

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

File Number: 10-A-12-AC

Related File Number:

Application Filed: 9/4/2012

Date of Revision:

Applicant: GERDAU

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 81 P K 00102

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 Stonewall Street and northeast property line of parcel 081PK00102

Proposed Street Name:

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

Reason: To enhance materials movement at plant and consolidate property.

ZONING INFORMATION (where applicable)

Current Zoning: I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)

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.: To enhance materials movement at plant and consolidate property.

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE the closure of the proposed portion of the unnamed alley, subject to any required easements and subject to the following condition:.

Staff Recomm. (Full): 1. The five conditions included in the attached letter from City of Knoxville Engineering (dated October 30, 2012) must be addressed to the satisfaction of that department.

With the above condition included, staff has received no objections to this closure. The applicant owns all the private property adjacent to this right-of-way.

Comments:

The applicant owns all the property adjoining the right-of-way. The closure of this portion of the alley does not leave any landlocked properties. Each lot along the alley currently has alternative access to another public street. Portions of Stonewall St. (12-A-11-SC) and Ely Ave. (12-B-11-SC) are also proposed for closure. If and when portions of Stonewall St. and Ely Ave. are closed, then all parcels owned by the applicant should be combined with the larger Gerdau tract, in order to avoid the creation of any landlocked lots. There may be neighborhood or other opposition to these requests.

The attached concept plan (2-SA-12-C) was approved by MPC at the September 13, 2012 meeting that extended the parallel alley north of Ely Ave. from its proposed new terminus northwest to connect it with New York Ave. It also provided a turnaround at the new proposed end of Ely Ave., which is currently proposed just beyond the first two parcels southwest of Bragg St.

Several years ago, there were discussions between the City of Knoxville and Gerdau regarding installation of a greenway and landscape buffers or berms between the Gerdau property and the adjacent neighborhood. It is staff's understanding that these discussions are continuing currently, but that final plans have not been agreed upon. Attached are documents showing a possible location of a greenway through this parcel and the construction of a landscaped berm to provide a buffer between the Gerdau property and the adjacent neighborhood to the north. Currently, none of these improvements appear to have been made. Staff would expect that any previous or future agreements between the City and Gerdau would be honored by both parties. The five conditions included in the attached letter from City of Knoxville Engineering (dated October 30, 2012) must be addressed to the satisfaction of that department.

The closure of this alley portion would have a minimal impact on the implementation of future greenway/buffer plans, only minimally affects connectivity in the area, and does not leave any landlocked parcels, as long as Ely Ave. and New York Ave. remain open, as recommended. Staff supports this closure at this time.

Action: Approved

Meeting Date: 1/10/2013

Details of Action: 1. The five conditions included in the attached letter from City of Knoxville Engineering (dated October 30, 2012) must be addressed to the satisfaction of that department.

Summary of Action: APPROVE, subject to conditions, the closure

Date of Approval: 1/10/2013

Date of Denial:

Postponements: 10/11/12-11/8/12

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/22/2013

Date of Legislative Action, Second Reading: 2/5/2013

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: