

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 6-B-23-SC **Related File Number:**
Application Filed: 4/24/2023 **Date of Revision:**
Applicant: UNIVERSITY OF TN

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 96 N/A **Jurisdiction:** City
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: Riverside Dr. / Kreis Rd.
Location: Between southwest corner of parcel 096 01104 and its southern terminus
Proposed Street Name:
Department-Utility Report: KUB and the City's Engineering Department have requested to retain any easements that may be in place.
Reason: To allow the University of Tennessee, Institute of Agriculture, to better control and manage access to the site. It is the East Tennessee Agricultural Research and Education Center (Holston Unit).

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.: To allow the University of Tennessee, Institute of Agriculture, to better control and manage access to the site. It is the East Tennessee Agricultural Research and Education Center (Holston Unit).

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve the request to close the portion of Riverside Dr from the southwest corner of parcel 096 01104 to where it meets Kreis Road, then closing Kreis Road in its entirety, 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 the southern end of Riverside Dr from the southwest corner of parcel 096 01104 to where it meets Kreis Road, then closing Kreis Road in its entirety.
2. Riverside Drive veers off to the east and continues across the railroad tracks then back up to existing buildings. After Riverside Drive meets Kreis Road, it is no longer a public right-of-way but functions more like a driveway for the existing buildings at its terminus. Since the portion of Riverside Drive east and south of its meeting with Kreis Road is not a public right-of-way, it is not included in the closure request.
3. The applicant owns both the large property through which Riverside Drive traverses, as well as the smaller lot at 3836 Kreis Road. That smaller lot was transferred by deed in 1973 (Book 1525, Page 401) but was never updated in KGIS. Therefore, a signature was not needed for this property on the right-of-way closure canvass form.
4. The following departments and organizations had these comments:
 - a. The City Engineering Department: Should this right-of-way be closed, the City will reserve easements for the following drainage facilities and utilities, if there are any current facilities, located in the property 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.
 - 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
5. The following departments had no objections to the requested closure:
 - i. TDOT
 - ii. The City of Knoxville Fire Department
 - iii. AT&T

Action: Approved

Meeting Date: 6/8/2023

Details of Action:

Summary of Action:

Approve the request to close the portion of Riverside Dr from the southwest corner of parcel 096 01104 to where it meets Kreis Road, then closing Kreis Road in its entirety, subject to retaining all easements, since staff has received no objections and closure would not adversely affect surrounding properties.

Date of Approval: 6/8/2023

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: 7/11/2023

Date of Legislative Action, Second Reading: 7/25/2023

Ordinance Number:

Other Ordinance Number References: O-107-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: