

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 6-B-22-SC **Related File Number:**
Application Filed: 4/4/2022 **Date of Revision:**
Applicant: OBSIDIAN DEVELOPMENT LLC AND ROHM AND HAAS COMPANY

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 94 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 (within City limits)
Neighborhood Context:

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

Street: A portion of Donald Lee Derrickson Ave.
Location: Between between the southeast corner of parcel 094OC018 and and the western edge of parcels 094OC009 and 094OC031
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: Enhance safety and plant security and prevent loitering.

ZONING INFORMATION (where applicable)

Current Zoning: I-H (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:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.: Enhance safety and plant security and prevent loitering.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Levan King Cranston

Staff Recomm. (Abbr.): Approve closure of a portion of Donald Lee Derrickson Avenue between the southeast corner of parcel 094OC018 and the western edge of parcels 094OC009 and 094OC031.

Staff Recomm. (Full):

Comments:

- 1. This request is to close a portion of Donald Lee Derrickson Ave at the southwest corner of parcel of 094OC001.
- 2. This section of road provides access to the parcel directly beneath it, which would appear to be landlocked without this stretch of road. However, all surrounding parcels are under the same ownership. It is staff's understanding is that the owner will be controlling the roadway as a private driveway rather than a public right-of-way, so they will not be blocking any access points to the property below. However, if owner were to sell or replat in the future, they would have to provide approvable legal access at that time.
- 3. No address changes would be necessitated with this closure.
- 4. Staff has received no objections from the general public.
- 5. Staff has received comments from the following departments and organizations:
 - a. KUB has the following comments:
 - 1. Should this right-of-way be closed, KUB will require the following permanent easements for its utility facilities.
 - 2. Gas: 12.5 feet on each side of the centerline of the gas line, 25 feet total width
 - 3. Electric: 10 feet on each side of the centerline of the electric line, 20 feet total width
 - 4. Water: 7.5 feet on each side of the centerline of the water line, 15 feet total width
 - b. City of Knoxville Engineering Department: 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. No easements are reserved if there are no current facilities within the closure area. 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.
 - 6. Other than 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 of a portion of Donald Lee Derrickson Avenue between the southeast corner of parcel 094OC018 and the western edge of parcels 094OC009 and 094OC031.

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: 7/12/2022

Date of Legislative Action, Second Reading: 7/26/2022

Ordinance Number:

Other Ordinance Number References: O-100-2022

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: