

# 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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**File Number:** 2-B-16-SC                      **Related File Number:**  
**Application Filed:** 1/5/2016                      **Date of Revision:**  
**Applicant:** BENCHMARK ASSOCIATES, INC,

## PROPERTY INFORMATION

**General Location:**

**Other Parcel Info.:**

**Tax ID Number:** 69 N E 004

**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:** Huron St

**Location:** Between northern property line of parcel 069NE022 and Oswald St.

**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:** The area of requested closure is not, and has not been, utilized for right-of-way purposes, with no street improvements being in place. There is actually an existing building within the limits of the requested closure area.

## ZONING INFORMATION (where applicable)

**Current Zoning:** I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)

**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 area of requested closure is not, and has not been, utilized for right-of-way purposes, with no street improvements being in place. There is actually an existing building within the limits of the requested closure area.

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Michael Brusseau

**Staff Recomm. (Abbr.):** RECOMMEND that City Council APPROVE the closure of the portion of Huron St., as depicted on attached MPC recommendation map, subject to any required easements and subject to the following 2 conditions:

**Staff Recomm. (Full):**

1. The condition included in the attached letter from City of Knoxville Engineering (dated January 29, 2016) must be addressed to the satisfaction of that department. If applicant is in agreement with the closure, as depicted on the attached 'MPC recommendation map', then this condition may be excluded.
2. Prior to MPC approval, applicant must provide written agreement to the closure from the owner of parcel 069NE005, which fronts on the south side of proposed street to be closed, in the western portion. If documentation is provided before the MPC meeting, then this condition may be excluded. If not, then the request should be postponed to allow time for the applicant to obtain the signature of agreement.

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

**Comments:** If approved for closure, the right-of-way will be consolidated with the parcel in which it is contained and converted to private property. The owner of the surrounding parcel is represented by the applicant and is in agreement with the closure. The applicant will need to adjust the requested closure area to terminate at the northern side of the unnamed alley parallel to and north of Hiawasse Ave., rather than the southern side of the alley, as stated in the application. This recommendation is indicated by condition 1 in the attached letter from City Engineering. This request is made in order to maintain public access to the alley. If approved as depicted on the attached 'MPC Recommendation Map', the Engineering condition will be met. Staff has not received any objections to the revised closure area, as recommended. If the applicant is in agreement with the recommendation, then staff recommends approval, as revised.

**Action:** Approved

**Meeting Date:** 2/11/2016

**Details of Action:**

**Summary of Action:** APPROVE the closure of the portion of Huron St., as depicted on attached MPC recommendation map, subject to conditions:

**Date of Approval:** 2/11/2016

**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:** 3/15/2016

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved (Emergency)

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**