

# CASE SUMMARY

**APPLICATION TYPE: ROW CLOSURE**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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Knoxville, Tennessee 37902  
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w w w • k n o x m p c • o r g

**File Number:** 1-A-14-AC  
**Application Filed:** 11/15/2013  
**Applicant:** JEFFREY NASH

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** unnamed alley between N Central Street and Ogden Street

**Other Parcel Info.:**

**Tax ID Number:** 94 E F 012

**Jurisdiction:** City

**Size of Tract:**

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**

**Surrounding Land Use:**

**Proposed Use:**

**Density:**

**Sector Plan:** Central City

**Sector Plan Designation:**

**Growth Policy Plan:** Urban Growth Area (Inside City Limits)

**Neighborhood Context:**

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

**Street:** Unnamed alley

**Location:** Between N. Central Street and Ogden Street

**Proposed Street Name:**

**Department-Utility Report:** No objections from any departments or utilities have been received by staff as of the date of this report.

**Reason:** For redevelopment of the entire block

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

**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.: For redevelopment of the entire block

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council DENY the closure of this unnamed alley, based on the following:

Staff Recomm. (Full): Although no objections from reviewing departments and utilities have been received, the staff has concern that public access through this alley should be maintained until such time that all properties in the entire block are consolidated and an overall access and circulation plan is approved for a future development proposal.

Comments: The purpose of this closure is to consolidate the properties for redevelopment of the entire block between W. Magnolia Ave., Ogden St., W. Depot Ave. and N. Central St. In keeping with the requirements of the Minimum Subdivision Regulations (See attached Section 62-97, Alleys), the staff is of the opinion that public access should be maintained through the subject alley, as required for commercial and industrial areas. The Planning Commission may waive this requirement, but only in cases "where other definite and assured provisions are made for service areas, such as off-street loading, unloading and parking consistent with, and adequate for the uses proposed." Until a plan for a consolidated block is prepared and approved, such conditions can not be assured.

Action: Denied Meeting Date: 1/9/2014

Details of Action:

Summary of Action: RECOMMEND that City Council DENY the closure of this unnamed alley, based on the following:

Date of Approval: Date of Denial: 1/9/2014 Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?: 1/10/2014

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/4/2014 Date of Legislative Action, Second Reading: 2/18/2014

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments: Appeal approved - closure approved.

Date of Legislative Appeal: Effective Date of Ordinance: