

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 9-A-22-AC Related File Number:
Application Filed: 6/28/2022 Date of Revision:
Applicant: ERIC FORRESTALL

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 81 | J 005 Jurisdiction: City
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

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

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

Street: Unnamed Alley
Location: Between Katherine Avenue and The Southern termination point of the alley
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: Applicant requests closure of unused alley to assist in the construction of a new home on the property.

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)
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.: Applicant requests closure of unused alley to assist in the construction of a new home on the property.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve closure of the unnamed alley between parcels 081IJ004 and 081IJ005 from Katherine Drive to the alley's southern terminus, subject to any required easements, since it is not needed for access and staff has received no objections.

Staff Recomm. (Full):

Comments:

1. This request is to close the unnamed alley between parcels 081IJ004 and 081IJ005 from Katherine Drive to the alley's southern terminus. The alley is undeveloped and does not provide access to any properties.
2. The alley does not provide any opportunity for increased connectivity in the area since it is at the end of the designated alley right-of-way area and a single family dwelling is directly behind the alley precluding any future connection to Delaware Avenue to the south.
3. Both abutting property owners are in agreement with the closure and staff has received no objections from the general public.
4. The following departments and organizations had these comments:
 - 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. 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.
 - KUB: We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the subject rights-of-way and we have no objection to the requested closures. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.
 - TDOT had no Comments as this is not a state right-of-way.
 - The Fire Department had no comments.

Action: Approved

Meeting Date: 9/8/2022

Details of Action:

Summary of Action: Approve closure of the unnamed alley between parcels 081IJ004 and 081IJ005 from Katherine Drive to the alley's southern terminus, subject to any required easements, since it is not needed for access and staff has received no objections.

Date of Approval: 9/8/2022

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: 10/4/2022

Date of Legislative Action, Second Reading: 10/18/2022

Ordinance Number:

Other Ordinance Number References: O-135-2022

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: