CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



City

Jurisdiction:

File Number: 12-B-23-SC Related File Number:

Application Filed: 10/27/2023 Date of Revision:

Applicant: KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

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General Location:
Other Parcel Info.:

Tax ID Number: 94 B C 002 OTHER: 003, 004

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: Bonnyman Dr.

Location: Between Fort Promise Drive and Reed Street

Proposed Street Name:

Department-Utility Report: KUB and the City Engineering Department have requested to retain any easements that may be in

place.

Reason: Existing Bonnyman Drive will be slightly relocated to coordinate with KCDC redevelopment.

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:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Approved: 0 No. of Lots Proposed:

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.: Existing Bonnyman Drive will be slightly relocated to coordinate with KCDC redevelopment.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the request to close Bonnyman Drive from Fort Promise Drive to Reed Street, subject to

retaining all easements including one condition, since closure would not adversely affect surrounding

properties.

1) Maintain a permanent easement for Knoxville Utility Board's electric utility facility spanning 10 ft from Staff Recomm. (Full):

the facility centerline, for a total width of 20 ft.

1. This request is to close Bonnyman Drive from Fort Promise Drive to Reed Street. This closure is part Comments:

of a planned redevelopment of the Western Heights community, and would not negatively impact

surrounding properties. 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.

Electric - 10 feet on each side of the centerline of the electric line. 20 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:

Approve the request to close Bonnyman Drive from Fort Promise Drive to Reed Street, subject to **Summary of Action:**

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:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/23/2024 Date of Legislative Action, Second Reading: 2/6/2024

Ordinance Number: Other Ordinance Number References: O-12-2024

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

If "Other": If "Other":

Amendments: Amendments:

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Effective Date of Ordinance:

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