



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
CITY OF KNOXVILLE CLOSURE OF PUBLIC RIGHT-OF-WAY**

▶ **FILE #:** 12-A-06-SC

AGENDA ITEM #: 7

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** JEFF MILLER FOR REDEMPTION CHURCH

TAX ID NUMBER: 93 010
JURISDICTION: Council District 3
SECTOR PLAN: Central City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ZONING: C-6 (General Commercial Park)

▶ **RIGHT-OF-WAY TO BE CLOSED:** Northeastern portion of Pleasant Ridge Rd

▶ **LOCATION:** Between Old Montgomery Ave. and new western Pleasant Ridge Rd alignment

IS STREET:
(1) IN USE?: No
(2) IMPROVED (paved)?: No

▶ **APPLICANT'S REASON FOR CLOSURE:** To subdivide and combine right -of -way with adjoining property for redevelopment.

DEPARTMENT-UTILITY REPORTS: No objections received as of 12/1/2006; subject to any required easements.

STAFF RECOMMENDATION:

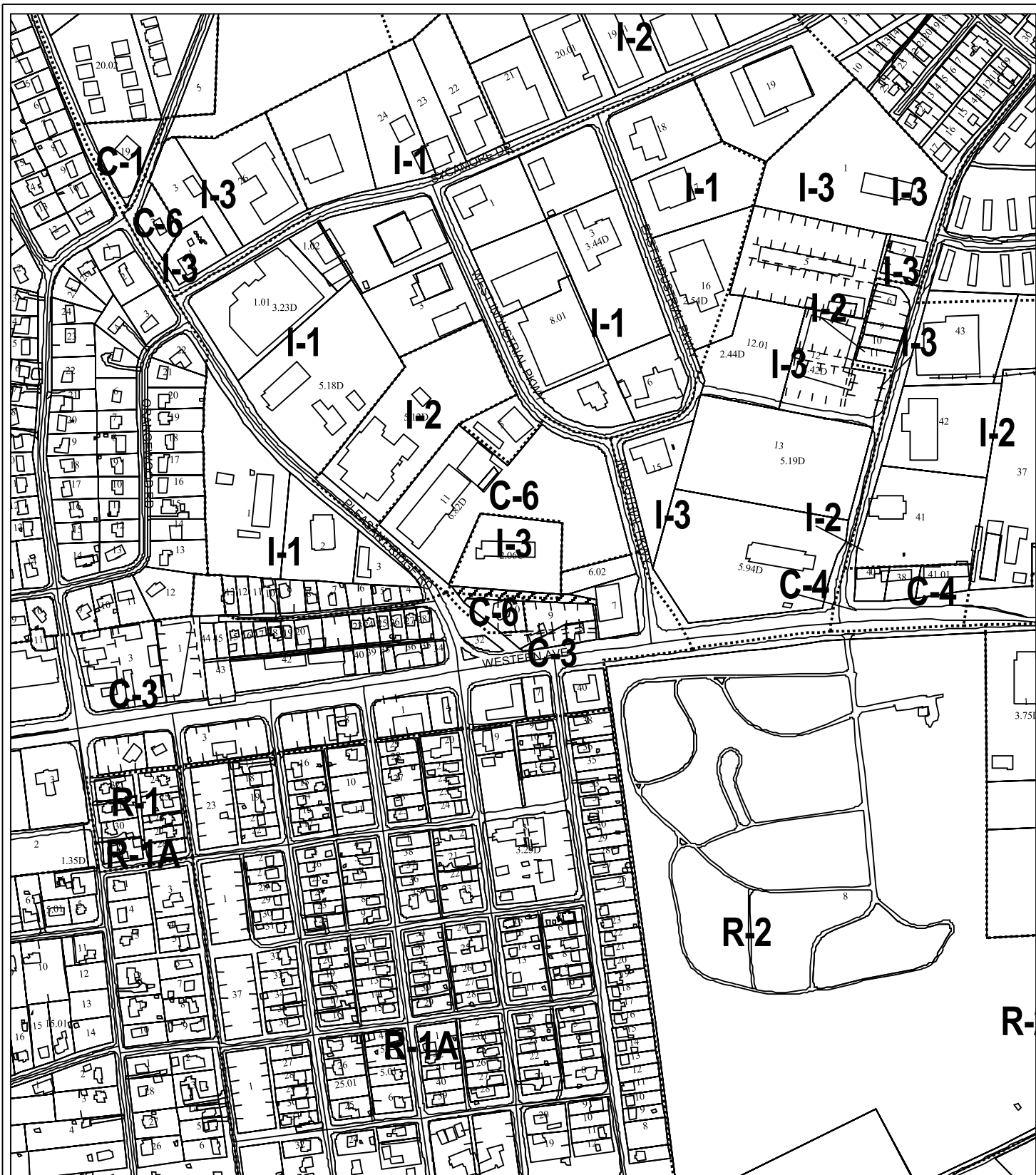
▶ **APPROVE** the closure of the northeastern portion of the former Pleasant Ridge Rd between the new alignment and the Montgomery Ave. right-of-way, subject to any required easements and the conditions noted by City Engineering. (See attached letter.)

This right-of-way is neither used, nor needed, for public access any longer .

COMMENTS:

The applicant owns the private property adjoining this right-of-way.

If approved, this item will be forwarded to Knoxville City Council for action on 1/16/2007 and 1/30/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**12-A-06-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: Jeff Miller for
Redemption Church
Map No: 93
Jurisdiction: City

Name of Street or Alley: northeastern portion of Pleasant Ridge Rd
To be closed from: Old montgomery Ave.
To be closed to : new western Pleasant Ridge Rd alignment

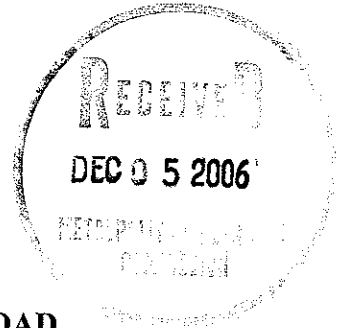
Original Print Date: 11/21/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





December 1, 2006

Mr. Ken Pruitt, Principal Planner
Metropolitan Planning Commission
Suite 403, City-County Building
Knoxville, Tennessee 37901



SUBJECT: Request to Close a Portion of PLEASANT RIDGE ROAD
MPC File #12-A-06-SC / City Block 19114

Dear Mr. Pruitt:

This is a request by Redemption Christian Center, Inc., to close all the remainder of Old Pleasant Ridge Road lying east of the realigned portion of Pleasant Ridge Road as it intersects Western Avenue. If closed, the northwest limits of the portion being closed will define for the first time the east right-of-way of the remaining realigned Pleasant Ridge Road.

Subject to the following condition, the Engineering Division does not object to this request:

1. The church shall prepare and record an approved subdivision plat that defines the subject east right-of-way line of relocated Pleasant Ridge Road to the City's satisfaction.
2. The church shall provide a written description of the right-of-way being closed, and it shall be certified by a Registered Land Surveyor.

I have discussed this issue with Jeff Miller, the church's surveyor, and understand that both he and the church intend to comply fully with these conditions.

If you have any questions, please call. You can reach me at 215-2148.

Sincerely,

Floyd R. Smith, R.L.S., Technical Services Administrator

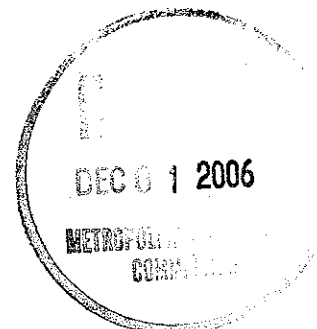
C: Kathy Buchanan, Redemption Christian Center, Inc., (Fax only: 546-8967)
Jeff Miller, R.L.S. (Fax only: 423-787-2018)
David McGinley, P.E., Chief, Stormwater Section, Engineering Division
Mark Geldmeier, P.E., Chief, Traffic Engineering Section
Tom Clabo, P.E., Chief, Civil Engineering Section
File

kp061201 cls pleasant rdg rd 12-A-06-SC doc

BELLSOUTH

BellSouth Telecommunications, Inc.
9733 Parkside Drive
Knoxville TN 37922

November 29, 2006



TO: Metropolitan Planning Commission

FROM: Walter M. Primm
BellSouth
9733 Parkside Dr.
Knoxville, TN 37922

SUBJECT: JEFF MILLER FOR REDEMPTION CHURCH – Closure of northwest portion of Pleasant Ridge Road (formerly Old Pleasant Ridge Road) from northwest terminus of Old Pleasant Ridge Road west of terminus of Old Montgomery Avenue to east right-of-way line of relocated Pleasant Ridge Road, Council District 3, Central City Sector – 12-A-06-SC

BellSouth has facilities in this area. The closing will be satisfactory as originally proposed with an easement to maintain and replace our plant as needed in the area in question.

Thank you,

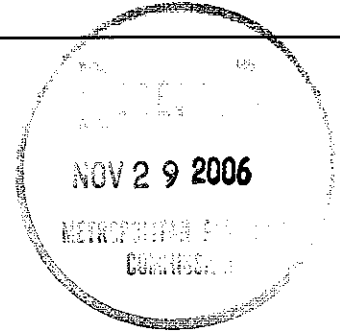
A handwritten signature in black ink that reads "Walter M. Primm".

Walter M. Primm



Knoxville Utilities Board

November 27, 2006



Mr. Ken Pruitt
Knoxville-Knox County
Metropolitan Planning Commission
Suite 403, City-County Building
Knoxville, Tennessee 37902

Dear Mr. Pruitt:

Re: Right-of-Way Closure Request 12-A-06-SC

We have reviewed our records and find that we have existing utility facilities located within the subject right-of-way. The approximate location of these facilities is indicated on the attached 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 easement(s) for its utility facilities.

- Water – 7.5 feet on each side of the centerline of the water line, 15 feet total width
- Gas – 7.5 feet on each side of the centerline of the gas line, 15 feet total width
- Electric – 10 feet on each side of the centerline of the electric line, 20 feet total width

So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2752.

Sincerely,

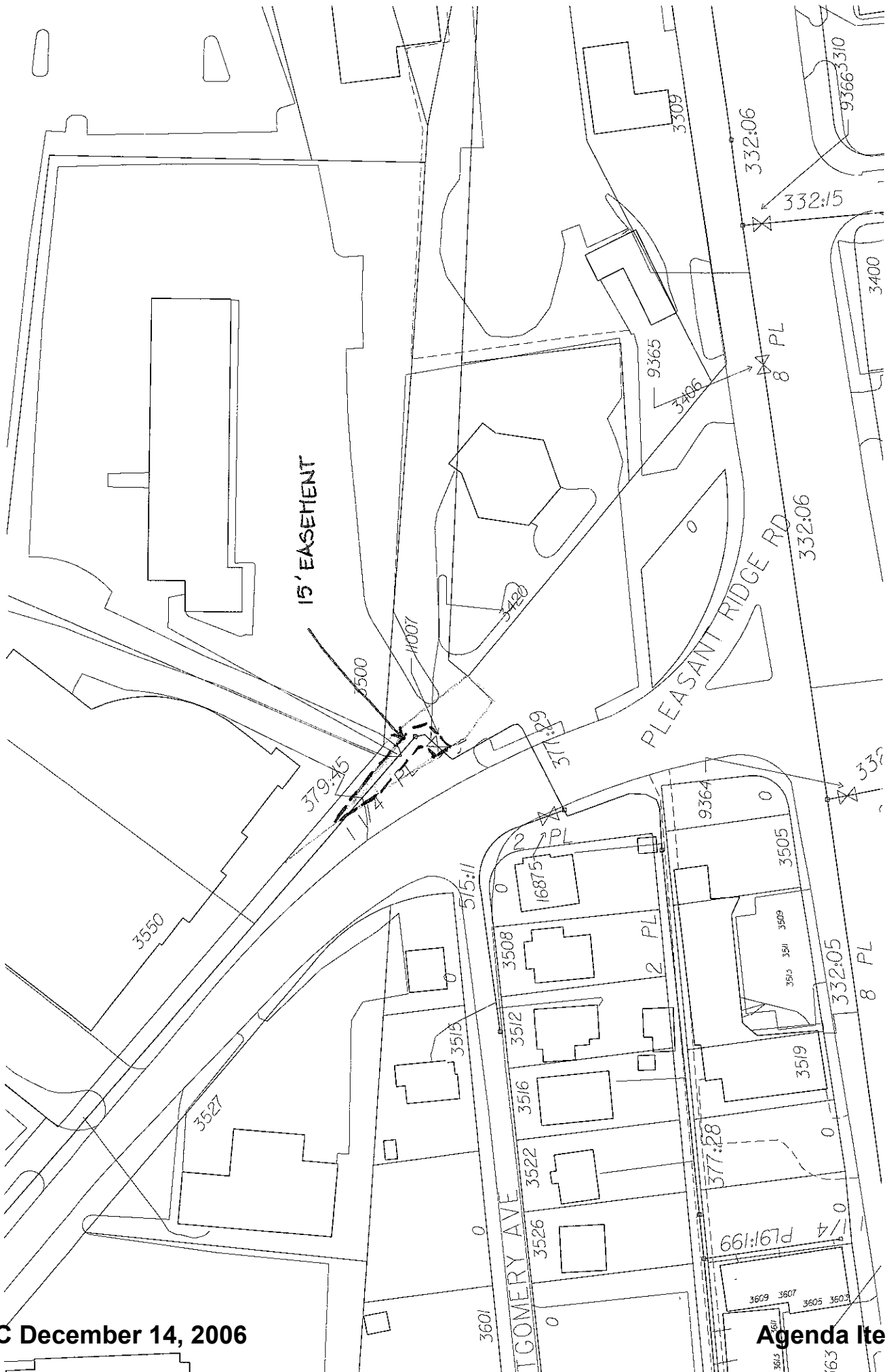
Cheryl E. Myers
Engineering

cem/ggt

Attachment

c/att: File—Engineering

GAS



ELECTRIC

