

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 4-B-22-SC Related File Number:
Application Filed: 2/16/2022 Date of Revision:
Applicant: CITY OF KNOXVILLE

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: Sector Plan Designation:
Growth Policy Plan: N/A
Neighborhood Context:

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

Street: Lakeland Dr.
Location: Between southern line of Cherokee Boulevard and south terminus of Lakeland Drive
Proposed Street Name:
Department-Utility Report: The City's Engineering Department and KUB have requested to retain any easements that may be in place, plus a 15-ft wide easement to allow public access to Sequoyah Hills Park.
Reason: Closure area would be subject to a reserved pedestrian easement for access to Sequoyah Hills Park. There is a private driveway with an asphalt surface within the area.

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
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.: Closure area would be subject to a reserved pedestrian easement for access to Sequoyah Hills Park. There is a private driveway with an asphalt surface within the area.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Levan King Cranston

Staff Recomm. (Abbr.): Approve closure of the right-of-way located at the southern terminus of Lakeland Drive south of Cherokee Boulevard, subject to providing a 15-ft. wide easement for pedestrian access to the park and other easements specified.

Staff Recomm. (Full):

Comments: During September of 2021, the applicant requested to close the same section of right-of-way (Case 9-A-21-SC). However, the applicant withdrew the application before the Knoxville City Council took action on the request. The City of Knoxville has since requested to reserve a pedestrian easement for access to Sequoyah Hills Park.

1. This right-of-way is the south terminus of Lakeland Drive and runs the length between 2206 and 2142 Cherokee Boulevard. This right-of-way was recorded but never built and is partially paved as a shared driveway for the two residences.
2. A stop sign is posted at the end of the paved section where it intersects with Cherokee Boulevard.
3. In addition, this right-of-way provides pedestrian access to Sequoyah Hills Park. The park can also be accessed from two surface parking lots located approximately 550-ft to the west, and 720-ft to the east.
4. Staff has received comments from the following departments and organizations.
 - a. AT&T will need to maintain an easement keeping access to the rear lot pole line via this path.
 - b. Approved by the Knoxville Fire Department Fire Marshal.
 - c. No address changes are anticipated if the proposed ROW closure is approved by the Planning Commission.

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve closure of the right-of-way located at the southern terminus of Lakeland Drive south of Cherokee Boulevard, subject to providing a 15-ft. wide easement for pedestrian access to the park and other easements specified.

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: O-61-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: