

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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www.knoxmpc.org

File Number: 2-B-15-AC **Related File Number:**
Application Filed: 12/29/2014 **Date of Revision:**
Applicant: REGAS PROPERTIES, LLC

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 94 E F 018 **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 Williams Street and W. Depot Avenue
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: To facilitate the redevelopment of this downtown tract of land

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.: To facilitate the redevelopment of this downtown tract of land

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE the closure of the recommended portion of the unnamed alley only (portion from Williams St. southwest to northeast corner of parcel 094EF022), subject to any required easements and subject to the following condition:

Staff Recomm. (Full): 1. The 4 conditions included in the attached letter from City of Knoxville Engineering (dated January 28, 2015) must be addressed to the satisfaction of that department.

With the above condition included, staff has received no objections from reviewing departments or utilities to this closure.

Comments: The portion of the alley that intersects with W. Depot Ave. is not recommended for closure because, according to City Engineering, it is owned in fee simple by the City and that rights were not obtained via standard right-of-way dedication. Therefore, this property would have to be reviewed by committee before determining its disposition. It is not subject to the normal MPC closure process.

The applicant has control of all properties adjacent to the right-of-way. If approved, the ownership of the right-of-way would be transferred to the adjacent property owners.

Action: Approved

Meeting Date: 2/12/2015

Details of Action:

Summary of Action: portion of the unnamed alley only (portion from Williams St. southwest to northeast corner of parcel 094EF022), subject to conditions

Date of Approval: 2/12/2015

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: 3/17/2015

Date of Legislative Action, Second Reading: 3/31/2015

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: