

# CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 11-C-21-SC      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: Willow Ave.

Location: Between Patton Street and Florida Street

Proposed Street Name:

Department-Utility Report: KUB has utilities in the area and requested to retain all easements and rights for existing utilities; AT&T has requested to retain any easements that may be in place.

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 Willow Avenue between Patton Street and Florida 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 existing drainage facilities and utilities 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 the portion of Willow Avenue between Patton Street and Florida Street. Willow Avenue would become non-contiguous after the closure, so one section of it would need to be renamed in accordance with Section 5 of the Knoxville-Knox County Planning Commission Administrative Rules and Procedures.
2. No address changes would be necessitated with this closure beyond what would occur when one section of Willow Avenue is renamed. The portion of Willow Avenue suggested to be renamed is between Jessamine and Florida Streets. That section contains buildings under construction and does not have residents living there currently. Therefore, the address changes would not affect any residents.
3. The buildings abutting the right-of-way to be closed have been demolished to make way for the multi-use stadium/mixed use planned development proposed for this area.
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 (6") - 7.5 feet on each side of the centerline of the water line, 15 feet total width
    - Water (36") - 12.5 feet on each side of the centerline of the water line, 25 feet total width
    - Sewer (8") - 7.5 feet on each side of the centerline of the sewer line, 15 feet total width
    - Sewer (24") - 12.5 feet on each side of the centerline of the sewer line, 25 feet total width
    - Gas (2") - 7.5 feet on each side of the centerline of the gas line, 15 feet total width
    - Gas (8") - 12.5 feet on each side of the centerline of the gas line, 25 feet total width
    - Electric - 25 feet on each side of the centerline of the electric line, 50 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 Willow Avenue between Patton Street and Florida 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:

Other Ordinance Number References: O-7-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: