

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 2-A-20-SC Related File Number:
Application Filed: 12/13/2019 Date of Revision:
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 95 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: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: Honor Our Troops Drive Dr.
Location: Between Howard Baker Jr. Ave. and Historic Preservation Dr.
Proposed Street Name:
Department-Utility Report: See staff comments below.
Reason: The northern portion of the closure area will be consolidated into adjoining properties for redevelopment of the Knoxville Science Museum. The southern portion will remain in use as a privately owned driveway for City access to the parking garage located at 751 Historic Preservation Drive.

ZONING INFORMATION (where applicable)

Current Zoning: N/A (ROW area); INST (Institutional) is the adjacent 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.: The northern portion of the closure area will be consolidated into adjoining properties for redevelopment of the Knoxville Science Museum. The southern portion will remain in use as a privately owned driveway for City access to the parking garage located at 751 Historic Preservation Drive.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve closure of Honor Our Troops Drive, subject to any required easements, since staff has received no objections to this request and the City of Knoxville is retaining the northern and southern portions of the street as private drives to keep access to the parking lots until such time as redevelopment occurs.

Staff Recomm. (Full):

Comments:

1. Since the City will continue to provide access to the parking lots off of Honor Our Troops Drive, the proposed street closure will not have an impact on the surrounding addresses.
2. Comments from the City of Knoxville Engineering Department on access:
 - The intent of the application is to close all of Honor Our Troops Drive. The City owns the properties on both sides of this right-of-way and will be selling portions of their property that will be consolidated into one new lot to support a new Science Museum redevelopment. The attached highlights in blue (Exhibit B) is the approximate boundary of what the City will be selling.
 - Any needed access going forward will be said to be over a private drive to the City Court Building until the site is redeveloped.
 - The City will retain the parking garage along Historic Preservation Drive, and will use the southern section of Honor Our Troops Drive as a private driveway for ingress/egress to the parking garage.
3. Staff has received no objections, but the following departments and organizations had these comments:
 - The City's Fire Department had no comments other than to recommend access to the parking lots remains open.
 - TDOT had no Comments, as this closure does not affect any state owned rights-of-way.
 - Comments from the City Engineering Department regarding the closure: 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. 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.

Underground Electric - 7.5 feet on each side of the centerline of the electric line, 15 feet total width

Water - 7.5 feet on each side of the centerline of the sewer line, 15 feet total width

Sewer - 7.5 feet on each side of the centerline of the sewer line, 15 feet total width

- AT&T does not wish to relinquish any ROW or utility easements at this time.

Action: Approved

Meeting Date: 2/13/2020

Details of Action:

Summary of Action: The Planning Commission approved closure of Honor Our Troops Drive, subject to any required easements, since staff has received no objections to this request and the City of Knoxville is retaining the northern and southern portions of the street as private drives to keep access to the parking lots until such time as redevelopment occurs.

Date of Approval: 2/13/2020

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: 3/10/2020

Date of Legislative Action, Second Reading: 3/24/2020

Ordinance Number:

Other Ordinance Number References: O-46-2020

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: