

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
4 0 0 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 6-A-06-SC

Related File Number:

Application Filed: 5/8/2006

Date of Revision:

Applicant: ALVIN AND ILA PERDUE

Owner:

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 94 I E 00802, 11-14

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: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street: Hopkins Ave

Location: Between Mingle Ave and northeast property line of 094IE00802

Proposed Street Name:

Department-Utility Report: No objections received; subject to any required easements, including that which is described in attached May 19, 2006, letter from KUB.

Reason: Right of way has not been used for 30 years; other end is closed.

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential), I-2 (Restricted Manufacturing & Warehousing) and I-4 (Heavy Industrial)

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:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.: Right of way has not been used for 30 years; other end is closed.

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the closure of the requested portion of Hopkins Ave., subject to maintenance of the required utility easement and any other required easements.

Staff Recomm. (Full): This street is an unimproved right of way and is not needed for public access in this area.

Comments: On a previous request by a different applicant, the portion of Hopkins Ave. to the northeast was approved to be closed on May 11, 2006 by MPC and subsequently by City Council (5-A-06-SC). Approval of this closure will complete the closure of the entire Hopkins Ave. right of way. There are two related applications on this agenda by the same applicants to close an unnamed alley that runs parallel to Hopkins Ave. (7-A-06-AC) and to close Mall St. (7-A-06-SC), which connects the alley and the current Hopkins Ave. The applicants for these three proposals currently own parcels 8.02, 12, 13 and 14, adjacent to the right of ways. Other parcels that are adjacent to the right of ways have a second access to existing public streets. Approval of these closures of unused right of ways will allow the applicants to combine their lots for one development.

A condition of approval should require the consolidation or resubdivision of lots so that the lots adjoining this closure are not landlocked. The plat should be recorded prior to the closure becoming effective.

MPC Action: Approved

MPC Meeting Date: 7/13/2006

Details of MPC action:

Summary of MPC action: APPROVE the closure

Date of MPC Approval: 7/13/2006

Date of Denial:

Postponements: 6/8/2006

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/15/2006

Date of Legislative Action, Second Reading: 8/29/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: