

CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE



File Number: 11-A-21-SC Related File Number:
Application Filed: 10/4/2021 Date of Revision:
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 120 B F 0 Jurisdiction: City
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

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

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

Street: Glenmore Dr.
Location: Between Southern terminus of Glenmore Drive at the northern line of West Hills and Bynon Park and a point 100 feet north of the southern terminus of Glenmore Drive measured from the northern line of West Hills and Bynon Park
Proposed Street Name:
Department-Utility Report: KUB requested to retain the current easements in place.
Reason: Street is currently a dead-end with no constructed turnaround. Closure will facilitate improvements to adjoining properties, and a public easement will be reserved to retain public access to the park.

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.: Street is currently a dead-end with no constructed turnaround. Closure will facilitate improvements to adjoining properties, and a public easement will be reserved to retain public access to the park.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve closure of the portion of Glenmore Drive between its southern terminus at West Hills and Bynon Park to a point approximately 100 feet north of the shared lot line with the park to facilitate improvements to adjoining properties, subject to one condition.

Staff Recomm. (Full): 1. A public easement will be reserved to retain public access to the park meeting all applicable requirements of the Americans with Disabilities Act (ADA), the City of Knoxville Department of Engineering, and the Planning Commission Subdivision Regulation requirements as necessary.

Comments: 1. This is a request to close the portion of Glenmore Drive between its southern terminus at West Hills and Bynon Park to a point approximately 100 feet north of the shared lot line with the park.
2. Glenmore Drive is a developed right-of-way that provides driveway access to both abutting residential properties and is a means of public pedestrian access to the park. It is located midblock between Sheffield Drive and N. Winston Road and runs perpendicular to Bennington Drive.
3. This closure originally came to the Planning Commission in May 2021 from the abutting property owner to the east, Mr. Richard Clark. He had requested the closure to allow his recently installed fence and above-ground pool to remain, as neither met the zoning ordinance requirements regarding corner lot setbacks or fence height and location.
4. The Planning Commission voted unanimously to recommend denial of the closure on 6/10/2021 (it was postponed in May).
5. 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 all existing drainage facilities and utilities 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.
• City Engineering will also reserve a 25 foot wide pedestrian easement, being 12.5 feet wide on each side of the centerline of the right-of-way area being closed, to maintain the right for pedestrian connectivity to the John Bynon West Hills Community Park.
b. The City's Parks and Recreation Department had no comments on the closure.
c. The City's Fire Department had no comments.
d. TDOT had no comments as this is not a state route.
e. AT&T did not have any comments.
f. 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. Sewer: 7.5 feet on each side of the centerline of the sewer line, 15 feet total width

Action: Approved with Conditions **Meeting Date:** 11/10/2021

Details of Action:

Summary of Action: Approve closure of the portion of Glenmore Drive between its southern terminus at West Hills and Bynon Park to a point approximately 100 feet north of the shared lot line with the park to facilitate improvements to adjoining properties, subject to one condition.

Date of Approval: 11/10/2021 **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: 12/14/2021

Date of Legislative Action, Second Reading: 1/11/2022

Ordinance Number:

Other Ordinance Number References: O-4-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: