

# CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 9-A-23-AC                      Related File Number:  
Application Filed: 8/3/2023                      Date of Revision:  
Applicant: KAVONDA CHANDLER

## PROPERTY INFORMATION

General Location:  
Other Parcel Info.:  
Tax ID Number: 70 D D 001                      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: Unnamed Alley  
Location: Between Wonderland Lane and Northwest terminus at property line of parcel ID 070DD001  
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: I want to merge my properties (parcels 070ED017 and 070DD001) and absorb the alley right-of-way.

## ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (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.: I want to merge my properties (parcels 070ED017 and 070DD001) and absorb the alley right-of-way.

## PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the request to close the unnamed alley from Wonderland Lane to its northeast terminus at the southeast corner of parcel 070DD001, subject to retaining all easements, since closure would not adversely affect surrounding properties.

Staff Recomm. (Full):

Comments:

1. This request is to close an unimproved and unnamed right-of-way in between 1833 and 1832 Wonderland Lane, from its genesis at Wonderland Lane to its northeast terminus at parcel 070DD001.
2. The right-of-way is identified as a public alley on the City Wards map. On all other standard map layers in KGIS, the alley appears to be part of parcel 070DD001, but that is not how it is legally recorded.
3. Closing this right-of-way would not negatively impact adjacent properties, as parcel 070DD001 is being merged with 1833 Wonderland Lane, providing all properties with legal access to Wonderland Lane.
4. The following departments and organizations had these comments:
  - a. The City Engineering Department: 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.
  - b. 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 right-of-way area and we have no objection to the requested closure. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.
  - c. TDOT: We have reviewed the proposed ROW Closure and do not have any comments regarding it.
3. The following departments had no objections to the requested closure:
  - a. The City of Knoxville Fire Department
  - b. AT&T

Action: Approved

Meeting Date: 9/14/2023

Details of Action:

Summary of Action:

Approve the request to close the unnamed alley from Wonderland Lane to its northeast terminus at the southeast corner of parcel 070DD001, subject to retaining all easements, since closure would not adversely affect surrounding properties.

Date of Approval: 9/14/2023

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: 10/17/2023

Date of Legislative Action, Second Reading: 10/31/2023

Ordinance Number:

Other Ordinance Number References: O-148-2023

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**