

# CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 1-C-22-SC      Related File Number:  
Application Filed: 11/30/2021      Date of Revision: 1/6/2022  
Applicant: CITY OF KNOXVILLE

## PROPERTY INFORMATION

General Location:  
Other Parcel Info.:  
Tax ID Number: 95 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: N/A (Within City limits)  
Neighborhood Context:

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

Street: E. Jackson Ave.  
Location: Between the southeastern corner of Parcel 095AM017 and a point located 239.76 feet to the west  
Proposed Street Name:  
Department-Utility Report: No utilities submitted comments for this closure.  
Reason: Redevelopment of property to support the planned multi-use stadium project

## ZONING INFORMATION (where applicable)

Current Zoning: N/A  
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.: Redevelopment of property to support the planned multi-use stadium project

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Michelle Portier

**Staff Recomm. (Abbr.):** Approve closure of a sliver of the northern side of the E. Jackson Avenue right-of-way between the southeastern corner of Parcel 095AM017 and a point located 239.76 feet to the west, since it is needed for the multi-use stadium/mixed use planned development, subject to 2 conditions.

**Staff Recomm. (Full):**

1. Project must obtain plan development approval, City Council and County Commission funding approval, and sufficient design must be completed to meet transportation needs subject to City Engineering approval before the closure can become effective. If the project does not meet the requirements, the closure shall become null and void and of no effect.
2. The City will reserve easements for all existing drainage facilities and utilities 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.

**Comments:**

1. This request is to close a sliver of the northern side of the E. Jackson Avenue right-of-way between the southeastern corner of Parcel 095AM017 and a point located 239.76 feet to the west. The portion to be closed is unimproved right-of-way and does not include the paved portion of E. Jackson Avenue.
2. Since the portion of right-of-way to be closed does not include the paved portion of E. Jackson Avenue, the closure is not expected to impact the function of the street or the efficiency of traffic movement.
3. The buildings abutting the right-of-way to be closed have been demolished to make way for the stadium project.
4. No address changes would be necessitated with this closure.
5. Staff has received no objections from the general public.
6. Other than comments received from City Engineering (approval conditions 1 and 2), no departments and organizations had any comments.

**Action:** Approved**Meeting Date:** 1/13/2022**Details of Action:**

**Summary of Action:** Approve closure of a sliver of the northern side of the E. Jackson Avenue right-of-way between the southeastern corner of Parcel 095AM017 and a point located 239.76 feet to the west, since it is needed for the multi-use stadium/mixed use planned development, subject to 2 conditions.

**Date of Approval:** 1/13/2022**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:** 2/8/2022**Date of Legislative Action, Second Reading:** 2/22/2022**Ordinance Number:****Other Ordinance Number References:** O-20-2022**Disposition of Case:** Approved**Disposition of Case, Second Reading:** Approved**If "Other":****If "Other":****Amendments:****Amendments:****Date of Legislative Appeal:****Effective Date of Ordinance:**