

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 12-A-12-SC                      **Related File Number:**  
**Application Filed:** 10/29/2012              **Date of Revision:**  
**Applicant:** JEFFERSON FEDERAL BANK

## PROPERTY INFORMATION

**General Location:**  
**Other Parcel Info.:**  
**Tax ID Number:** 68 P C 01402                      **Jurisdiction:** City  
**Size of Tract:**  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** Monterey Rd  
**Location:** Between northwest property line of parcel 068OA054 and Peppercorn Ln.  
**Proposed Street Name:**  
**Department-Utility Report:** No objections from any departments or utilities have been received by staff as of the date of this report.  
**Reason:** Construction does not meet City of Knoxville Engineering requirements.

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**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.: Construction does not meet City of Knoxville Engineering requirements.

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE the closure of the subject portion of Monterey Rd., 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 November 26, 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: This section of Monterey Rd. was extended north from the existing street to serve as the access for a proposed residential development called Monterey Oaks. According to the City of Knoxville Department of Engineering, the streets within Monterey Oaks were not built to City specifications. Therefore, the City will not accept these streets as public rights-of-way. The streets have already been established with the recording of a subdivision plat, so this street closure application must be approved in order to put the rights-of-way back into private ownership. The applicant owns all the property fronting this right-of-way.

The five conditions included in the attached letter from City of Knoxville Engineering (dated November 26, 2012) must be addressed to the satisfaction of that department.

Action: Approved Meeting Date: 12/13/2012

Details of Action: 1. The five conditions included in the attached letter from City of Knoxville Engineering (dated November 26, 2012) must be addressed to the satisfaction of that department.

Summary of Action: approve the closure subject to conditions

Date of Approval: 12/13/2012 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: 1/8/2013 Date of Legislative Action, Second Reading: 1/22/2013

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: