

# CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 11-C-22-SC                      Related File Number:  
Application Filed: 9/27/2022                      Date of Revision:  
Applicant: MATTHEW ANDERSON / CHEROKEE COUNTRY CLUB

## PROPERTY INFORMATION

General Location:  
Other Parcel Info.:  
Tax ID Number: 121 N/A                      Jurisdiction: City  
Size of Tract:  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:                      Density:  
Sector Plan: West City                      Sector Plan Designation:  
Growth Policy Plan: N/A (Within City Limits)  
Neighborhood Context:

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

Street: Walden Dr.  
Location: Between its intersection with Gore Rd and its eastern terminus at the southeast corner of parcel 121BD031  
Proposed Street Name:  
Department-Utility Report: The City's Engineering Department, KUB and AT&T retain all rights and easements. TDOT and the City's Fire Department have no comments or objections.  
Reason: Cherokee Country Club has obtained ownership of all abutting properties on the north side of the portion of the right-of-way to be closed, and owns the property to the south of the right-of-way. The applicant is requesting closure in order to redevelop the land.

## 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.:** Cherokee Country Club has obtained ownership of all abutting properties on the north side of the portion of the right-of-way to be closed, and owns the property to the south of the right-of-way. The applicant is requesting closure in order to redevelop the land.

**PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Liz Albertson

**Staff Recomm. (Abbr.):** Approve closure of Walden Drive from its intersection with Gore Rd to its eastern terminus at the southeast corner of parcel 121BD031, subject to any required easements.

**Staff Recomm. (Full):**

**Comments:**

1. This request is to close Walden Drive from its intersection with Gore Rd to its eastern terminus at the southeast corner of parcel 121BD031
  2. This adjoining properties for the street closure are zoned residential and open space. This area is adjacent Cherokee Country Club.
  3. The same property owner owns all adjacent 8 properties with frontage on this section of Walden Drive. The applicant, Cherokee Country Club has obtained ownership of all abutting properties on the north side of the portion of the right-of-way to be closed, and owns the property to the south and east of the right-of-way. The applicant is requesting closure in order to redevelop the land.
  4. 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 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:  
Electric - 10 feet on each side of the centerline of the electric line, 20 feet total width  
Sewer - 7.5 feet on each side of the centerline of the sewer line, 15 feet total width  
Water - 7.5 feet on each side of the centerline of the water line, 15 feet total width  
- AT&T currently has facilities and will need to maintain facilities on Walden Drive. We would request a utility easement in these locations.
  - TDOT has no comments as this is not a state right-of-way.
  - The Fire Department had no objections because the structure a 5711 Walden Drive has been demolished.

**Action:** Approved

**Meeting Date:** 11/10/2022

**Details of Action:**

**Summary of Action:** Approve closure of Walden Drive from its intersection with Gore Rd to its eastern terminus at the southeast corner of parcel 121BD031, subject to any required easements.

**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

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 1/10/2022

**Other Ordinance Number References:** O-4-2023

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**