

# CASE SUMMARY

**APPLICATION TYPE: ROW CLOSURE**

KNOXVILLE • KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 12-A-11-SC

**Related File Number:**

**Application Filed:** 10/27/2011

**Date of Revision:** 9/4/2012

**Applicant:** GERDAU

## PROPERTY INFORMATION

**General Location:**

**Other Parcel Info.:**

**Tax ID Number:** 81 P K 035

**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:** Stonewall St

**Location:** Between New York Avenue and Ely Avenue

**Proposed Street Name:**

**Department-Utility Report:** No objections from any departments or utilities have been received by staff as of the date and time of this report.

**Reason:** To enhance materials movement at plant and consolidate property.

## ZONING INFORMATION (where applicable)

**Current Zoning:** I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)

**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.: To enhance materials movement at plant and consolidate property.

## **MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE the closure of this portion of Stonewall St., subject to any required easements and subject to the following condition:

Staff Recomm. (Full): 1. The five conditions included in the attached letter from City of Knoxville Engineering (dated October 30, 2012) must be addressed to the satisfaction of that department.

With the above condition included, staff has received no objections to this closure. The applicant owns all the private property adjacent to this right-of-way.

Comments:

The applicant revised the application to expand the proposed closure of Stonewall Street about 140 feet north to New York Avenue. Gerda now owns parcel 1.01 and 1.02 adjacent to Stonewall Street. The attached concept plan (2-SA-12-C) was approved by MPC at the September 13, 2012 meeting that extended the parallel alley north of Ely Ave. from its proposed new terminus northwest to connect it with New York Ave. It also provided a turnaround at the new proposed end of Ely Ave., which is currently proposed just beyond the first two parcels southwest of Bragg St.

Several years ago, there were discussions between the City of Knoxville and Gerda regarding installation of a greenway and landscape buffers or berms between the Gerda property and the adjacent neighborhood. It is staff's understanding that these discussions are continuing currently, but that final plans have not been agreed upon. Attached are documents showing a possible location of a greenway through this parcel and the construction of a landscaped berm to provide a buffer between the Gerda property and the adjacent neighborhood to the north. Currently, none of these improvements appear to have been made. Staff would expect that any previous or future agreements between the City and Gerda would be honored by both parties. The five conditions included in the attached letter from City of Knoxville Engineering (dated October 30, 2012) must be addressed to the satisfaction of that department.

The closure of this portion of Stonewall St. would have a minimal impact on the implementation of future greenway/buffer plans, only minimally affects connectivity in the area, and does not leave any landlocked parcels, as long as Ely Ave. and New York Ave. remain open, as recommended. Staff supports this closure at this time.

Action: Approved

Meeting Date: 1/10/2013

Details of Action:

1. The five conditions included in the attached letter from City of Knoxville Engineering (dated October 30, 2012) must be addressed to the satisfaction of that department.

Summary of Action:

APPROVE, subject to conditions, the closure

Date of Approval:

1/10/2013

Date of Denial:

Postponements:

12/8/11, 9/13/12-11/8/12

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/22/2013

Date of Legislative Action, Second Reading: 2/5/2013

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**