

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 12-A-22-AC Related File Number:
Application Filed: 9/30/2022 Date of Revision:
Applicant: JON CLARK

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 94 N/A 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: Java Alley
Location: Between the southeast corner of parcel 094EG013 and its terminus in the southeast corner of parcel 094EG01201
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: The alley provides access and egress to the private property of the signatories attached with this application. For public safety and the protection of property, we all feel it is in the public's interest to close the alley.

ZONING INFORMATION (where applicable)

Current Zoning: DK (Downtown Knoxville)
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 alley provides access and egress to the private property of the signatories attached with this application. For public safety and the protection of property, we all feel it is in the public's interest to close the alley.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the closure of Java Alley, a 10-ft alley off S Central St between parcels 094EG013, 094EG01201, 094EG014, and 094EG015 from S Central St to the alley's western terminus, 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 Java Alley between parcels 094EG013, 094EG01201, 094EG014, and 094EG015 from S Central St to the alley's western terminus. The alley does not provide any opportunity for increased connectivity in this area since it does not connect to any streets. A warehouse building of historical significance is directly behind the alley, and a non-exclusive permanent easement for pedestrian ingress and egress connects to the western terminus, precluding any future connections.
2. This area is within a well-connected downtown commercial, office and residential district. The alley provides pedestrian access and egress to the abutting private properties.
3. All four 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:
 - Since, the Industrial Development Board of the City of Knoxville has signed the closure application petition in agreement, 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. Sewer - 12.5 feet on each side of the centerline of the sewer line, 25 feet total width.
 - TDOT has no comments as this is not a state right-of-way.
 - The Fire Department had no comments.

Action: Approved

Meeting Date: 12/8/2022

Details of Action:

Summary of Action: Approve the closure of Java Alley, a 10-ft alley off S Central St between parcels 094EG013, 094EG01201, 094EG014, and 094EG015 from S Central St to the alley's western terminus, subject to any required easements, since it is not needed for access and staff has received no objections.

Date of Approval: 12/8/2022

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: 1/10/2023

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 1/24/2023

Other Ordinance Number References: O-22-2023

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: