



FORM-BASED ZONING REPORT

▶ FILE #: 4-A-26-OB **AGENDA ITEM #:** 19
 POSTPONEMENT(S): 4/9/2026 **AGENDA DATE:** 4/9/2026
▶ APPLICANT: RYAN ROBERTSON
 OWNER(S): Doyle E Arp Kerbela Temple Holding Corp.

TAX ID NUMBER: 109 A B 00103 **[View map on KGIS](#)**

JURISDICTION: City Council District 1

STREET ADDRESS: 315 KERBELA AVE

▶ LOCATION: South side of Sevier Ave, west side of Dawson St

▶ APPX. SIZE OF TRACT: 5.7 acres

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Kerbela Ave, a local road with 21-27 ft of pavement width within 35-40 ft of right-of-way, via Mimosa Ave, a local road with 20-26 ft of pavement width within 35-40 ft of right-of-way, via Dawson St, a local road with 21 ft of pavement width within 24-30 ft of right-of-way, and via Sevier Ave, a major collector with 30 ft of pavement width within 46-58 ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Tennessee River

▶ ZONING: SW-6 (South Waterfront, Henley Gateway), SW-5 (South Waterfront, Bell Tower Walk)

▶ EXISTING LAND USE: Public/Quasi Public Land

▶ PROPOSED USE: Multifamily

HISTORY OF ZONING: The property was rezoned from C-2 and R-3 to SW-6 and SW-5 as part of the adoption of the South Waterfront Form Code District (10-Y-06-RZ).

SURROUNDING LAND USE AND ZONING:
 North: Agriculture/forestry/vacant land, office, multifamily - SW-5 (South Waterfront, Bell Tower Walk), SW-6 (South Waterfront, Henley Gateway)
 South: Single family residential, multifamily residential, agriculture/forestry/vacant land - SW-3 (South Waterfront, Sevier Avenue), SW-6 (South Waterfront, Henley Gateway), RN-4 (General Residential Neighborhood)
 East: Multifamily residential, public-quasi public (church) - SW-3 (South Waterfront, Sevier Avenue)
 West: Multifamily residential, public-quasi public (parking structure) - SW-6 (South Waterfront, Henley Gateway)

NEIGHBORHOOD CONTEXT This property is located at the southern terminus of Gay Street, between the established commercial and residential districts along Sevier Avenue to the east and Blount Avenue and Chapman Highway to the west.

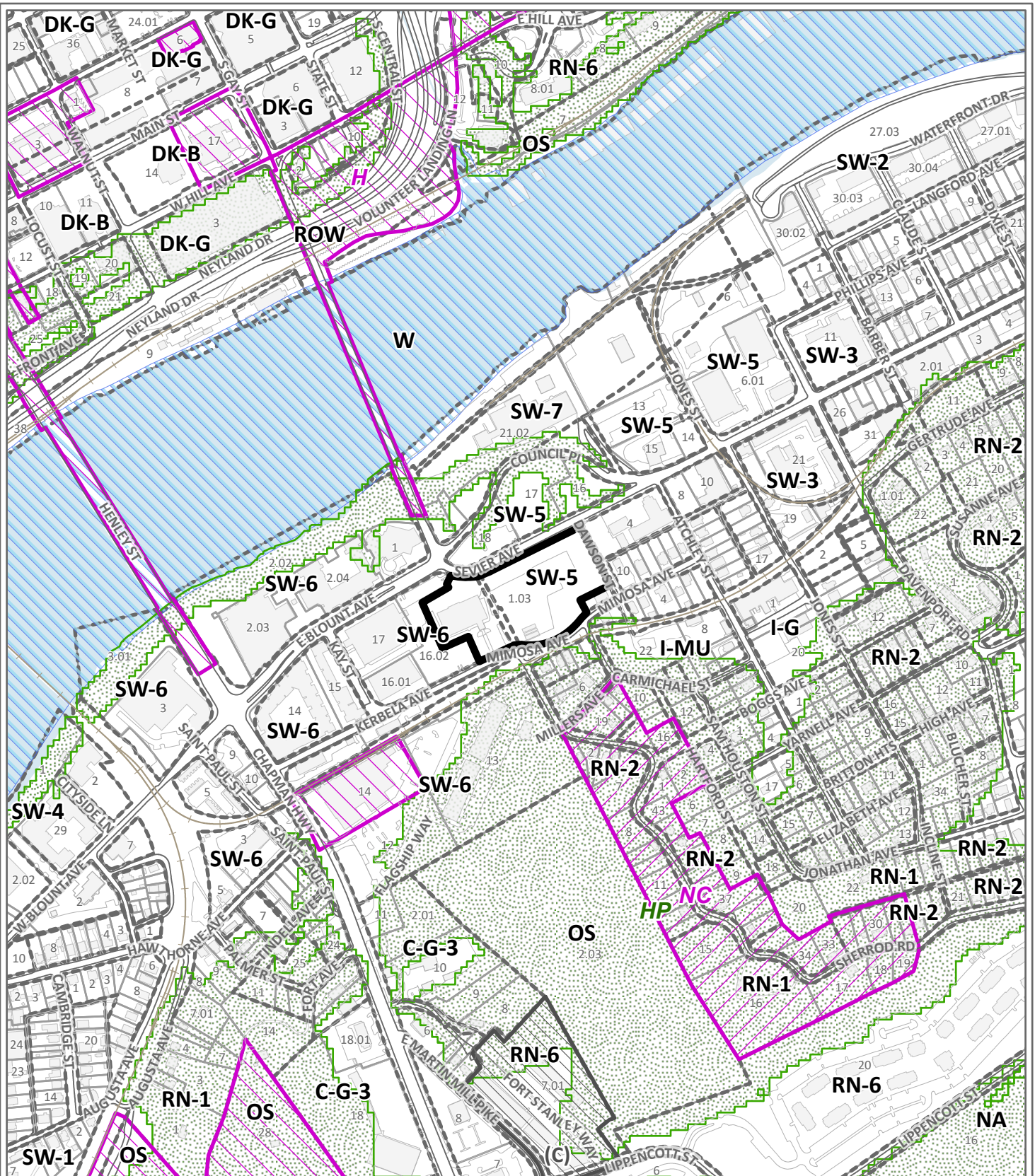
STAFF RECOMMENDATION:

- ▶ **Postpone the application to the May 14, 2026 Planning Commission meeting as requested by the application.**

COMMENTS:

This request is a Level III, Alternative Compliance Review, of the Form Base Code Districts (Article 7.0.2.G.), which requires approval by the Planning Commission. Alternative compliance review is intended to allow developments and nonprohibited uses that would not otherwise be allowed under a strict interpretation of the Form District regulations but nevertheless comply with the intent of the applicable Form District and Plan. The subject property is partially zoned SW-5 (South Waterfront, Sevier Avenue) and SW-6 (South Waterfront, Henley Gateway).

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



OTHER BUSINESS

4-A-26-OB

Petitioner: Ryan Robertson



Purpose of Request: Level III Alternative Compliance Review in the SW-6 and SW-5 (South Waterfront) district for a proposed multi-family development

Original Print Date: 3/2/2026

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

Map No: 109

Jurisdiction: City

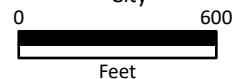


Exhibit A. Contextual Images



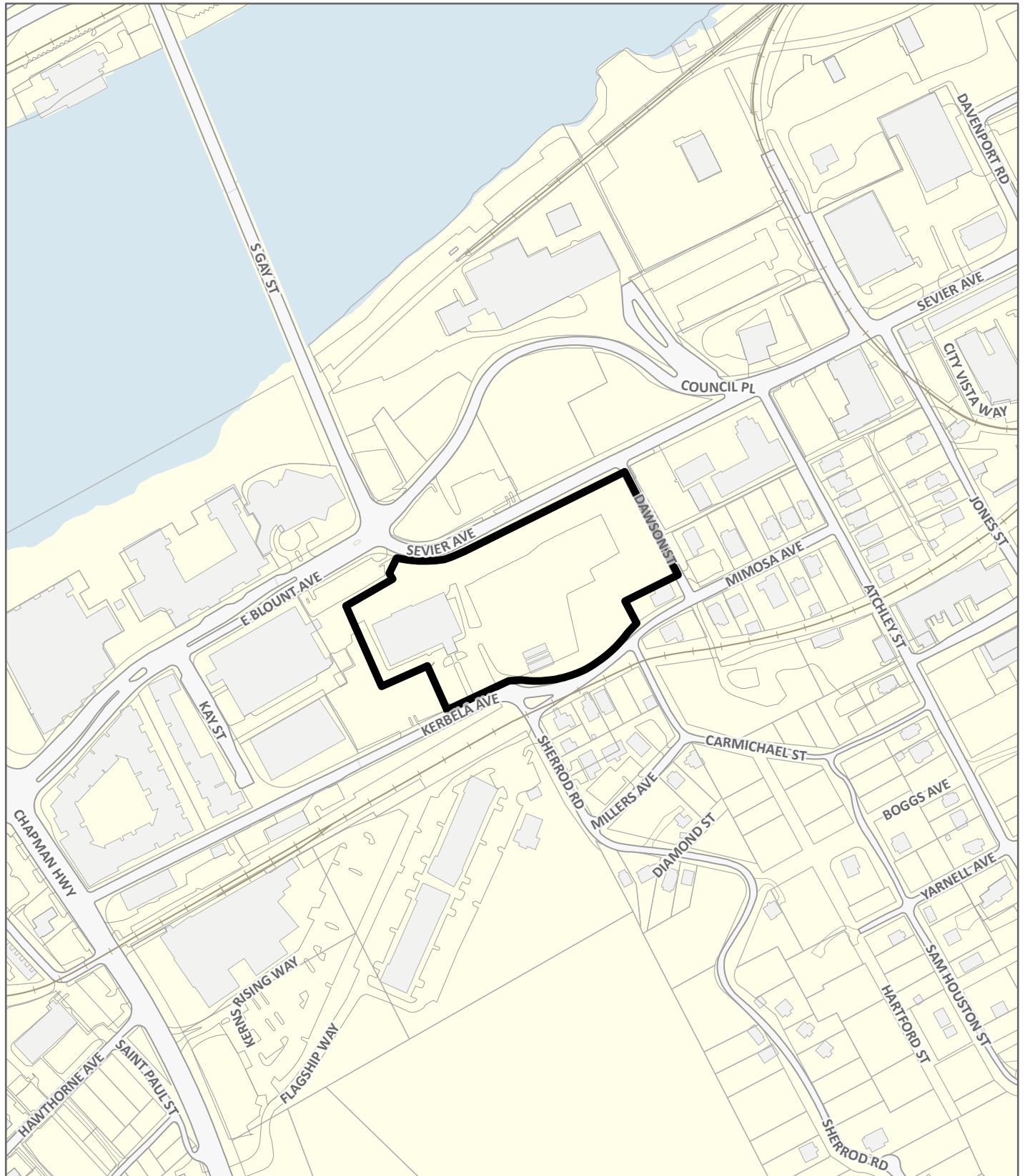
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

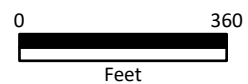


LOCATION MAP

4-A-26-OB



Case boundary



Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

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.

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.

3.28.26

Date to be Posted

4.10.26

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

RYAN ROBERTSON
Applicant Name

2.20.26
Date