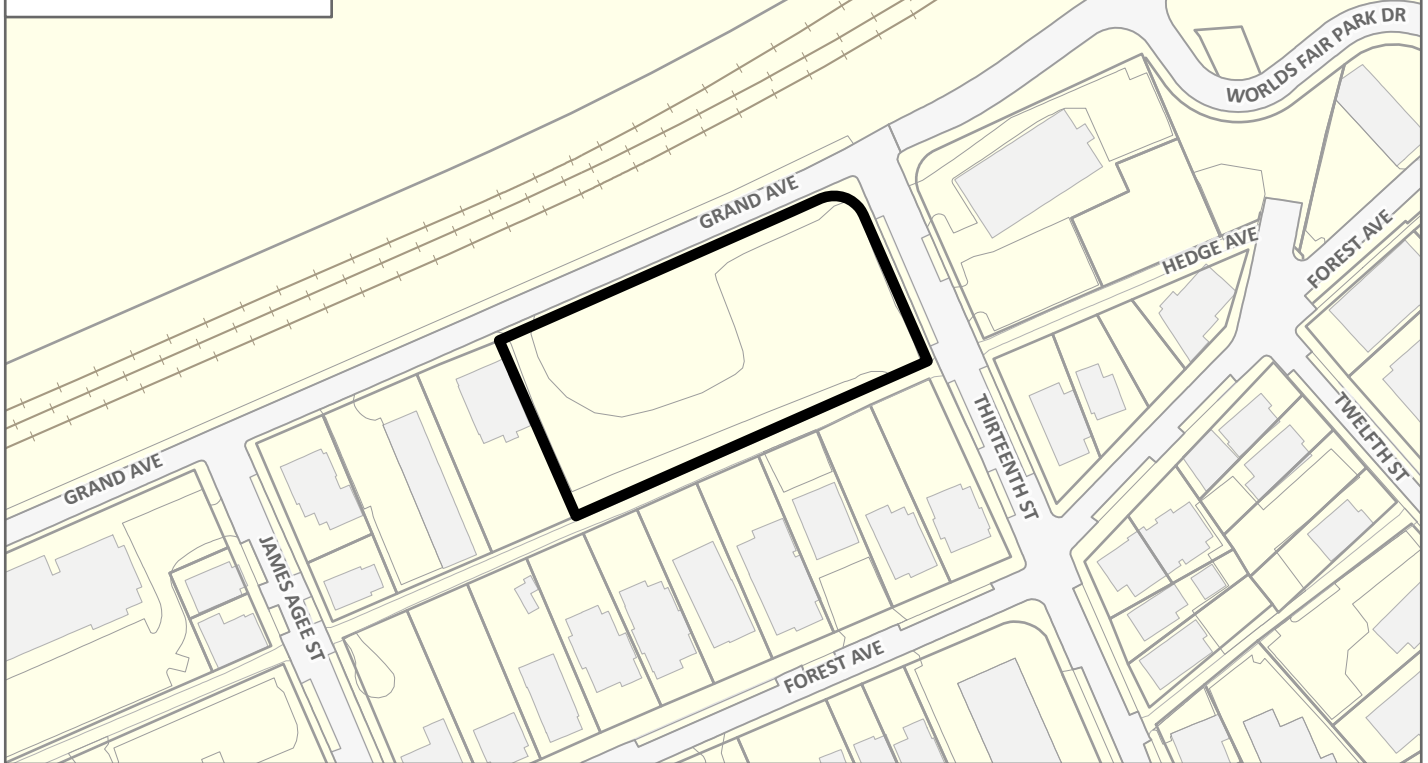
**Original Print Date:** 12/3/2024

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



## Exhibit A. Contextual Images

Location Map



Aerial Map

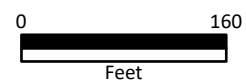


CONTEXTUAL MAPS 1

1-A-25-PA / 1-A-25-RZ

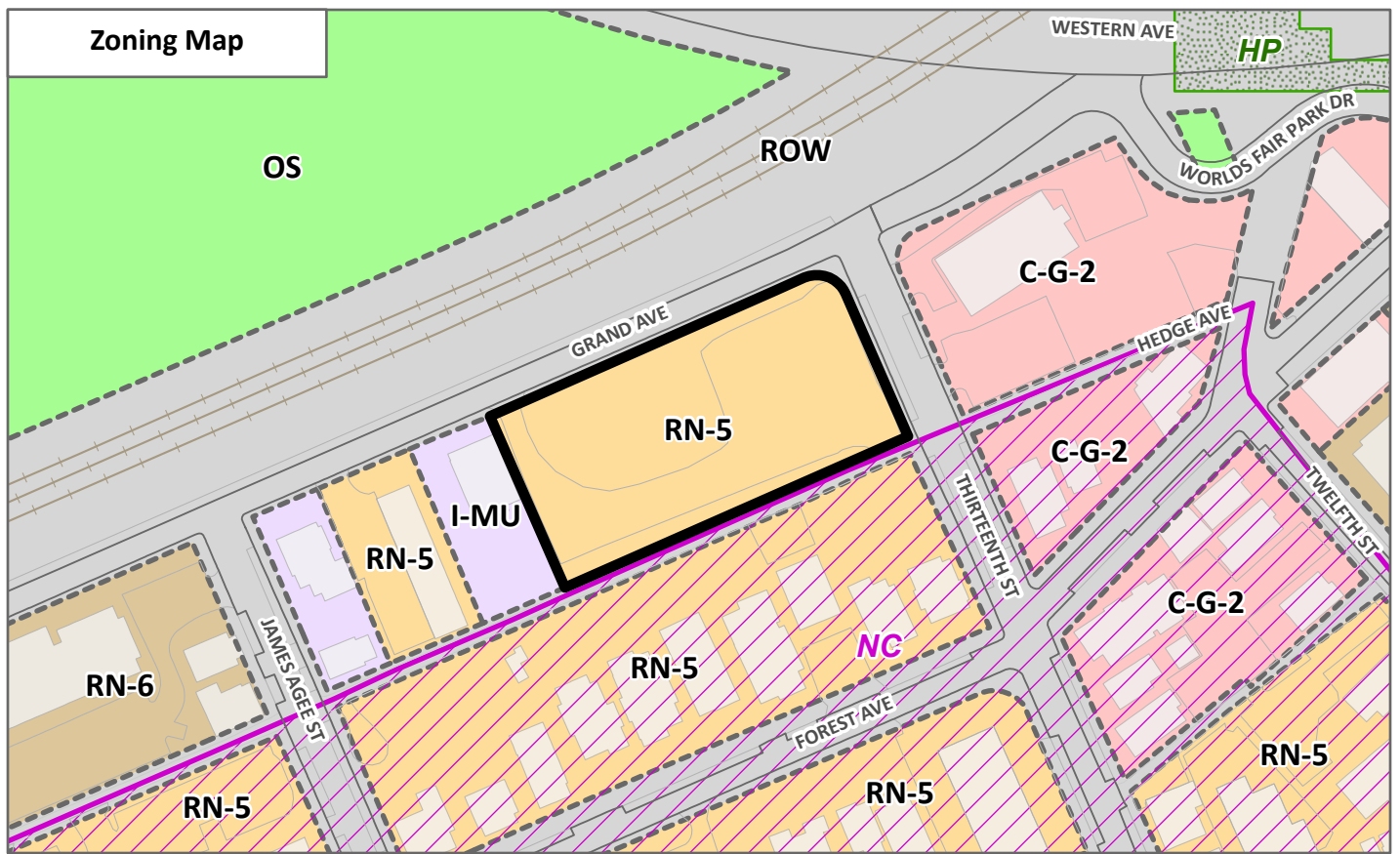


Case boundary

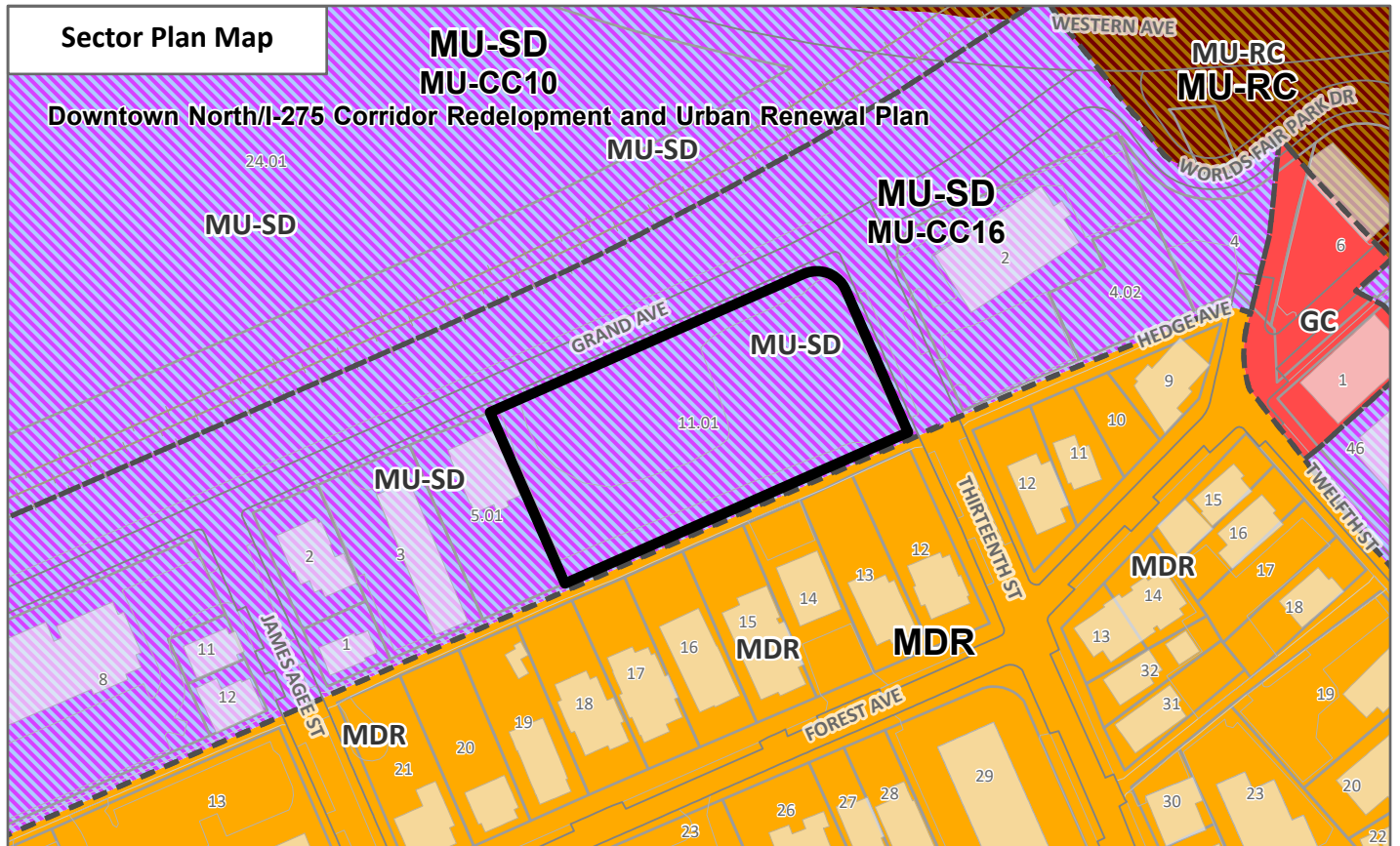




# Zoning Map



# Sector Plan Map

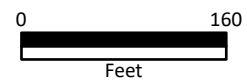


## CONTEXTUAL MAPS 2

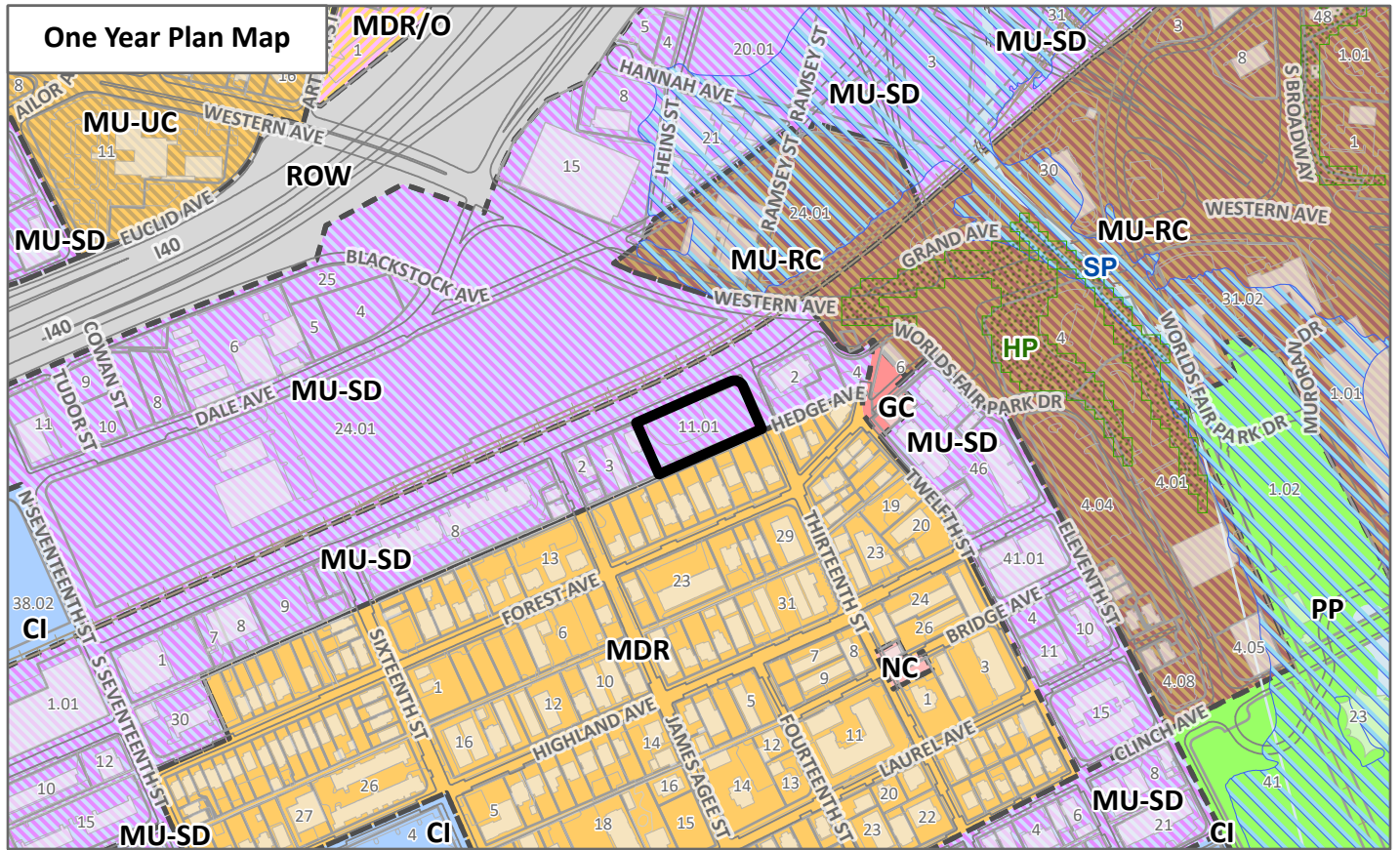
1-A-25-PA / 1-A-25-RZ



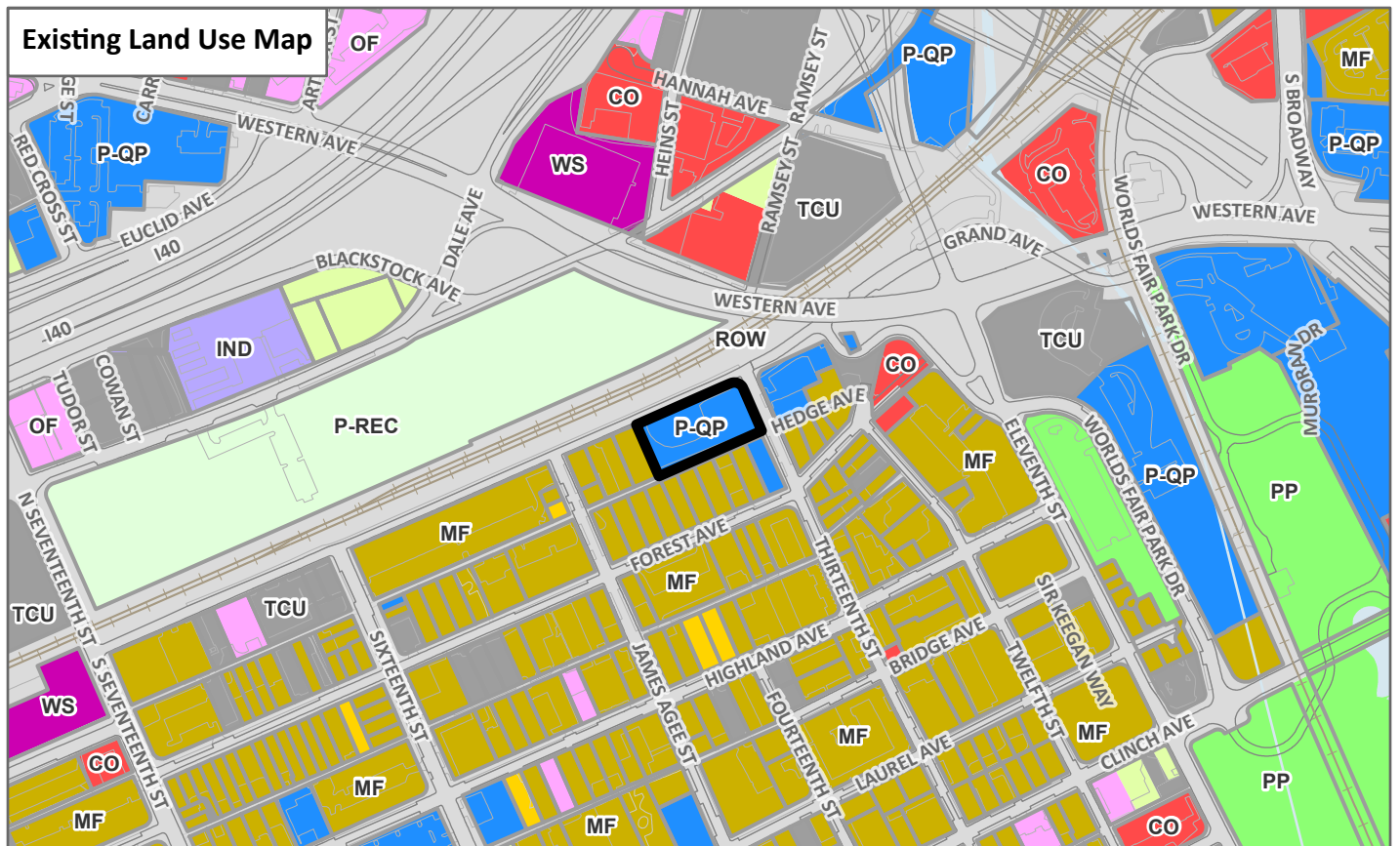
Case boundary



# One Year Plan Map



# Existing Land Use Map

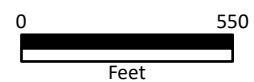


## CONTEXTUAL MAPS 3

1-A-25-PA / 1-A-25-RZ



Case boundary





## Exhibit B: Fort Sanders Neighborhood Mixed Use Special District

### FORT SANDERS NEIGHBORHOOD

Fort Sanders is one of the most densely populated neighborhoods in the City of Knoxville. With the neighborhood's proximity to downtown, two regional hospitals and the flagship campus of the University of Tennessee, it is an ideal location for many residents and it acts as a gateway for many of Knoxville's visitors. With these assets comes the challenge of coordinating quality growth while maintaining the rich character and history that give Fort Sanders its unique identity.

Plans to reference for additional information:

- *Fort Sanders Neighborhood Plan* (MPC, 2000)
- *Cumberland Avenue Corridor Plan* (MPC, 2007)

### MU-CC15:

This district consists of areas along Clinch Avenue between 16<sup>th</sup> Street and 11<sup>th</sup> Street; including the neighborhood commercial area at the intersection of James Agree, two large apartment complexes (one of which is under construction), one hotel, and several offices and houses. Most of the district is on the south side of Clinch Street, which has seen the most transition from residential to other uses. The surface parking lot that encompasses the half block along Clinch Avenue, between James Agree Street and 14<sup>th</sup> Street, is an opportunity for a mixed-use development that includes neighborhood commercial uses and is scaled compatibly with the surrounding houses. If appropriate zoning is not available to allow a mixed-use development, extending the Neighborhood Conservation (NC-1) Overlay zone should be for this property to allow compatible development within a Basic or Planned Development zone.

### Recommended Uses

A mix of uses should be allowed including residential, office, retail and restaurants. The retail and restaurant uses should be located along 16<sup>th</sup> Street and 11<sup>th</sup> Street, and near the James Agee Street intersections of White Avenue and Clinch Avenue. The Neighborhood Conservation (NC-1) Overlay district should be extended into areas not already covered to ensure that infill development is compatible with the surrounding neighborhood.



*Mixed-use buildings, like this one in Atlanta, could be appropriate along Clinch Avenue.*

- Neighborhood Mixed Use Center (MU-NC)
- Office (O)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Automobile-oriented uses, such as gas stations, are not appropriate.

### Recommended Zoning:

Form Code or Corridor Overlay District zoning should be developed for the area. Basic and Planned Development district zones that allow a “recommended use”, or mix of these uses, for this district can be considered and should be conditioned to require “development plan” review to ensure infill development is compatible with the surrounding neighborhood; including, but not limited to, building setbacks, height and parking location and screening.

### MU-CC16:

This district wraps around the eastern and northern edges of Fort Sanders and is meant to allow higher residential densities outside of the historic core of the neighborhood. Along Grand Avenue, there is a broad mix of uses that have been compatible with the residential uses (including office, wholesale and retail) and should be allowed to continue. High density residential uses have slowly been replacing these non-residential uses; this trend will likely continue.

### Recommended Uses

Residential uses are appropriate for the entire district. The existing office, wholesale, warehouse/distribution, and retail along Grand Avenue should be allowed to continue on those sites as a stand-alone use, or as a mix with other uses. The design and scale of the buildings should be complimentary to the surrounding neighborhood.

- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Along Grand Avenue:
  - Office (O)
  - Business Park Type 2 (BP-2)
  - Neighborhood Mixed Use Commercial (MU-NC)

### Recommended Zoning

Basic and Planned Development district zones that allow a “recommended use”, or mix of these uses, for this district can be considered and should be conditioned to require “development plan” review to ensure infill development is compatible with the surrounding neighborhood; including, but not limited to, building setbacks, height and parking location and screening. The C-2 (central business district) zone is not appropriate in this district.



**January 9, 2025**1:30 P.M. | Main Assembly Room  
City County Building

The Planning Commission met in regular session on January 9, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

## 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson		✓	
Tamara Boyer	✓		
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis		✓	
Karyn Adams	✓		
Tim Hill, Chair	✓		

## CONSENT ITEMS READ

1. MOTION (HUBER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #10 AND #17.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**6. NORTH AMERICAN ISLAMIC TRUST INC.**

1316 Grand Avenue / Parcel ID 094LN01101, Council District 1.

**A. CENTRAL CITY SECTOR PLAN AMENDMENT****1-A-25-SP**

From MU-SD (Mixed Use Special District) to GC (General).

**1. STAFF RECOMMENDATION**

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

**WITHDRAWN EARLIER IN THE MEETING**

**B. ONE YEAR PLAN AMENDMENT****1-A-25-PA**

From MU-SD (Mixed Use Special District, Fort Sanders Neighborhood) to GC (General Commercial).

**1. STAFF RECOMMENDATION**

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

**WITHDRAWN EARLIER IN THE MEETING**

**C. REZONING****1-A-25-RZ**

From RN-5 (General Residential Neighborhood) to C-G-2 (General Commercial).

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**



# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Rezoning  
☒ Plan Amendment  
☒ Sector Plan  
☐ City OYP / County Comp Plan

**North American Islamic Trust Inc.**

Applicant Name

Affiliation

**9/26/2024**

**1/9/2025**

**1-A-25-SP**

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

- ☐ Applicant ☐ Owner ☐ Option Holder ☐ Surveyor ☐ Engineer ☐ Architect

**North American Islamic Trust Inc. Mohamed Abbas**

Name / Company

**100 Thirteenth St Knoxville TN 37916**

Address

**631-747-9231 / vicepresident@muslimknoxville.org**

Phone / Email

## CURRENT PROPERTY INFO

**North American Islamic Trust Inc. Moha 100 Thirteenth St Knoxville TN 37916**

**631-747-9231 / vicepresident@**

Owner Name (if different)

Owner Address

Owner Phone / Email

**1316 GRAND AVE**

Property Address

**94 L N 01101**

**1.03 acres**

Parcel ID

Part of Parcel (Y/N)?

Tract Size

**Knoxville Utilities Board**

**Knoxville Utilities Board**

**No**

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***



## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	<b>C-G-2 (General Commercial)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>GC (General Commercial)</b> Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information

## STAFF USE ONLY

### PLAT TYPE

☐ Staff Review    ☐ Planning Commission

### ATTACHMENTS

☐ Property Owners / Option Holders    ☐ Variance Request  
☐ Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (Concept Plan)  
☐ Traffic Impact Study  
☐ COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$2,050.00</b>	

Fee 2
-------

Fee 3
-------

## AUTHORIZATION

**By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) the application and all associated materials are being submitted with his/her/its consent. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.**

Applicant Signature	North American Islamic Trust Inc.	9/26/2024
	Please Print	Date

Phone / Email

Property Owner Signature	North American Islamic Trust Inc. Mohamed Abbas	9/26/2024
	Please Print	Date



# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☒ Rezoning  
☒ Plan Amendment  
☐ Sector Plan  
☒ City OYP / County Comp Plan

North American Islamic Trust Inc.

Applicant Name

Affiliation

9/26/2024

1/9/2025

1-A-25-RZ / 1-A-25-PA

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Owner ☐ Option Holder ☐ Surveyor ☐ Engineer ☐ Architect

North American Islamic Trust Inc. Mohamed Abbas

Name / Company

100 Thirteenth St Knoxville TN 37916

Address

631-747-9231 / vicepresident@muslimknoxville.org

Phone / Email

## CURRENT PROPERTY INFO

North American Islamic Trust Inc. Moha 100 Thirteenth St Knoxville TN 37916

631-747-9231 / vicepresident@

Owner Name (if different)

Owner Address

Owner Phone / Email

1316 GRAND AVE

Property Address

94 L N 01101

1.03 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

No

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

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## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	<b>C-G-2 (General Commercial)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information

## STAFF USE ONLY

### PLAT TYPE

☐ Staff Review    ☐ Planning Commission

### ATTACHMENTS

☐ Property Owners / Option Holders    ☐ Variance Request  
☐ Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (Concept Plan)  
☐ Traffic Impact Study  
☐ COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$2,050.00</b>	

Fee 2
-------

Fee 3
-------

## AUTHORIZATION

**By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) the application and all associated materials are being submitted with his/her/its consent. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.**

Applicant Signature	North American Islamic Trust Inc.	9/26/2024
	Please Print	Date

Phone / Email

Property Owner Signature	North American Islamic Trust Inc. Mohamed Abbas	9/26/2024
	Please Print	Date





# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☒ Plan Amendment  
☐ SP ☐ PA  
☒ Rezoning

NORTH AMERICAN ISLAMIC TRUST INC % MUSLIM COMMUNITY OF KNOXVILLE

Applicant Name

09/22/2024

Date Filed

January 9, 2025

~~October/November 2024~~

Meeting Date (if applicable)

Affiliation

File Number(s)

1-A-25-RZ  
1-A-25-PA  
1-A-25-SP

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Mohamed Abbas, Signer

NORTH AMERICAN ISLAMIC TRUST INC

Name

Company

100 Thirteenth St

Knoxville

TN

37916

Address

City

State

ZIP

631-747-9231

vicepresident@muslimknoxville.org; directors@muslimknoxville.org

Phone

Email

## CURRENT PROPERTY INFO

North American Islamic Trust Inc.

100 Thirteenth St

631-747-9231

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1316 Grand Ave

094LN01101

Property Address

Parcel ID

N/A

N/A

N

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

## DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA  
☐ Residential ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

☒ Zoning Change **C-G-2**

Proposed Zoning

☒ Plan Amendment Change

**GC Land Use**

**General Commercial**

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

☐ Staff Review ☒ Planning Commission

### ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request  
☐ Amendment Request (*Comprehensive Plan*)

### ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)  
☐ Traffic Impact Study  
☐ COA Checklist (*Hillside Protection*)

Fee 1	Total
0605	\$2,050.00
Fee 2	
0803	
Fee 3	

## AUTHORIZATION

☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Please Print

Date

6317479231

vicepresident@muslimknoxville.org

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

NORTH AMERICAN ISLAMIC TRUST INC % N 09/23/2024

Mohamed Abbas

09/26/2024, SG

# Public Notice and Community Engagement

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

### Acknowledgement

**By signing below,** you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

12/27/2024

01/10/2025

Date to be Posted

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

☐ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting

Applicant Signature

NAIT, LLC (M. Abbas Signer)

Applicant Name

09/23/2024

Date

1-A-25-RZ, 1-A-25-PA & 1-A-25-SP

FILE NUMBER



## THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

### ORDER DETAILS

**Order Number:**  
LOKR0221857

**Order Status:**  
Submitted

**Classification:**  
Public Notices

**Package:**  
General Package

**Total payment:**  
157.72

**Payment Type:**  
Account Billed

**User ID:**  
L0013876

**External User ID:**  
676064

### ACCOUNT INFORMATION

Knoxville-Knox County Planning  
400 W Main ST # 403 DALLAS DEARMOND  
Knoxville, TN 37902-2427  
865-215-3810  
dallas.dearmond@knoxplanning.org  
Knoxville-Knox County Planning  
Contract ID: GOVT

### TRANSACTION REPORT

**Date**  
January 13, 2025 9:18:16 AM EST  
**Amount:**  
157.72

### ADDITIONAL OPTIONS

1 Affidavit

### SCHEDULE FOR AD NUMBER LOKR02218570

January 15, 2025  
Knoxville News Sentinel

### PREVIEW FOR AD NUMBER LOKR02218570

The following items will be considered by the Knoxville City Council on February 4, 2025, at 6:00 p.m. in the Small Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items, visit [knoxplanning.org/agenda](https://knoxplanning.org/agenda). If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104.

#### REZONINGS

1-A-25-RZ - NORTH AMERICAN ISLAMIC TRUST INC.- 1316 GRAND AVE. Proposed rezoning. Planning Commission Action: Approve C-G-2 (General Commercial)

1-B-24-SP, 1-B-25-PA AND 1-B-25-RZ - ANTHONY BRYANT- 6721, 6727 CAMPBELL LN. Proposed Sector Plan and One Year Plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendments to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) and rezoning to C-G-1 (General Commercial)

1-H-25-RZ - JIM HATFIELD- 1914 HURON ST. Proposed rezoning. Planning Commission Action: Approve RN-4 (General Residential Neighborhood)

1-J-25-RZ - KINGSTON COURT, LLC- 0 KINGSTON CT. Property located northwest corner of the intersection of Kingston Pike and Kingston Court. Proposed rezoning. Planning Commission Action: Approve RN-2 (Single-Family Residential Neighborhood)

1-K-25-RZ - FRANCO IRAKOZE - 0 WALLWOOD RD. Property located west side of Wallwood Rd., south of Ridgefield Rd., north of Clinton Hwy. Proposed rezoning. Planning Commission Action: Approve RN-2 (Single-Family Residential Neighborhood)

#### STREET NAME CHANGE

1-A-25-SNC - REBEKAH JANE JUSTICE/CITY OF KNOX-VILLE- Street name change of Willow Avenue to Patton Street from Florida Street to McCalla Avenue. Planning Commission Action: Approve name change to Patton Street. January 15 2025  
LOKR0221857

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