

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 11-A-19-AC **Related File Number:**
Application Filed: 10/7/2019 **Date of Revision:**
Applicant: AARON M. GRAY

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 108 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: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: Unnamed alley
Location: Between S. Twenty First Street and Twenty Second Street, south of Cumberland Avenue
Proposed Street Name:
Department-Utility Report: The City of Knoxville Engineering Department objects to this proposed closure; AT&T states they do not release and thereby retain all easements and rights to utility facilities
Reason: The intended development plans to utilize the entire block as part of the project. The applicant states that the concept would create a scenario where the alley would no longer be necessary for access to any of the parcels. The development would also create one lot out of the existing parcels and the abandoned alley.

ZONING INFORMATION (where applicable)

Current Zoning: FD-CU-1 (Form District - Cumberland Avenue Corridor - Lake Avenue)
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.: The intended development plans to utilize the entire block as part of the project. The applicant states that the concept would create a scenario where the alley would no longer be necessary for access to any of the parcels. The development would also create one lot out of the existing parcels and the abandoned alley.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Deny closure of the unnamed alley south of Cumberland Avenue between S. Twenty First and Twenty Second Streets as it is an active alley that provides connectivity in an area of high congestion with several one-way streets and restricted turning options.

Staff Recomm. (Full):

Comments: 1. Planning staff recommends denial of the alley as it is an active alley providing necessary connectivity in an area with one-way streets to the south and congestion on Cumberland to the north. 2. The City Engineering Department objects to the closure of the above referenced alley as it currently provides connectivity in an area of high congestion with several one-way streets and restricted turning options. Closure of this alley would be highly disruptive to the area. The applicant proposes a new development that requires closure of the alley in order to utilize the entire city block. However, at this time, the plans for development are still in the conceptual phase. City Engineering will require more detailed information to evaluate the overall feasibility of the proposed development and whether or not the completed development's public benefit would outweigh the current benefit of the alley. 3. KUB found there were 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: a. Electric - 10 feet on each side of the centerline of the electric line, 20 feet total width b. Gas - 7.5 feet on each side of the centerline of the gas line, 15 feet total width c. Sewer - 7.5 feet on each side of the centerline of the sewer line, 15 feet total width 4. The City of Knoxville Fire Department did not have any comments or objections. 5. TDOT District 18 cited no issues with the requested alley closure.

Action: Withdrawn Meeting Date: 1/9/2020

Details of Action: The Planning Commission approved withdrawal of this item per the applicant's request at the meeting.

Summary of Action: The Planning Commission approved withdrawal of this item per the applicant's request at the meeting.

Date of Approval: Date of Denial: Postponements: 11/14/2019, 12/12/2019

Date of Withdrawal: 1/9/2020 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: