

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 4-A-23-AC Related File Number:
Application Filed: 3/1/2023 Date of Revision:
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 81 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: Unnamed Alley (part of)
Location: Between Saint Mary St and Huron St
Proposed Street Name:
Department-Utility Report: AT&T, KUB, and the City of Knoxville Engineering Department have requested to retain all easements that may be in place.
Reason: Alley will be consolidated into abutting properties to facilitate redevelopment. The City will be transferring the alley area and abutting properties to KCDC.

ZONING INFORMATION (where applicable)

Current Zoning: INST (Institutional)
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.: Alley will be consolidated into abutting properties to facilitate redevelopment. The City will be transferring the alley area and abutting properties to KCDC.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve closure of the requested part of the unnamed alley that runs between St Mary Street and Huron Street since staff has received no objections and closure would not adversely affect surrounding properties, subject to one condition.

Staff Recomm. (Full): 1. Should this right-of-way be closed, the City will reserve easements for all drainage facilities and utilities, and AT&T and KUB would retain all existing easements for their facilities.

Comments:

1. This is a request to close one block of the subject alley near its northeastern terminus. It is located at the former site of St Mary's Hospital in the Oakwood-Lincoln Park neighborhood. This site is undergoing demolition and renovation and will become the Public Safety Complex for the City of Knoxville.
2. In its current state, the alley spans 6.5 blocks and runs from the southeast corner of lot 081EB024 near Fulton Bicentennial Park to the northeast to a point mid-block between McMillan and Central Streets to the southwest. It is a developed alley that provides connectivity within the neighborhood but does not connect to a main thoroughfare.
3. If approved, the alley would become bifurcated, with the portion of the alley at Fulton Centennial Park disconnected from the rest of the alley. However, this portion of the alley provides additional access to the park, not to residences, so no residences should be affected by the closure of the requested portion of the alley.
4. Staff has received no objections from the general public.
5. The following departments and organizations had these comments:
 - a. 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. Electric – 10 feet on each side of the centerline of the sewer line, 20 feet total width
 - b. AT&T has facilities along this route and requests a 10-ft easement for access. If the facilities need to be relocated, AT&T is willing to work with the applicant for a solution.
 - c. The City Engineering Department has no objections to closing 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.
 - d. TDOT had no comments.
 - e. The City of Knoxville Fire Department had no comments.

Action: Approved

Meeting Date: 4/13/2023

Details of Action:

Summary of Action: Approve closure of the requested part of the unnamed alley that runs between St Mary Street and Huron Street since staff has received no objections and closure would not adversely affect surrounding properties, subject to one condition.

Date of Approval: 4/13/2023

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: 5/16/2023

Date of Legislative Action, Second Reading: 5/30/2023

Ordinance Number:

Other Ordinance Number References: O-72-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: