

# CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 1-A-21-AC                      Related File Number:  
Application Filed: 12/3/2020              Date of Revision:  
Applicant: ERIC E. WALLACE

## PROPERTY INFORMATION

General Location:  
Other Parcel Info.:  
Tax ID Number: 81 N/A                      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: Within City limits  
Neighborhood Context:

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

Street: Unnamed alley  
Location: Between W. Oldham Ave. and W. Woodland Ave.  
Proposed Street Name:  
Department-Utility Report: The City's Engineering Department, AT&T, and KUB have requested to retain any easements that may be in place.  
Reason: Approval of updated plat concerning parcel 081NC003, city block 17603. (The City Ward Map does not reflect how the land was truly subdivided. The unnamed alley proposed for closure runs through parcel 081NC003, which cannot be developed without closing the right-of-way.)

## ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood)  
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.: Approval of updated plat concerning parcel 081NC003, city block 17603. (The City Ward Map does not reflect how the land was truly subdivided. The unnamed alley proposed for closure runs through parcel 081NC003, which cannot be developed without closing the right-of-way.)

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve closure of the unnamed alley located between W. Oldham Ave. and W. Woodland Ave.

Staff Recomm. (Full):

Comments:

1. The Addressing Department has confirmed its closure will not impact any existing addresses.
2. Staff has received no objections, but the following departments and organizations had these comments:
  - a. The City Engineering Department has no objections to close the above described right-of-way area. However, should this right-of-way be closed, the City will reserve easements for all drainage facilities and utilities, if there are any current facilities, located in or within five (5) feet of the property described herein. No easements are reserved if there are no current facilities within the closure area. If any existing facilities or utilities are found not feasible to the site development or use, they may be removed and relocated, subject to City Engineering and/or other applicable easement holder review and approval.
  - b. The City's Fire Department had no objections.
  - c. TDOT had no Comments.
  - d. AT&T does not wish to relinquish any ROW or utility easements at this time.
  - e. KUB: We have reviewed our records and find that we have existing utility facilities located within the subject right-of-way. The approximate locations of these facilities are indicated on the enclosed prints. However, KUB does not release and hereby retains all easements and rights for existing utility facilities, whether or not shown on these prints. Should this right-of-way be closed, KUB will require the following permanent easements for its utility facilities:
    - i. Sewer: 7.5 feet on each side of the centerline of the sewer lines, 15 feet total width

Action: Approved

Meeting Date: 1/14/2021

Details of Action:

Summary of Action: Approve closure of the unnamed alley located between W. Oldham Ave. and W. Woodland Ave.

Date of Approval: 1/14/2021

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: 2/9/2021

Date of Legislative Action, Second Reading: 2/23/2021

Ordinance Number:

Other Ordinance Number References: O-21-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: