

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 3-B-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: A portion of Anderson Dr
Location: Between Henry Chiles Street and the western terminus of Anderson Street
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 a portion of Anderson Drive from its intersection with Henry Chiles Street to its western terminus, subject to 2 conditions, since staff has received no objections and closure would not adversely affect surrounding properties.

Staff Recomm. (Full):

Comments:

1. This is a request to close a section of Anderson Drive from its intersection with Henry Chiles Street to its western terminus. Anderson Drive currently provides indirect vehicular connectivity between Deane Hill and S Northshore Drive (via Henry Chiles Street, S Weisgarber Road and Wilda Place).
2. The businesses on the eastern portion of Anderson Drive would be accessible via S Weisgarber Road if this request were approved. A turnaround area is to be provided for the new western terminus of Anderson Drive so that incoming traffic has public right-of-way in which to turn around and exit back onto S Weisgarber Road.
3. Staff has received no objections from the general public.
4. 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 a portion of Anderson Drive from its intersection with Henry Chiles Street to its western terminus, 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-59-2023

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

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**