

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 4-A-22-SC
Application Filed: 3/1/2022
Applicant: JERRY BODIE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 106 N/A

Jurisdiction: City

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: N/A (Inside City Limits)

Neighborhood Context:

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

Street: Amherst Rd.

Location: Between the Amherst Road right-of-way and between the western and eastern lot lines of Parcel 106DA001

Proposed Street Name:

Department-Utility Report: The City's Engineering Department and KUB have requested to retain any easements that may be in place. AT&T does not have any objections to the ROW closure.

Reason: This is a partial closure request due to an excessive distance from the present right-of-way to the existing improved road.

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.: This is a partial closure request due to an excessive distance from the present right-of-way to the existing improved road.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Levan King Cranston

Staff Recomm. (Abbr.): Approve closure of the right-of-way located on the south side of Amherst Rd northwest of Industrial Heights Dr. since this section of right-of-way is very wide and is not utilized.

Staff Recomm. (Full):

Comments:

1. There is a section of right-of-way along Amherst Road that borders onto 6031 Industrial Heights Dr parcel 106DA001 that is exceptionally wide, steep, and is not utilized along this section of road.
2. This section of right-of-way provides no significant use to the public.
3. This section of right-of-way is not maintained by the City.
4. The proposed right-of-way closure will not impact surrounding addresses.
5. Staff have received no objections from the general public.
6. Staff has received comments from the following departments and organizations:
 - a. 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 the following 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. AT&T does not have any objections to the ROW closure. If an aerial route for future facilities is needed in this corridor, AT&T will utilize the power easement in place.
 - c. KUB has reviewed their records and find they have existing utility facilities located within the subject right-of-way. KUB does not release and hereby retains all easements and rights for existing utility facilities. Should this right-of-way be closed, KUB will require the following permanent easements for its utility facilities. Gas – 7.5 feet on each side of the centerline of the gas line, 15 feet total width
Electric – 10 feet on each side of the centerline of the electric line, 20 feet total width.

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve closure of the right-of-way located on the south side of Amherst Rd northwest of Industrial Heights Dr. since this section of right-of-way is very wide and is not utilized.

Date of Approval: 4/14/2022

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: 5/17/2022

Date of Legislative Action, Second Reading: 5/31/2022

Ordinance Number:

Other Ordinance Number References: 0-60-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: