

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 11-A-22-AC Related File Number:
Application Filed: 9/27/2022 Date of Revision:
Applicant: JONATHAN WHITEHEAD & KIMBERLY ROBERTS

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 70 N/A

Jurisdiction: City

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: East City

Sector Plan Designation:

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context:

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

Street: Unnamed alley

Location: Between Fountain Park Blvd. and Buffat Mill Rd.

Proposed Street Name:

Department-Utility Report: The City's Engineering Department and KUB have requested to retain any easements that may be in place.

Reason: Add half of the right-of-way to the property belonging to the applicants to allow expansion of their house to meet the setback requirements of the parcel's RN-1 zoning.

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.: Add half of the right-of-way to the property belonging to the applicants to allow expansion of their house to meet the setback requirements of the parcel's RN-1 zoning.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): Approve closure of the unnamed, unbuilt alley adjacent to parcels 070JE003 and 070JE002 between Buffat Mill Road and Fountain Park Boulevard, subject to any required easements, since it is not needed for access and staff has received no objections.

Staff Recomm. (Full):

Comments:

1. This request is to close the unnamed, unbuilt alley between parcels 070JE003 and 070JE002 between Buffat Mill Road and Fountain Park Boulevard. The alley is undeveloped and does not provide access to any properties.
2. This area is within a well connected residential area. An existing connection between Buffat Mill Road and Fountain Park Boulevard within approximately 100-ft of the requested alley closure at Hale Road.
3. Both abutting property owners are in agreement with the closure and staff has received no objections from the general public.
4. The following departments and organizations had these comments:
 - The City Engineering Department has no objections to close the above referenced right-of-way area. However, should this right-of-way be closed, 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.
 - KUB: We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the subject right-of-way and we have no objection to the requested closure. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.
 - TDOT has no comments as this is not a state right-of-way.
 - The Fire Department had no comments.

Action: Approved

Meeting Date: 11/10/2022

Details of Action:

Summary of Action: Approve closure of the unnamed, unbuilt alley adjacent to parcels 070JE003 and 070JE002 between Buffat Mill Road and Fountain Park Boulevard, subject to any required easements, since it is not needed for access and staff has received no objections.

Date of Approval: 11/10/2022

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: 12/13/2022

Date of Legislative Action, Second Reading: 1/10/2023

Ordinance Number:

Other Ordinance Number References: O-3-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: