

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 11-A-21-AC Related File Number:
Application Filed: 10/4/2021 Date of Revision:
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 95 H B 0 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: Campbell Ave.
Location: Between Patton Street and S. Hall of Fame Drive
Proposed Street Name:
Department-Utility Report: KUB has utilities in the area and has requested to retain all easements and rights for existing utilities.
Reason: The closure is a necessary part of the development plan for the construction of the multi-use stadium.

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.: The closure is a necessary part of the development plan for the construction of the multi-use stadium.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve closure of the portion of Campbell Avenue between S. Hall of Fame Drive and Patton Street since it is needed for the multi-use stadium/mixed use planned development, subject to two 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 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.

Comments:

1. This request is to close Campbell Avenue between S. Hall of Fame Drive and Patton Street. This section of Campbell Avenue does not provide access to any properties, nor does it connect any streets. The portion of Campbell Avenue between Patton Street and Florida Street was closed in 1991 (Ordinance O-35-91), making this portion of Campbell Avenue a remnant. Though it retains the Campbell Avenue name, it has been classified as an alley.
2. The multi-use stadium/mixed use planned development is proposed for the property surrounding this portion of Campbell Avenue to the east and will include a large area affecting multiple blocks. The area comprising this right-of-way is needed as part of that project.
3. No address changes would be necessitated with this closure.
4. Staff has received no objections from the general public.
5. In addition to comments from City Engineering (approval conditions 1 and 2), the following departments and organizations had these comments:
 - a. 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.
 - Water - 7.5 feet on each side of the centerline of the water line, 15 feet total width
 - b. TDOT had no comments.
 - c. AT&T had no comments.
 - d. The Fire Department had no comments.

Action: Approved with Conditions

Meeting Date: 11/10/2021

Details of Action:

Summary of Action: Approve closure of the portion of Campbell Avenue between S. Hall of Fame Drive and Patton Street since it is needed for the multi-use stadium/mixed use planned development, subject to two conditions.

Date of Approval: 11/10/2021

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: 12/14/2021

Date of Legislative Action, Second Reading: 1/11/2022

Ordinance Number:
Disposition of Case: Approved
If "Other":
Amendments:
Date of Legislative Appeal:

Other Ordinance Number References: O-5-2022
Disposition of Case, Second Reading: Approved
If "Other":
Amendments:
Effective Date of Ordinance: