

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 3-A-21-AC Related File Number:
Application Filed: 1/12/2021 Date of Revision:
Applicant: CENTRAL BAPTIST CHURCH OF BEARDEN

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 121 A B N/A Jurisdiction: City
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: West City Sector Plan Designation:
Growth Policy Plan: N/A
Neighborhood Context:

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

Street: Unnamed Alley
Location: Between Anderson Drive and the western property line of parcel 121AB018, bisecting parcel 121AB017
Proposed Street Name:
Department-Utility Report: The City's Engineering Department, AT&T, and KUB have requested to retain any easements that may be in place.
Reason: Consolidation of property

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.: Consolidation of property

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve closure of the unnamed alley that runs from Anderson Drive to the western lot line of parcel 121AB018, subject to any required easements, since it does not provide access to any lots and staff has received no objections.

Staff Recomm. (Full):

Comments:

1. The alley runs south from Anderson Drive then turns east to bisect parcel 121AB017, terminating at the western property line of parcel 121AB018. The alley requested for closure is not developed as a right-of-way but has buildings built over it and a parking lot that crosses it. The alley does not provide access to any properties.
2. Staff has received no objections, but the following departments and organizations had these comments:
 - The City Engineering Department:
 - i. 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.
 - ii. It is noted that Central Baptist Church owns properties listed with tax ID's as 121AB017 and 121AB016 and that closure of this area will not landlock their properties.
 - The City's Fire Department had no comments.
 - TDOT had no Comments.
 - AT&T does not wish to relinquish any ROW or utility easements at this time.
 - 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 rights-of-way 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.

Action: Approved

Meeting Date: 3/11/2021

Details of Action:

Summary of Action: Approve closure of the unnamed alley that runs from Anderson Drive to the western lot line of parcel 121AB018, subject to any required easements, since it does not provide access to any lots and staff has received no objections.

Date of Approval: 3/11/2021

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: 4/6/2021

Date of Legislative Action, Second Reading: 4/20/2021

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

O-53-2021

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Effective Date of Ordinance: