

# CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 6-A-22-SC                      Related File Number:  
Application Filed: 4/4/2022                      Date of Revision:  
Applicant: RYAN LYNCH

## PROPERTY INFORMATION

General Location:  
Other Parcel Info.:  
Tax ID Number: 0 N/A                      Jurisdiction: City  
Size of Tract:  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:                      Density:  
Sector Plan: Northwest City                      Sector Plan Designation:  
Growth Policy Plan: N/A (within City limits)  
Neighborhood Context:

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

Street: A portion of Ball Camp Pike  
Location: Between southeast corner of parcel 093FC038 and to its eastern terminus  
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: Property is located at the dead end of Ball Camp Pike. This request will move the terminus of Ball Camp Pike to the west protecting property from public traffic and increase the usable area of subject parcel.

## ZONING INFORMATION (where applicable)

Current Zoning: C-H-1 (Highway Commercial)  
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.:** Property is located at the dead end of Ball Camp Pike. This request will move the terminus of Ball Camp Pike to the west protecting property from public traffic and increase the usable area of subject parcel.

**PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Levan King Cranston

**Staff Recomm. (Abbr.):** Approve closure from the southeast corner of parcel 093FC036 to its eastern terminus to provide additional land for development, subject to 1 condition.

**Staff Recomm. (Full):** 1. Replatting to combine parcels 093CF036 and 093CF034 into one parcel so that parcel 034 does not become land locked.

**Comments:**

1. This request is to close a portion of Ball Camp Pike from the southeast corner of parcel 093FC036 to its eastern terminus as shown on the exhibit map.
2. This portion of Ball Camp Pike serves two properties, 093FC036 and 093FC034 (4301 and 4307 Ball Camp Pike). Both properties are under the same ownership.
3. Ball Camp Pike terminates at the western property line of 4301 Ball Camp Pike, so closing the ROW as requested would land lock this property. Per the Subdivision Regulations, Section 3.03 (A), all lots shall have frontage on a public street or have access via one of the alternative access easement options. Therefore, the ROW closure would create a situation where the lot would not meet the Subdivision Regulation standards unless it were either combined with 4307 Ball Camp Pike in a plat or platted with an access easement. Therefore, Planning has stipulated a condition that the property be replatted. Should the replatting of the property not occur, the closure shall become null and void.
4. No address changes would be necessitated with this closure.
5. Staff has received no objections from the general public.
6. Planning received comments from the following departments and organizations:
  - a. City of Knoxville Fire Department: We have approved Ball Camp with the understanding that the two properties will be combined.
  - b. KUB had the following comments:
    - i. Should this right-of-way be closed, KUB will require the following permanent easements for its utility facilities.
      - ii. Gas: 7.5 feet on each side of the centerline of the gas line, 15 feet total width
      - iii. Electric: 10 feet on each side of the centerline of the electric line, 20 feet total width
      - iv. Water: 7.5 feet on each side of the centerline of the water line, 15 feet total width
    - c. City of Knoxville Engineering Department has no objections to close the above referenced right-of-way.

Should this right-of-way be closed, the City will reserve easements for all drainage facilities and utilities, if any, located in or 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.
  7. Other than the comments received by the Knoxville Fire Department, City of Knoxville Engineering, and KUB, no other departments had any comments

**Action:** Approved

**Meeting Date:** 6/9/2022

**Details of Action:**

**Summary of Action:** Approve closure from the southeast corner of parcel 093FC036 to its eastern terminus to provide additional land for development, subject to 1 condition.

**Date of Approval:** 6/9/2022

**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:** 8/9/2022

**Date of Legislative Action, Second Reading:** 8/23/2022

**Ordinance Number:**

**Other Ordinance Number References:** O-113-2022

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**