

# 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

**File Number:** 10-A-03-SC  
**Application Filed:** 9/11/2003  
**Applicant:** RICHARD LYNCH  
**Owner:**

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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

### PROPERTY INFORMATION

**General Location:**

**Other Parcel Info.:**

**Tax ID Number:** 941F011

**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:** Southern portion of Middlebrook Pike 50' south of centerline

**Location:** Between Loraine St (extending approximately 376.4' northeast) and west property line of parcel 13

**Proposed Street Name:**

**Department-Utility Report:** No objections received as of 9/24/03; subject to any required easements.

**Reason:** To provide parking, landscaping and drainage facilities for proposed development on adjoining property

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-2 (Restricted Manufacturing and Warehousing)

**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:

Surveyor:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.: To provide parking, landscaping and drainage facilities for proposed development on adjoining property

**MPC ACTION AND DISPOSITION**

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE, subject to any required easements and the following conditions:

Staff Recomm. (Full): 1 City approval of a traffic engineering plan, stamped by a licensed engineer, addressing transportation access and circulation patterns for the proposed site.

2 City approval of a landscaping plan for the project site. This plan should depict in detail landscape improvements complimentary to the existing Center City Business Neighborhood landscaping, including tree type and caliper consistent with the trees in the center median of Middlebrook Pike.

3 City approval of a stormwater system for the site.

4 Agreement that all improvements to the site be completed within 18 months of the quitclaim instrument.

The portion of right-of-way requested for closure was not used in the Middlebrook Pike improvements completed in this area. The adjoining property owner intends to place on-site parking for his business in this area. The City has agreed to the closure subject to the property owner landscaping his frontage within the former right-of-way.(See attached letter.)

Comments: The applicant represents the adjoining property owner who agrees with the conditions of the closure request. (See attached letter.)

MPC Action: Approved

MPC Meeting Date: 12/11/2003

Details of MPC action:

Summary of MPC action: APPROVE, subject to any required easements and 4 conditions

Date of MPC Approval: 12/11/2003

Date of Denial:

Postponements: 10/9/2003 -  
11/13/2003

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 1/20/2004

Date of Legislative Action, Second Reading: 2/3/2004

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other": Postponed 1/6/2004

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: