

# CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 3-A-22-SC                      Related File Number:  
Application Filed: 1/24/2022              Date of Revision:  
Applicant: CITY OF KNOXVILLE

## 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: Central City                      Sector Plan Designation:  
Growth Policy Plan: N/A (within City limits)  
Neighborhood Context:

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

Street: Willow Avenue and Patton Street Intersection  
Location: Between the eastern side of the Patton Street intersection and a point 282.46 feet to the west  
Proposed Street Name:  
Department-Utility Report: The City's Engineering Department and KUB have requested to retain any easements that may be in place.  
Reason: This closure is a necessary part of the development plan for the construction of the multi-use stadium.

## ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use)  
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.: This closure is a necessary part of the development plan for the construction of the multi-use stadium.

## PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve closure of the intersection rights-of-way of Patton Street and Willow Avenue to a point 282.46 ft to the west, as shown on the exhibit map, since the area is needed for the multi-use stadium/mixed use planned development, subject to three conditions.

Staff Recomm. (Full):

1. Project must obtain plan development approval, City Council and County Commission funding approval, and sufficient design must be completed to meet transportation needs subject to City Engineering approval, before the closure can become effective. If the project does not meet the requirements, the closure shall become null and void and of no effect.
2. The City will reserve easements for all existing drainage facilities and utilities 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.
3. Applicant must provide metes and bounds and/or map exhibit to sufficiently describe and locate the closure area. The description must be performed and certified by a TN licensed land surveyor before City Council approval.

Comments:

1. This request is to close the intersection rights-of-way of Willow Avenue and Patton Street from where the streets meet on the north, south, and east to a point at the end of a 180-degree arc located 282.46 ft to the west as shown on the exhibit map.
2. The buildings abutting the right-of-way to be closed have been demolished to make way for the stadium project.
3. No address changes would be necessitated with this closure.
4. Staff has received no objections from the general public.
5. KUB comments: Should this right-of-way be closed, KUB will require the following permanent easements for its utility facilities:
  - Sewer (8", 10", and 15"): 7.5 feet on each side of the centerline of the sewer line, 15 feet total width
  - Sewer (48"): 12.5 feet on each side of the centerline of the sewer line, 25 feet total width
  - Water: 12.5 feet on each side of the centerline of the water line, 25 feet total width
  - Gas: 12.5 feet on each side of the centerline of the gas line, 25 feet total width
  - Electric (13.2kV): 10 feet on each side of the centerline of the electric line, 20 feet total width
  - Electric (69kV): 25 feet on each side of the centerline of the electric line, 50 feet total width
6. Other than comments received from City Engineering (approval conditions 1-3) and KUB, no other departments had any comments.

Action: Approved

Meeting Date: 3/10/2022

Details of Action:

Summary of Action: Approve closure of the intersection fights-of-way of Patton Street and Willow Avenue to a point 282.46 ft to the west, as shown on the exhibit map, since the area is needed for the multi-use stadium/mixed use planned development, subject to three conditions.

Date of Approval: 3/10/2022

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: 4/5/2022

Date of Legislative Action, Second Reading: 4/19/2022

Ordinance Number:

Other Ordinance Number References: O-49-2022

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**       Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**