

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

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400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 8-A-06-AC
Application Filed: 7/10/2006
Applicant: JOE HILL
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 81 N M 013

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: Unnamed alley

Location: Between W. Scott Ave and rear (northwest) property lines of parcels 081NM010 and 013

Proposed Street Name:

Department-Utility Report: The City of Knoxville Engineering Department does not support the proposed alley closure. The utilities have no objections, subject to maintaining specified easements. (See attached letters.)

Reason: Applicant claims that neighbor uses alley as if they own it and wishes to close it, divide it and put a fence down the middle.

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)

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.: Applicant claims that neighbor uses alley as if they own it and wishes to close it, divide it and put a fence down the middle.

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): DENY the closure of the unnamed alley.

Staff Recomm. (Full): Closure of this alley would eliminate the only legal access to several established lots of record.

Comments: The applicant for this request owns the property on the west side of the alley. The property owner on the east side of the alley has not signed the canvass form for this request and does not agree with the requested closure of this alley. The owner of the property on the east side of the right of way correctly claims that the alley is needed to provide access to lots that do not have frontage on W. Scott Ave. Closure of the alley would create multiple landlocked lots based on the attached ward map for the City of Knoxville. On the zoning map, it is also clear that Parcel 10 will lose its legal access if this alley is closed. The City of Knoxville Engineering Department has reviewed the request and concurs with MPC staff that this right of way closure request should be denied. (See attached letter.)

MPC Action: Denied

MPC Meeting Date: 8/10/2006

Details of MPC action:

Summary of MPC action: DENY the closure of the unnamed alley.

Date of MPC Approval:

Date of Denial: 8/10/2006

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/12/2006

Date of Legislative Action, Second Reading: 9/26/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: