



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

▶ **FILE #:** 6-B-06-SC **AGENDA ITEM #:** 9
POSTPONEMENT(S): 6/8/06,7/13/06,8/10/06 **AGENDA DATE:** 9/14/2006

▶ **APPLICANT:** CHEROKEE RIDGE, LLC

TAX ID NUMBER: 67 M A 005, 006
JURISDICTION: Council District 3
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ZONING: C-3 (General Commercial)

▶ **RIGHT-OF-WAY TO BE CLOSED:** Stekoa Ln
▶ **LOCATION:** Between Schaad Rd. and Stekoa Ln. western cul-de-sac right of way

IS STREET:
(1) IN USE?: Yes
(2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** To increase the development and market potential for adjacent properties.

DEPARTMENT-UTILITY REPORTS: City Engineering requests that the closure of this street section be subject to the former cul-de-sac being rededicated and constructed as it existed prior to the present road extension to Schaad Rd.

STAFF RECOMMENDATION:

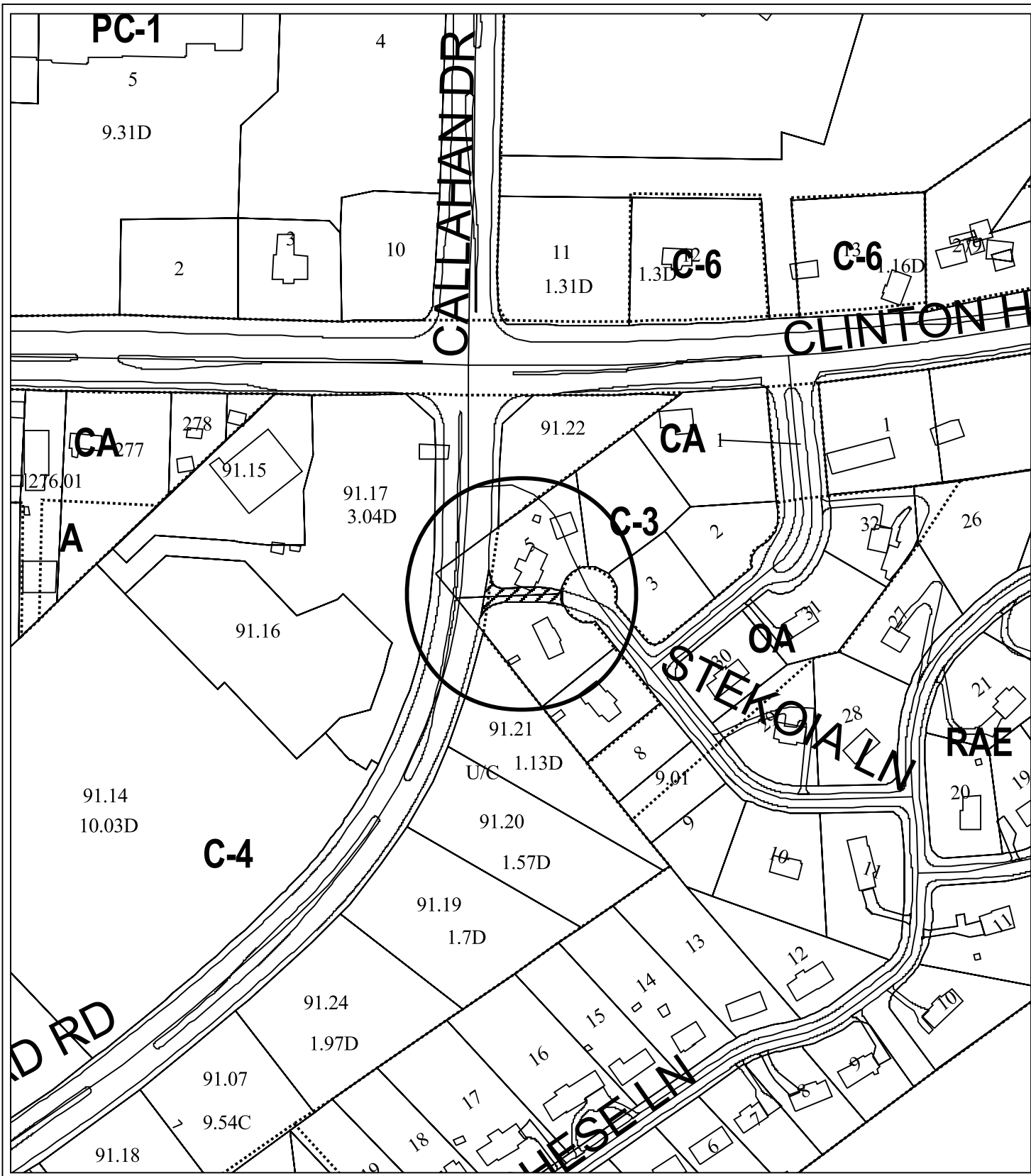
▶ **DENY the closure**



This street section is open and used for public access to Schaad Rd. and Clinton Hwy. from the residential neighborhood to the southeast. This right-of-way is needed for safe access to northbound traffic onto Clinton Hwy. from this neighborhood, since it provides access to the signalized intersection of Schaad Rd. and Clinton Hwy.

COMMENTS:

Public need and traffic safety issues support the denial of this closure request.

If approved, this item will be forwarded to Knoxville City Council for action on 10/10/2006 and 10/24/2006. 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.



| | | |
|---|--|--|
| 6-B-06-SC CLOSURE OF PUBLIC RIGHT OF WAY | | Petitioner: Cherokee Ridge, LLC |
| Name of Street or Alley: Stekoa Ln To be closed from: Schaad Rd. To be closed to : Stekoa Ln. western cul-de-sac right of way | | Map No: 67 |
| Original Print Date: 05/24/06 Revised: Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902 | | Jurisdiction: City |
| | |   |



May 24, 2006

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



SUBJECT: Request to Close a Portion of STEKOIA LANE
MPC File #6-B-06-SC / City Block 40810

Dear Mr. Pruitt,

This is a request by Cherokee Ridge, LLC, to close an extension of Stekoia Lane that it purports to have built in 2001. The extension runs Westerly approximately 175 feet from a cul-de-sac at the end of Stekoia Lane to Schaad Road. The cul-de-sac is shown on a plat of Cherokee Ridge Subdivision recorded in Map Bk. 26, pg. 163.

In September of 2000, and in conjunction with the construction of this extension, Knox County closed a portion of the above-mentioned cul-de-sac but with the understanding that the extension would be dedicated to the public when completed.

City Engineering does not object to this closure. However, we recommend that the closed portion of the cul-de-sac should be rededicated to the public and reconstructed to Knox County's satisfaction.

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: Bruce Wuethrich, Director, Knox Co. Engineering & Public Works (Fax only: 215-5810)
Stephen J. King, P.E., Director, Engineering Division
Brent Johnson, P.E., R.L.S., Deputy Director, Engineering Division
David McGinley, P.E., Chief, Stormwater Section, Eng. Division
Mark Geldmeier, P.E., Chief, Traffic Engineering Section
Tom Clabo, P.E., Chief, Civil Engineering Section
File

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Knoxville Utilities Board

May 19, 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 6-B-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.

Electric – 10 feet on each side of the centerline of the electric line, 20 feet total width
Sewer – 7.5 feet on each side of the centerline of the wastewater line, 15 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 558-2735.

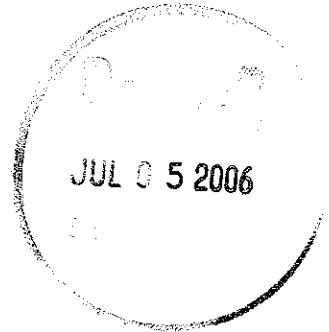
Sincerely,

Pat Patterson
Engineering

PP:ggt

Attachment

Paul B. Nesbitt
President, Cherokee Ridge Homeowner Association
6605 Wachese Lane
Knoxville, TN 37912
Home Phone 947-6778; Cell 924-1946
July 5, 2006



Metropolitan Planning Commission
City County Building
400 W Main Street
Knoxville, TN 37902

Dear Metropolitan Planning Commissioners,

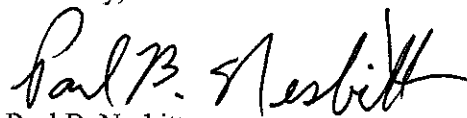
I am writing on behalf of my community (Cherokee Ridge and Cherokee Peak Subdivisions), concerning the proposed Right of Way Closure (File # 6-B-06-SC), which involves the closing of Stekoa Lane where it connects to Schaad Road. This item was postponed on June 8, 2006, and is to be discussed before MPC on July 13, 2006.

The residents of this community are very much opposed to the closing of this road since it provides the only safe access to Clinton Highway going north by way of the traffic light at Schaad Road and Clinton Highway. The other two exits are very dangerous and difficult to use. The exit at Kanuga Drive and Clinton Highway is just below the crest of a hill where traffic approaches at speeds of 60 miles per hour or more. The exit at Aquoni Drive and Clinton Highway is directly across from the entrance to Lowe's Home Improvement Center, Ruby Tuesday, Golden Corral, Chick-Fil-A, and Hobby Lobby. It is almost impossible to turn left at this intersection because of traffic in and out of these businesses, and the high traffic on Clinton Highway. Also, the traffic light at Schaad Road and Clinton Highway is very close and releases large streams of traffic past this intersection.

When this area was zoned Commercial (CA) in 1998, a compromise agreement was made between Cherokee Ridge Subdivision and the developer, Mr. Victor Jernigan. Part of this agreement was to provide a **permanent road** to connect to Schaad Road for a safe exit from Cherokee Ridge to Clinton Highway. Some of the properties have changed ownership, and now a company known as Cherokee Ridge, LLC, wants to close this road "to increase Cherokee Ridge, LLC's development and/or market potential." We ask that you consider the safety of our community over the commercial interests of Cherokee Ridge, LLC.

Thank you for your attention to this matter

Sincerely,


Paul B. Nesbitt



Knox County Commission



SCOTT MOORE, 7TH DISTRICT CHAIRMAN
THOMAS STRICKLAND, 1ST DISTRICT, VICE CHAIRMAN
DIANE JORDAN, 1ST DISTRICT
DAVID COLLINS, 2ND DISTRICT
BILLY TINDELL, 2ND DISTRICT
WANDA MOODY, 3RD DISTRICT
IVAN HARMON, 3RD DISTRICT
JOHN SCHMID, 4TH DISTRICT
PHIL GUTHE, 4TH DISTRICT
JOHN GRIESS, 5TH DISTRICT

CRAIG LEUTHOLD, 5TH DISTRICT
MIKE HAMMOND, 5TH DISTRICT
MARK CAWOOD, 6TH DISTRICT
LARRY STEPHENS, 6TH DISTRICT
MARY LOU HORNER, 7TH DISTRICT
MIKE McMILLAN, 8TH DISTRICT
JOHN R. MILLS, 8TH DISTRICT
LARRY CLARK, 9TH DISTRICT
PAUL H. PINKSTON, 9TH DISTRICT

Suite 603, City & County Building
400 West Main Street
Knoxville, Tennessee 37902
(865) 215-2534 (Office)
(865) 215-2038 (Fax)

June 30, 2006

Mr. Ken Pruitt
Metropolitan Planning Commission
City County Building
400 W Main Street
Knoxville, Tennessee 37902

Dear Mr. Pruitt,

We are writing on behalf of my constituent, Mr. Paul Nesbitt, and the residents of Cherokee Ridge Subdivision. Mr. Nesbitt has brought to our attention a right of way closure, which involves closing Stekoa Lane where it connects to Schaad Road, which is coming up before MPC on Thursday, July 13, 2006. The file number is 6-B-06-SC.

When this area was zoned Commercial (CA) in 1998, a compromise agreement was made between Cherokee Ridge Subdivision and the developer, Mr. Victor Jernigan, and approved by MPC, to provide a permanent road to connect to Schaad Road as a safe exit from Cherokee Ridge since the other two exits are on Clinton Highway, and are very dangerous and difficult to use.

We recommend that the original agreement be kept and the road remain open for the safety of the subdivision residents

Thank you for your time and attention to this matter and please do not hesitate to contact us if we may ever be of service to you.

Sincerely,

MARK CAWOOD

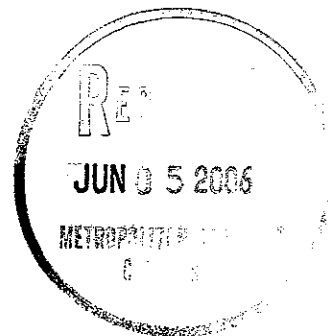
LARRY STEPHENS

cc: Mark Donaldson

Knox County Commission



MARK CAWOOD
COMMISSIONER SIXTH DISTRICT



June 2, 2006

Mr. Ken Pruitt
Metropolitan Planning Commission
City County Building
400 W Main Street
Knoxville, Tennessee 37902

Dear Mr. Pruitt,

I am writing on behalf of my constituent, Mr. Paul Nesbitt, and the residents of Cherokee Ridge Subdivision. Mr. Nesbitt has brought to my attention a right of way closure, which involves closing Stekoia Lane where it connects to Schaad Road, which is coming up before MPC on Thursday, June 8, 2006. The file number is 6-B-06-SC.

When this area was zoned Commercial (CA) in 1998, a compromise agreement was made between Cherokee Ridge Subdivision and the developer, Mr. Victor Jernigan, and approved by MPC, to provide a permanent road to connect to Schaad Road as a safe exit from Cherokee Ridge since the other two exits are on Clinton Highway, and are very dangerous and difficult to use.

I recommend that the original agreement be kept and the road remain open for the safety of the subdivision residents.

Thank you for your time and attention to this matter and please do not hesitate to contact me if I may ever be of service to you.

Sincerely,

A handwritten signature in black ink that reads "Mark Cawood".

MARK CAWOOD

cc: Mark Donaldson

PETITION TO OPPOSE THE PROPOSED CLOSING OF STEKOIA LANE AT SCHAAD ROAD

To Whom It May Concern:

We, the undersigned residents of Cherokee Ridge and Cherokee Peak Subdivisions, strongly oppose the proposal by Cherokee Ridge, LLC to close Stekoia Lane where it intersects Schaad Road. This access to Schaad Road was part of the compromise agreement which established the rezoning of this property to commercial (CA) in 1998. This intersection is a vital egress for our subdivisions. The other two exits from our neighborhood are too congested and dangerous to turn left onto Clinton Highway going north. The exit at Kanuga Drive and Clinton Highway is just below the crest of a hill where traffic approaches at speeds of 60 miles per hour or more. The exit at Aquoni Drive is directly across from the entrance to Lowe's, Ruby Tuesday and Chick-Fil-A. It is also about 450 feet from the traffic light at Schaad/Callahan Road and Clinton Highway. It is almost impossible to turn left at this intersection. The only safe way to turn left onto Clinton Highway is to go to Schaad Road and turn left at the traffic light at Schaad Road and Clinton Highway. This option would be eliminated if Stekoia Lane is closed. If it has not already been done, we ask that this section of Stekoia Lane be adopted by the City and/or County and kept open. We feel that our safety is much more important than the commercial interests of Cherokee Ridge, LLC.

**PETITION TO OPPOSE THE PROPOSED CLOSING
OF STEKOIA LANE AT SHAAD ROAD
MAY 2006**

| Name | Address | Phone |
|-------------------|-------------------|--------------|
| Ruth M Bynley | 6609 Wachese Ln | 865-947-7461 |
| Ermon Bynley | 6609 Wachese Ln | 865-947-7461 |
| Patricia S Hecks | 6621 Wachese Ln | 938-2131 |
| Maclaw R. Hecks | 6621 Wachese Ln | 938-2131 |
| Jennifer Leadwell | 6625 Wachese Ln | 938-7452 |
| Todd Leadwell | 6625 Wachese Ln | 938-7452 |
| Stan Rupp | 6629 Wachese Ln. | 947-1083 |
| Diana S. Rupp | 6629 Wachese Ln. | 947-1083 |
| Brantly W. KS | 6604 Wachese Ln | 300-1442 |
| Carina Lee Thomas | 6633 Wachese Lane | 947-6177 |
| Robert J Borita | 6633 Wachese Ln. | 947-6177 |
| Bruce M Burns | 6620 Wachese Ln. | |
| Ruth Burns | 6620 Wachese Lane | |
| Scott Minor | 6608 Wachese Ln | |
| Alvin Bell | 6516 Wachese Ln | 947-6287 |
| David Hain | 6512 Wachese Ln | 237-7608 |
| John A. Long | 6509 Wachese Ln | 935-4323 |
| Paul B. Abbott | 6605 Wachese Ln | 947-6778 |
| Sandra C. Abbott | 6605 Wachese Lane | 947-6778 |
| Shawn Tuttle | 6614 Wachese | 938-0831 |
| Fredrick Tuttle | 6614 Wachese | 938-0831 |

**PETITION TO OPPOSE THE PROPOSED CLOSING
OF STEKOIA LANE AT SCHAAD ROAD
MAY 2006**

| Name | Address | Phone |
|-------------------|--------------------------|----------|
| Barbara Keys | 6600 Wachese | 938-7282 |
| Peggy Smelcer | 6624 Wachese Ln. | 947-0148 |
| Dwain Smelcer | 6624 Wachese Ln. | 947-0148 |
| Peggy Holder | 6628 Wachese La | 947-1796 |
| Ricky Holder | 6628 Wachese LA | 947-1796 |
| Danya Putridge | 6641 Wachese La. | 947-2924 |
| Linda Kites | 2811 Cherokee Peak Ln | 938-0282 |
| David R. Pikel | 2819 Cherokee Peak Lane | 947-5383 |
| Valone Ralby | 2835 Cherokee Peak Ln | 924-7838 |
| Sheri Stewardson | 2826 Cherokee Pk Ln Knox | 947-7798 |
| Jeff Stewardson | 2826 Cherokee Pk Ln | 947-7798 |
| Cynthia Rice | 2806 Cherokee Pk. Ln | 963-7824 |
| Frank Cruz | 2806 Cherokee Pk. Ln | 947-8018 |
| Dave Fols | 2807 Cherokee | 947-2028 |
| Daniel R | 2823 Cherokee Peak Lane | 947-8165 |
| Sherry Nichols | 2834 Cherokee Peak Ln | 254-0144 |
| M. C. Webb | 6617 Wachese Ln | 938-2869 |
| Bob Forrest | 120 Stekoa Ln | 938-2150 |
| Ken Stoy | 114 Stekoa Ln. | 938-4409 |
| Carrie F. Shipley | 114 STEKOIA LN | 938-4809 |
| Sam Dahm | 6548 Kanuga Dr | 947-6411 |

**PETITION TO OPPOSE THE PROPOSED CLOSING
OF STEKOIA LANE AT SHAAD ROAD
MAY 2006**

| Name | Address | Phone |
|----------------------|-----------------------|----------------|
| V. B. Krishna | 6501 Kanuga Dr | 938-5858 |
| Brenda Vick | 6505 Kanuga Dr. | 938-8994 |
| Sandy Ryne | 6508 Kanuga Dr. | 938-2963 |
| Walter J. Batten | 6509 Kanuga Dr | 947-8906 |
| Kathy Williams | 6516 Kanuga Dr. | 947-7643 |
| Faor + Raisa Gusan | 6520 Kanuga Dr | 938-8595 |
| TELVIS R. MIRACLE | 6524 Kanuga Dr | 938-5105 |
| Donald R. Miracle | " " " " | " " " " |
| Bert + Reina Miranda | " " " " | " " " " |
| Hubert Rosales | 6528 Kanuga Dr. | 771-8541 |
| Clark Sauran | 6532 KANUGA DR | 947-9330 |
| Mike Nash | 2831 Cherokee Peak Ln | 938-4937 |
| Jana Nash | 2831 Cherokee Peak Ln | 938-4937 |
| Jaran Dierling | 6536 KANUGA DR. | 385-5131 |
| Tom Hess | 6541 Kanuga Dr. | 37912 740-2654 |
| Katrina Jones | 6541 Kanuga Dr | 37912 740-2654 |
| Dwight Walker | 6529 Kanuga Dr | 37912 938-8135 |
| Mary Walker | 6529 Kanuga Dr | 37912 938-8135 |
| Jennifer Ketchum | 6528 Kanuga Drive | 37912 661-9880 |
| Kristen Subija | 6528 Kanuga Drive | 37912 771-8540 |

**PETITION TO OPPOSE THE PROPOSED CLOSING
OF STEKOIA LANE AT SCHAAD ROAD
MAY 2006**

| Name | Address | Phone |
|------------------|-------------------------------------|----------|
| Kmanda Miryoshi | 10728 Kamuga Dr. 37912 | 744-8329 |
| Jennifer Whitson | 6801 Wachese Lane 37912 | 335-1182 |
| Raymond Luckado | 1947 Keith Ave 37921 | 728-6573 |
| Lisa Smith | 6637 Wachese Ln Knoxville 37912 | 947-5337 |
| Jim Fossil | 6504 Kamuga Dr Knoxville, TN 37912 | 938-0324 |
| Juddie Strubli | 6504 Kamuga Dr Knoxville, TN | 938-0324 |
| Sharon Parker | 6517 Kamuga Dr. Knoxville TN | 938-7389 |
| K. Blakeney | 6517 Kamuga Dr Knoxville TN | 938-7389 |
| DAVID A. Taylor | 117 Stekoia Lane Knoxville TN | 938-1668 |
| Sheila K. Faylor | 117 Stekoia Lane Knoxville TN | 938-1668 |
| [Signature] | 117 Stekoia Lane Knoxville TN | 938-1668 |
| J. Egan | 6612 Wachese Ln Knoxville TN | 938-2944 |
| Marlene Egl | 6612 Wachese Lane, Knoxville, TN | 938-2944 |
| Kim Dodson | 6505 Wachese Ln, Knoxville TN 37912 | 917-9751 |
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**PETITION TO OPPOSE THE PROPOSED CLOSING
OF STEKOIA LANE AT SHAAD ROAD
MAY 2006**

| Name | Address | Phone |
|--------------------|--------------------|----------|
| Gary E. Truett | 6527 Hillridge | 938-8544 |
| Gary E. Truett | | |
| Alycia Truett | 6527 Hillridge | 938-8544 |
| Alycia Truett | | |
| Betsy L. Allison | 7237 Ashford Glen | 947-4631 |
| Betsy L. Allison | | |
| Mildred G. Allison | 6520 Hillridge Rd | 938-6266 |
| Mildred G. Allison | | |
| Nancy H. Nelson | 6516 Hillridge Rd | 947-7978 |
| NANCY H. NELSON | | |
| Patty Bandow | 6512 Hillridge Rd | 938-7541 |
| Salice Shown | 6517 Hillridge | 947-2361 |
| Ted & Andrea Shown | 6513 Hillridge | 938-8434 |
| Hang Whittington | 6433 Downridge Pk. | 947-1832 |
| Edna Whittington | 6433 Downridge Pk. | 947-1832 |
| Opal T. Senter | 6501 Hillridge | 938-4643 |
| John Drake | 6512 Hillridge Rd | 938-7541 |
| Linda Clark | 6424 Down Ridge | 938-9065 |
| V. J. Lacey | " " " " | " " " " |
| Kathryn H. Jones | 6429 Downridge Pk. | |
| Alexis Jones Sr. | 6429 Downridge Pk. | |

PETITION TO OPPOSE THE PROPOSED CLOSING
OF STEKOIA LANE AT SHAAD ROAD
MAY 2006

Name

Address

Phone

Suzanne McMahon 6523 Hillridge Rd 748-5413

Suzanne McMahon

Ryan F. McMahon 6253 Hillridge Rd 216-2214

Ryan McMahon

Foumia Sakhel 6523 Hillridge Rd 947-0210

Foumia Sakhel



Kanuga Dr. at Clinton Hwy. – Right



Kanuga Dr. at Clinton Hwy. – Left



Aquoni Dr. at Clinton Hwy. – Left



Stekoia Dr. at Schaad Rd. - Left
[Note Traffic Light]



Stekoia Dr. at Schaad Rd. - Right
[Note Traffic Light]