

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 2-D-24-SC Related File Number:
Application Filed: 12/27/2023 Date of Revision:
Applicant: BELVAN PROPERTIES LLC

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: South City Sector Plan Designation:
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: Barber St.
Location: Between Gertrude Avenue and Susanne Avenue
Proposed Street Name:
Department-Utility Report: KUB and the City Engineering Department have requested to retain any easements that may be in place.
Reason: Adjacent homeowners are responsible for maintenance.

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:

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.: Adjacent homeowners are responsible for maintenance.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Naomi Hansen

Staff Recomm. (Abbr.): Approve the request to close the southern right-of-way of Barber Street between Gertrude Avenue and Susanne Avenue since closure would not adversely affect surrounding properties, subject to one condition.

Staff Recomm. (Full): 1. Any easements for the City and KUB shall remain in place as requested.

Comments: 1. This is a request to close Barber Street from Gertrude Avenue to Susanne Avenue.
2. This section of Barber Street is undeveloped. It contains steep slopes in the 15-25% and 25-40% ranges within the Hillside Protection Overlay Zone. As such, it does not meet street standards for slopes and it is unlikely that it would be developed as a street in the future.
3. Planning has received the following comments from other departments and agencies:
a. City Engineering: 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.
B. KUB: We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the subject right-of-way areas and we have no objection to the requested closures. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.
6. The Fire Department and TDOT had no comments.

Action: Approved with Conditions

Meeting Date: 2/8/2024

Details of Action:

Summary of Action: Approve the request to close the southern right-of-way of Barber Street between Gertrude Avenue and Susanne Avenue since closure would not adversely affect surrounding properties, subject to one condition.

Date of Approval: 2/8/2024

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: 3/5/2024

Date of Legislative Action, Second Reading: 3/19/2024

Ordinance Number:

Other Ordinance Number References: O-34-2024

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: