

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 12-A-23-SC **Related File Number:**
Application Filed: 10/17/2023 **Date of Revision:**
Applicant: CHEROKEE COUNTRY CLUB

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 121 B D 019 **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: Layden Dr.
Location: Between southwest corner of 318 Layden Drive and Layden Drive's eastern terminus
Proposed Street Name:
Department-Utility Report: KUB and the City Engineering Department have requested to retain any easements that may be in place.
Reason: Cherokee Country Club, Inc. has become the sole owner of the property surrounding Layden Drive from 318 Layden Drive to its eastern terminus. Cherokee Country Club, Inc. wishes to close the portion of Layden Drive surrounded by its property, as shown on the attached map, for the purpose of redevelopment.

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
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, Inc. has become the sole owner of the property surrounding Layden Drive from 318 Layden Drive to its eastern terminus. Cherokee Country Club, Inc. wishes to close the portion of Layden Drive surrounded by its property, as shown on the attached map, for the purpose of redevelopment.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the request to close Layden Drive from the southwest corner of 318 Layden Drive to its eastern terminus, subject to retaining all easements including one condition, since closure would not adversely affect surrounding properties.

Staff Recomm. (Full): 1) Maintain permanent easements for Knoxville Utility Board's gas and water utilities spanning 7.5 ft from the facility centerlines for total widths of 15 ft each.

Comments: 1. This request is to close a portion of Layden Drive from the southwest corner of 318 Layden Drive to its eastern terminus. The majority of this street section is unimproved. Closing this right-of-way would not negatively impact surrounding properties, as all neighboring parcels have access to the street on which they are addressed. The applicant owns all property abutting the requested closure. 2. The City Engineering Department had these comments: The City Engineering Department has no objections to close the above-described 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. 3. The Knoxville Utilities Board had these comments: 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. Gas - 7.5 feet on each side of the centerline of the gas line, 15 feet total width Water - 7.5 feet on each side of the centerline of the water line, 15 feet total width 4. The following departments had no objections to the requested closure: i. The City of Knoxville Fire Department ii: AT&T iii: Tennessee Department of Transportation

Action: Approved with Conditions Meeting Date: 12/14/2023

Details of Action:

Summary of Action: Approve the request to close Layden Drive from the southwest corner of 318 Layden Drive to its eastern terminus, subject to retaining all easements including one condition, since closure would not adversely affect surrounding properties.

Date of Approval: 12/14/2023 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: 1/23/2024

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 2/6/2024

Other Ordinance Number References: O-11-2024

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: