

# CASE SUMMARY

## APPLICATION TYPE: ROW CLOSURE



File Number: 3-A-23-SC Related File Number:  
Application Filed: 2/7/2023 Date of Revision:  
Applicant: CENTRAL BAPTIST CHURCH OF BEARDEN

### PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 121 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 (Within City Limits)

Neighborhood Context:

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

Street: Henry Chiles St.

Location: Between Deane Hill Drive and Anderson Drive

Proposed Street Name:

Department-Utility Report: The City of Knoxville Engineering Department recommends approval subject to two conditions and KUB has requested to retain all utility easements.

Reason: Central Baptist is currently purchasing the property where Anderson Drive terminates and will own property on all sides of Anderson Drive and Henry Chiles Street. Public access to Henry Chiles Street is not needed to access the portion of Anderson Drive remaining open. A turnaround will be provided.

### 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.:** Central Baptist is currently purchasing the property where Anderson Drive terminates and will own property on all sides of Anderson Drive and Henry Chiles Street. Public access to Henry Chiles Street is not needed to access the portion of Anderson Drive remaining open. A turnaround will be provided.

**PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Michelle Portier

**Staff Recomm. (Abbr.):** Approve the request to close Henry Chiles Street, subject to 2 conditions, since staff has received no objections and closure would not adversely affect surrounding properties.

**Staff Recomm. (Full):**

1. Subject to City Engineering approval, the closure area shall exclude the proposed turnaround area, or an approvable turnaround area, not to exceed the area shown on the exhibit "Turnaround Design" included in the application for closure. This excluded area shall remain open public right-of-way to accommodate the turnaround area.
2. Should this right-of-way be closed, the City will reserve easements for all drainage facilities and utilities, if any, located in or within five (5) feet of the property described herein. If 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.

**Comments:**

1. This is a request to close Henry Chiles Street, located 2 blocks west of S Northshore Drive (a distance of approximately 560 ft). Henry Chiles Street currently provides indirect vehicular connectivity between Deane Hill Drive and S Northshore Drive (via Anderson Drive, S Weisgarber Road and Wilda Place).
2. Typically, when a street provides connectivity, Planning does not recommend approval of a closure request. However, due to the awkward convergence of the streets in this area, and the additional means of connectivity via S Weisgarber Road, Planning supports this closure request.
  - a. Deane Hill Drive intersects with Kingston Pike just 81 ft from where it connects with Henry Chiles Street, so these three streets currently converge at similar points. The intersection of Deane Hill Drive and Kingston Pike forms a "Y" and provides an awkward means of turning left onto Kingston Pike.
  - b. Additionally, the intersection of S Weisgarber Road and Kingston Pike is just 2 blocks to the northeast (approximately 463 ft), and S Weisgarber Road is an additional connection from S Northshore Drive to Kingston Pike. The closure of Henry Chiles does not prohibit additional connectivity between Northshore Drive and Kingston Pike. However, a left turn onto Kingston Pike from S Weisgarber Road is challenging at certain times in this location due to the close proximity of the connection point of Deane Hill to Kingston Pike just to the west and the busy traffic signal at S Northshore Drive and Kingston Pike just to the east. Therefore, if this request were approved, it is more likely that the majority of traffic traveling between these two roads would remain on the main thoroughfares and not utilize the side streets during busy travel periods.
3. Henry Chiles Street runs for one block and connects Deane Hill Drive to Anderson Drive next to Central Baptist Church in Bearden. This right-of-way is somewhat unique in that, at first appearance, it looks like part of the Central Baptist Church parking lot. One of the church parking lots abuts Henry Chiles to the east, and another is at its termination point to the south. During operational times, the site functions as a single development, with church attendees and pre-school children and parents park and cross these internal streets to get to the church complex.
4. The businesses along Anderson Drive would be accessible via S Weisgarber Road if this request were approved.

5. Staff has received no objections from the general public.
6. The following departments and organizations had these comments:
- a. The City Engineering Department has no objections to close the above-described right-of-way areas provided the following conditions, subject to City Engineering approval, are met:
    - i. The closure area (of Anderson Drive) shall exclude the proposed turnaround area, or an approvable turnaround area, not to exceed the area shown on the exhibit "Turnaround Design" included in the application for closure. This excluded area shall remain open public right-of-way to accommodate the turnaround area.
    - ii. Should this right-of-way be closed, the City will reserve easements for all drainage facilities and utilities, if any, located in or within five (5) feet of the property described herein. If 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 find that we have existing utility facilities located within the subject right-of-way. The approximate locations of these facilities are indicated on the enclosed prints. However, KUB does not release and hereby retains all easements and rights for existing utility facilities, whether or not shown on these prints. Should this right-of-way be closed, KUB will require the following permanent easements for its utility facilities.
    - i. Gas: 7.5 feet on each side of the centerline of the gas line, 15 feet total width
    - ii. Electric (overhead) – 10 feet on each side of the centerline of the electric line, 20 feet total width
    - iii. Electric (underground): 7.5 feet on each side of the centerline of the electric line, 15 feet total width
    - iv. Sewer: 7.5 feet on each side of the centerline of the sewer line, 15 feet total width
    - v. Water: 7.5 feet on each side of the centerline of the water line, 15 feet total width
  - c. TDOT had no comments.
  - d. AT&T had no comments.
  - e. The City of Knoxville Fire Department had no comments.

**Action:** Approved with Conditions **Meeting Date:** 3/9/2023

**Details of Action:**

**Summary of Action:** Approve the request to close Henry Chiles Street, subject to 2 conditions, since staff has received no objections and closure would not adversely affect surrounding properties.

**Date of Approval:** 3/9/2023 **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:** 4/4/2023

**Date of Legislative Action, Second Reading:** 4/18/2023

**Ordinance Number:**

**Other Ordinance Number References:** O-58-2023

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**