

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 6-A-21-SC Related File Number:
Application Filed: 4/14/2021 Date of Revision:
Applicant: MATTHEW HOWELL WANTLAND

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 95 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
Neighborhood Context:

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

Street: Georgia Ave.
Location: Between undeveloped portion of Georgia Ave. south of E. Depot Ave. and the train tracks to the southeast of the lots
Proposed Street Name:
Department-Utility Report: The City's Engineering Department and KUB have requested to retain any easements that may be in place.
Reason: Use as a side entrance and exit/fire exit for 718 Depot Ave.

ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use)
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.: Use as a side entrance and exit/fire exit for 718 Depot Ave.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Levan King Cranston

Staff Recomm. (Abbr.): Approve closure of the southern portion of Georgia Avenue, located between the train tracks and Depot Avenue, since it is undeveloped, does not provide access to any lots, and staff has received no objections.

Staff Recomm. (Full):**Comments:**

1. This section of land is an undeveloped right-of-way that runs the length of one parcel and terminates at the nearby railway tracks. More specifically, the closure is located at the end of Georgia Ave south of Depot Ave.
2. This section of right-of-way has a limited level of usability to the public as it is undeveloped.
3. Should the right-of-way be closed, this land would be divided between adjacent property owners.
4. The applicant states the reason for the closure request is to provide the building with an additional building exit on the east façade that otherwise would not be allowed since the building edge is on the right-of-way line.
5. The proposed closure is not anticipated to impact existing addresses.
6. Staff has received no objections, but the following departments and organizations had these comments:
 - 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 all drainage facilities and utilities, if there are any current facilities, located in or within five (5) feet of the property described herein. 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. The City's Fire Department had no comments.
 - c. TDOT had no Comments.
 - d. 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.
 - Water - 12.5 feet on each side of the centerline of the water line, 25 feet total width.
 - Electric - 10 feet on each side of the centerline of the electric line, 20 feet total width.
 - e. AT&T did not submit any comments.

Action: Approved**Meeting Date:** 6/10/2021**Details of Action:**

Summary of Action: Approve closure of the southern portion of Georgia Avenue, located between the train tracks and Depot Avenue, since it is undeveloped, does not provide access to any lots, and staff has received no objections.

Date of Approval: 6/10/2021**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:** 7/13/2021**Date of Legislative Action, Second Reading:** 7/27/2021**Ordinance Number:****Other Ordinance Number References:** O-97-2021

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: