



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

▶ **FILE #:** 9-B-06-SC **AGENDA ITEM #:** 9  
 POSTPONEMENT(S): 9/14/2006 **AGENDA DATE:** 12/14/2006

▶ **APPLICANT:** REDEMPTION CHRISTIAN CENTER, INC.

TAX ID NUMBER: 93 D C 006,006.02,007-010  
 JURISDICTION: Council District 3  
 SECTOR PLAN: Central City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ZONING: I-3 (General Industrial) & C-6 (General Commercial Park)

▶ **RIGHT-OF-WAY TO BE CLOSED:** **Montgomery Ave**  
 ▶ **LOCATION:** **Between Pleasant Ridge Rd. and East terminus of Montgomery Ave.**

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

▶ **APPLICANT'S REASON FOR CLOSURE:** **Applicant wishes to combine adjacent properties on north and south sides of right-of-way into one large lot. This section of Montgomery Ave. has not been used since 1995, when Pleasant Ridge Rd. was widened.**

DEPARTMENT-UTILITY REPORTS: No objections received; subject to any required easements.

**STAFF RECOMMENDATION:**

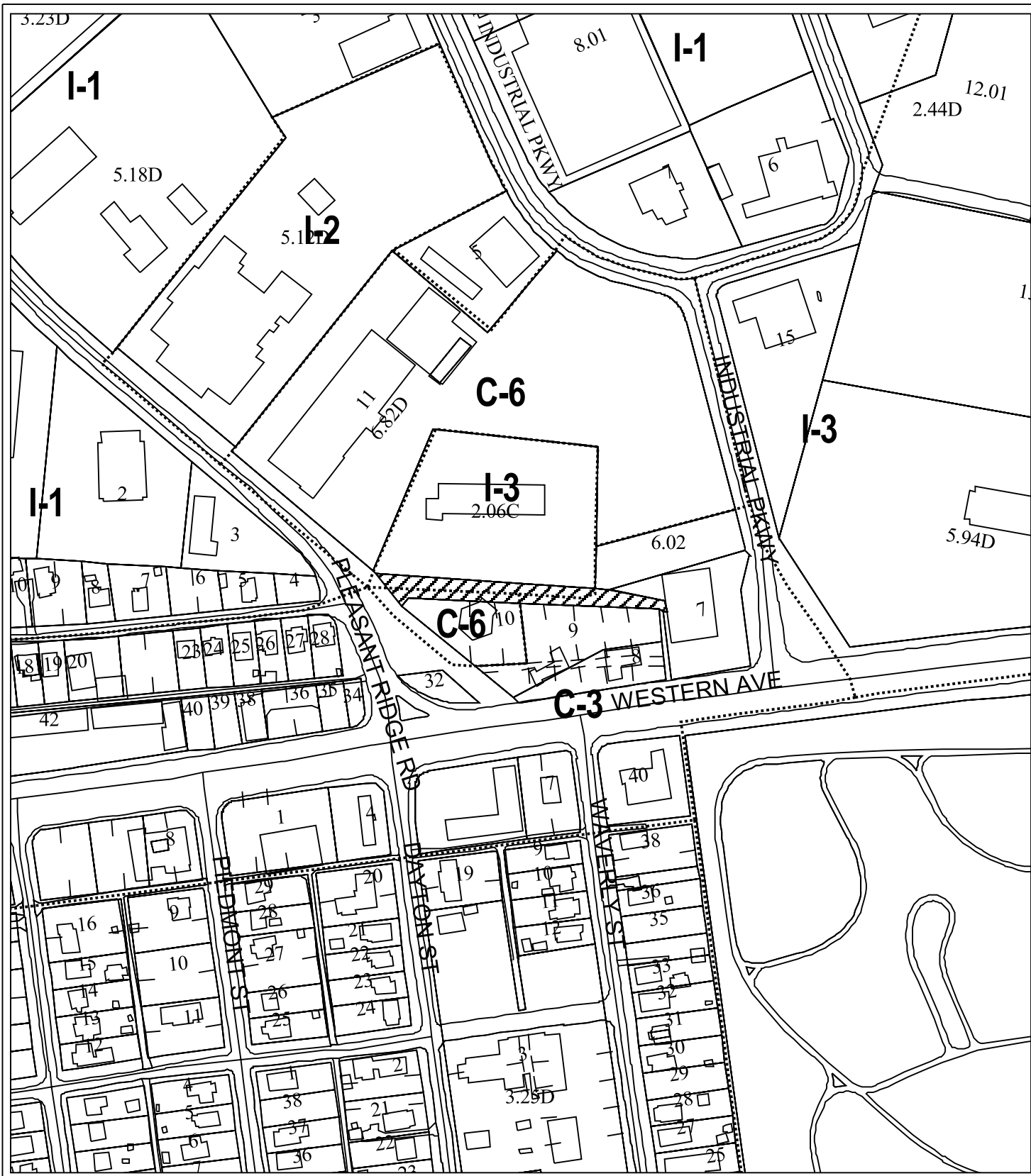
▶ **APPROVE the closure of Montgomery Ave., subject to any required easements and City Engineering Department requirements. (See letter.)**

The applicant and their surveyor have been working with the City Engineering Department to accomplish this and other right-of-way closures in the area without land locking any property. .

**COMMENTS:**

The proposed closure only serves the applicant's adjoining property and is not needed for public access to this area.

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.

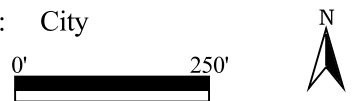


**9-B-06-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: Redemption Christian Center, Inc.  
 Map No: 93  
 Jurisdiction: City

Name of Street or Alley: Montgomery Ave  
 To be closed from: Pleasant Ridge Rd.  
 To be closed to : East terminus of Montgomery Ave.

Original Print Date: 08/23/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



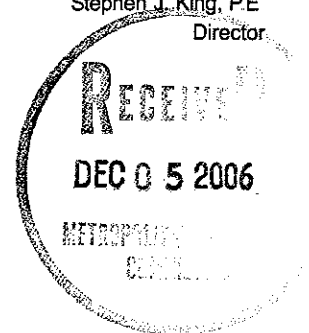
CITY OF KNOXVILLE

BILL HASLAM, MAYOR



Engineering Division

Stephen J. King, P.E.  
Director



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 OLD MONTGOMERY AVENUE**  
MPC File #9-B-06-SC / City Block 19114

Dear Mr. Pruitt:

This is a request by Redemption Christian Center, Inc., to close all that portion of Old Montgomery Avenue lying east of Pleasant Ridge Road. Closing this road will landlock old Lots 58-60 of West Lonsdale Subdivision (Map Bk. 4, Pg. 106)

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

- 1 The church shall combine these lots and other church properties into one or more lots having legal frontage on a public road by recording an approved subdivision plat with the Register of Deeds, and
- 2 This closure shall not become effective and will be declared null and void if the plat is not recorded before December 13, 2007

I have discussed these conditions with Kathy Buchanan and understand the church fully intends to comply with them.

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

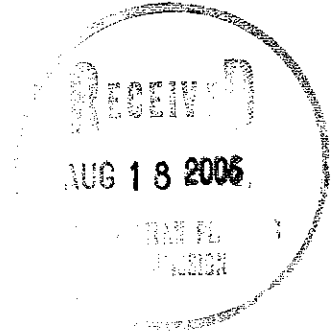
kp061201 cls montgomery ave 9-B-06-SC doc



Knoxville Utilities Board

August 17, 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 9-A-06-AC and 9-B-06-SC**

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 and we have no objection to the requested closure. However, KUB does not release and hereby retains all easements and rights for existing utility facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2735.

Sincerely,

Pat Patterson  
Engineering

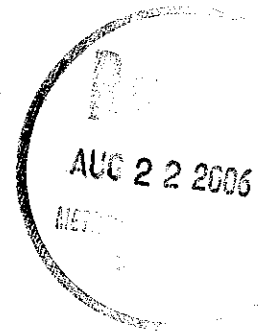
PP:ggt

cc: File—Engineering

**BELLSOUTH**

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BellSouth Telecommunications, Inc.  
9733 Parkside Drive  
Knoxville, TN 37922



August 17, 2006

TO: Metropolitan Planning Commission

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

SUBJECT: REDEMPTION CHRISTIAN CENTER, INC. – Closure of Montgomery Avenue from right side of Pleasant Ridge Road coming from Western Avenue to end of Montgomery Avenue on right side of Pleasant Ridge Road, Council District 3, Central City Sector – 9-B-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, appearing to read "Walter M. Primm", is written over a horizontal line. The signature is fluid and cursive.

Walter M. Primm