

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

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Knoxville, Tennessee 37902
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w w w • k n o x m p c • o r g

File Number: 2-B-14-AC **Related File Number:**
Application Filed: 1/2/2014 **Date of Revision:**
Applicant: MICHAEL BRADY INC.

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 93 D H 043 **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: Unnamed alley
Location: Between northeast corner of parcel 093DH043 and southeast corner of 093DH045 and northwest corner of parcel 093DH043 and dead end at former May St. (closed)
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: Property owner owns all properties adjoining this portion of the alley. The alley terminates into private property previously known as May Street. This street was closed with ordinance #3327.

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
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.: Property owner owns all properties adjoining this portion of the alley. The alley terminates into private property previously known as May Street. This street was closed with ordinance #3327.

MPC ACTION AND DISPOSITION**Planner In Charge:** Michael Brusseau**Staff Recomm. (Abbr.):** RECOMMEND that City Council APPROVE the closure of this unnamed alley, as requested, subject to any required easements:**Staff Recomm. (Full):** No objections to this closure have been received from reviewing departments, and the right-of-way is not needed for access to any properties.

Comments: This portion of the unnamed alley is located within a private parking lot. All adjacent properties to the right-of-way are under the same ownership and that owner agrees with the closure. The unnamed alley will still provide access from the east to the private property at its western end. But, it will cut off at the edge of the existing parking lot, rather than in the middle of it. See the attached aerial photo, which shows the area to be closed. Staff has heard opposition to the closure from a citizen who reports that trucks use the alley and exit to Western Ave. through the private parking lot within which this subject right-of-way is located. Access to the parking lot from the alley will not change as a result of this closure, as the alley to remain will end at the edge of the private property. However, any vehicular access through the parking lot will be subject to permission by the owner of the property, which is no different than the existing situation. Currently, there is no public right-of-way access from the end of the alley to Western Ave., and that will not change if this closure is approved. In the past, this unnamed alley terminated at May St., a one time public right-of-way that was closed by City Council ordinance 3327 in 1963, reverting the land into private ownership.

Action: Approved**Meeting Date:** 2/13/2014**Details of Action:****Summary of Action:** APPROVE the closure subject to any required easements**Date of Approval:** 2/13/2014**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:** 3/4/2014**Date of Legislative Action, Second Reading:** 3/18/2014**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:**