

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 5-A-23-SC Related File Number:
Application Filed: 4/6/2023 Date of Revision:
Applicant: CHEROKEE COUNTRY CLUB

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: Opal Ave.
Location: Between its intersection with Gore Rd and its eastern terminus
Proposed Street Name:
Department-Utility Report: AT&T and the City of Knoxville Engineering Department have requested to retain all easements that may be in place.
Reason: Opal Avenue is a dead end street terminating at Cherokee Country Club, Inc.'s property. Cherokee Country Club, Inc. is the sole owner of all property abutting the southern border of Opal Avenue. Cherokee Country Club, Inc. desires to close Opal Avenue to allow for the redevelopment of this property.

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.: Opal Avenue is a dead end street terminating at Cherokee Country Club, Inc.'s property. Cherokee Country Club, Inc. is the sole owner of all property abutting the southern border of Opal Avenue. Cherokee Country Club, Inc. desires to close Opal Avenue to allow for the redevelopment of this property.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve the request to close Opal Avenue, subject to retaining all easements, 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 Opal Avenue in its entirety. This public street only runs from its intersection with Gore Road to a point 3 parcels to the east, terminating at the northeast property line of parcel 121DB041.
2. The 3 parcels fronting Opal Avenue are owned by Cherokee Country Club, which has plans to redevelop these properties with the main site. Therefore, these properties would no longer require access off of Opal Avenue and would not be adversely affected by the closure.
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. Should this right-of-way be closed, the City will reserve easements for all drainage facilities and utilities, if any, located 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. Electric: 10 feet on each side of the centerline of the electric line, 20 feet total width
 - ii. Water: 10 feet on each side of the centerline of the water line, 20 feet total width
 - c. TDOT had no objections to the closure request.
 - d. The City of Knoxville Fire Department had no objections to the closure request.
 - e. AT&T had no objections to the closure request.

Action: Approved

Meeting Date: 5/11/2023

Details of Action:

Summary of Action: Approve the request to close Opal Avenue, subject to retaining all easements, since staff has received no objections and closure would not adversely affect surrounding properties.

Date of Approval: 5/11/2023

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: 6/13/2023

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 6/27/2023

Other Ordinance Number References: O-98-2023

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: