



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
STREET/ROAD NAME CHANGE**

▶ **FILE #:** 3-B-07-SNC **AGENDA ITEM #:** 9
POSTPONEMENT(S): 3/8/2007-6/14/2007 **AGENDA DATE:** 7/12/2007

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION

TAX ID NUMBER: 94 E E 004

JURISDICTION: City Council District 6

▶ **CHANGE REQUESTED FROM:** E and W Magnolia Ave.
(present street name)

▶ **TO:** 'E and W Regas Ave.'
(proposed street name)

▶ **LOCATION:** Between N. Hall of Fame Dr. and N. Broadway

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ZONING: C-3 (General Commercial)

▶ **APPLICANT'S REASON FOR CHANGE:** New road construction has created a road section that is disconnected from the rest of the street section with the same name. This street name change will eliminate the street name duplication on two different street sections that has been created by this right-of-way realignment.

STAFF RECOMMENDATION:

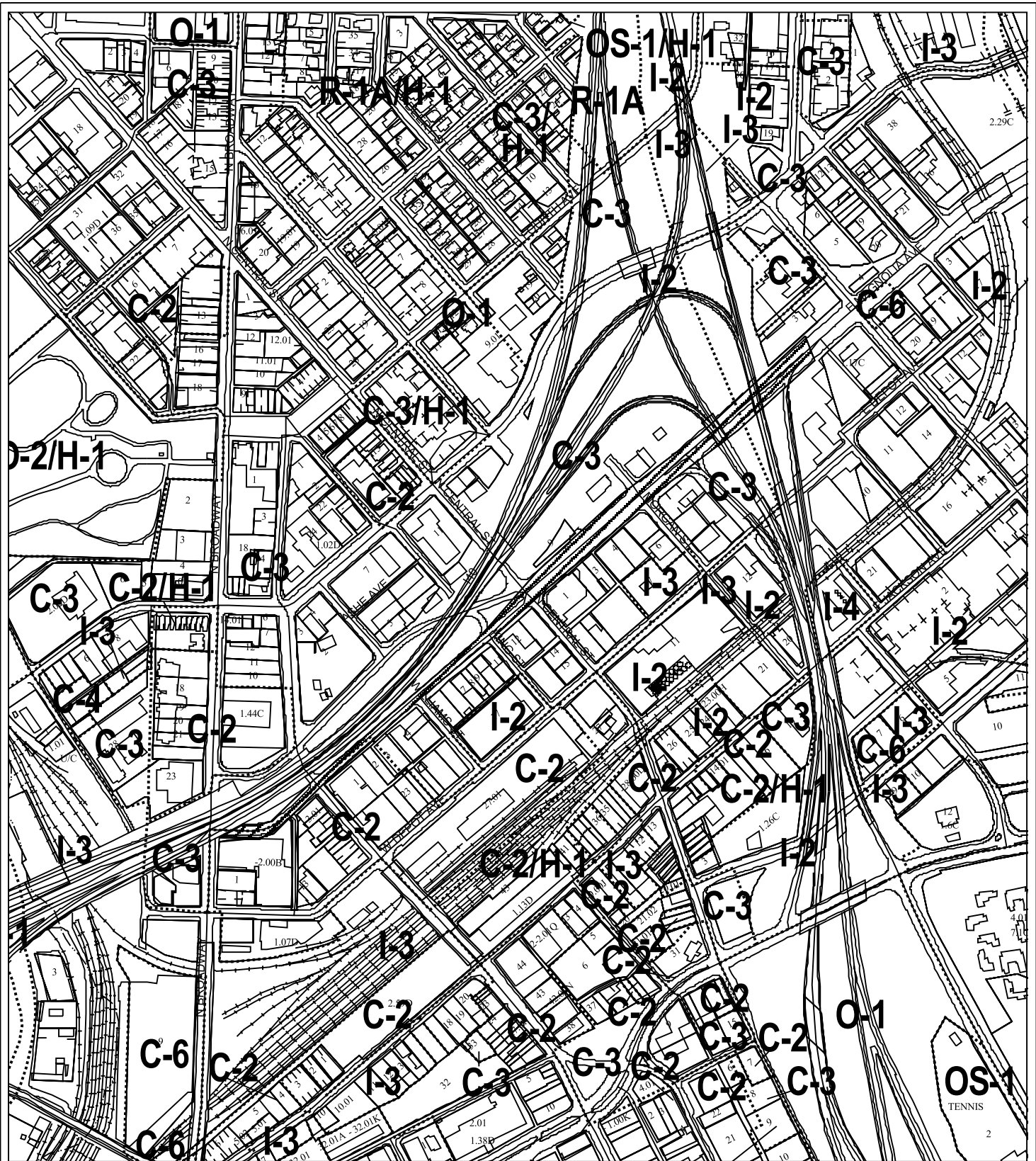
▶ **APPROVE** the name 'East and West Regas Avenue' from N. Hall of Fame Dr. to N. Broadway

Section 23-111 of the City Charter provides: "Street name duplications, including phonetic duplications, within Knoxville/Knox county, are prohibited. Existing duplications shall be identified and a procedure initiated for changing the name of the street duplications which is less disruptive to the community." This street name change is needed to eliminate a duplication caused by the Magnolia Ave realignment through it's intersection with N. Hall of Fame Dr., where the eastern portion of the intersection is located 400+ feet north of the western Magnolia Ave.section intersection. In addition to the City Charter requirements, having two different street sections with the same name is confusing to the traveling public trying to find uses located on these road sections.

COMMENTS:

There is both opposition and support among for the affected business owners and property owners to this street name change. However, this proposed street name change fulfills all the requirements of the City Charter.

If approved, this item will be forwarded to Knoxville City Council for action on 8/14/2007 and 8/28/2007. 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.



**3-B-07-SNC
STREET NAME CHANGE**

Present Street Name:	E and W Magnolia Ave.
Proposed Street Name:	E and W Regas Ave.
Beginning of Change (From):	Hall of Fame Dr.
End of Change (To):	N. Broadway
Original Print Date:	02/22/07
Revised:	
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902	

Petitioner: Knox County Emergency Communications District

Map No: 94

Jurisdiction: City



O'CONNOR, PETTY, CHILD & PIPER

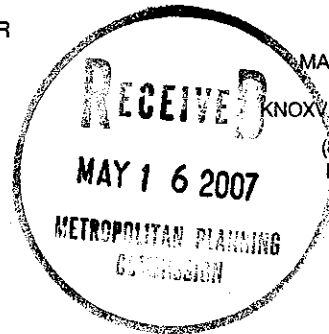
ATTORNEYS AT LAW

SUITE 310, BANK OF AMERICA CENTER

550 W MAIN STREET

KNOXVILLE, TENNESSEE 37902

JOHN T. O'CONNOR
BILL W. PETTY
CHARLES H. CHILD
JACK W. PIPER JR.
ANNE GREER



MAILING ADDRESS
P.O. BOX 219
KNOXVILLE, TN 37901-0219
(865) 525-7115
FAX 525-5165

May 15, 2007

Ken Pruitt
Metropolitan Planning Commission
Suite 403
City County Bldg.
400 Main Street
Knoxville, TN 37902

RE: File No: 3-B-07-SNC
Proposed change of name of Magnolia Avenue west of Hall of Fame Drive

Dear Ken:

I understand that the above matter is still under consideration by the "Name Change Committee" that is chaired by Joe Bailey. I also understand that the proposed name change has been rescheduled from May until June. Assuming that the June meeting is on June 14, 2007, I have a prior commitment that afternoon to be in a hearing before the Department of Labor. I may need to request a further delay of this matter, if the matter is ripe for consideration on June 14, 2007.

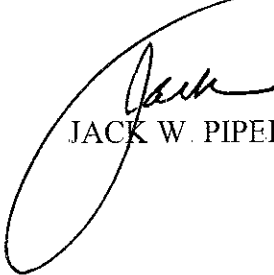
I have reviewed the street name change application which purports to have been requested by 911. I presume you already know this, but I have talked with Bob Coker and he has confirmed, as he did before the committee chaired by Councilman Joe Bailey, that 911 did not request this change.

I understand that the name change request is based upon a duplication that will occur if Fifth Avenue west of Hall of Fame were renamed to Broadway. I understand that the intersection is being realigned, however, I do not understand the logic. It makes sense to me that with appropriate signage there would be no more confusion for West Fifth Avenue to remain West Fifth Avenue west of Hall of Fame Drive. A sign at the intersection could clarify that as one travels westerly on Magnolia and crosses Hall of Fame one would be traveling on West Fifth Avenue. Additional signage could make it clear that West Magnolia Avenue begins at 200 feet to the south of the intersection. This proposal seems logical to me, particularly in light of the fact that it apparently is proposed that Fifth Avenue west of Hall of Fame would be re-named only until it reaches Broadway, at which time it again would be known as West Fifth Avenue.

Under these circumstances, I am requesting that MPC review this matter and withdraw its request to rename that portion of Magnolia Avenue where it lies west of Hall of Fame Drive.

If you would like to discuss this matter, I would be pleased to do so. Thank you for your time and consideration.

Yours very truly,



JACK W. PIPER, JR.

JWPJR:db

cc: Joel Piper
Joe Bailey
Knox Rail Salvage

O'CONNOR, PETTY, CHILD & PIPER

ATTORNEYS AT LAW

6TH FLOOR, 603 MAIN STREET
KNOXVILLE, TENNESSEE 37902

JOHN T. O'CONNOR
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CHARLES H. CHILD
JACK W. PIPER, JR

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February 23, 2007

FEB 27 2007

Gretchen Beal
Metropolitan Planning Commission
Suite 403
City County Bldg.
400 Main Street
Knoxville, Tennessee 37902

RE: Proposed street name change from Magnolia Ave. to Regas Ave.
Your File No: 3-B-07-SNC

Dear Ms. Beal:

Please be advised that I represent Knox Rail Salvage, Inc. The principals in the corporation have advised that they have received a notification from you concerning the proposed renaming of the portion of Magnolia Avenue where Knox Rail Salvage is located.

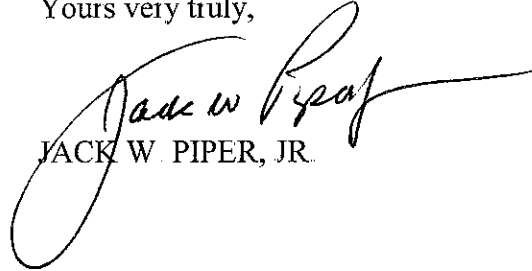
The purpose of my letter is to provide you with prompt notification that my client does not agree to the name change and would prefer that the street upon which the business is located retain the Magnolia Avenue name. The main location of Knox Rail Salvage has long been associated with the street address of 200 E. Magnolia Ave. The customers of Knox Rail Salvage are familiar with this location, but my client is concerned that an address change will likely lead to confusion among its customers.

I have reviewed the map which was provided. I am curious if there are other possible solutions that have been discussed by MPC. If so, my client would be interested in knowing what other possible solutions were considered. For example, has it been considered that the existing Magnolia Avenue West of Hall of Fame Drive retain its present name and addresses and that Fifth Avenue West of Magnolia Avenue retain the same name? This would not disrupt the addresses of those property owners along the existing Magnolia Avenue with appropriate signage at the intersection of Hall of Fame Drive, East Magnolia Avenue and Fifth Avenue, it does not appear to me that there would be a need for change of road names. Surely it is not imperative that Fifth Avenue west of Hall of Fame Drive be changed if the road, assuming it were changed, would change back to Fifth Avenue once it crosses Central Street.

It is reported to me by my client that many of the other business owners that are affected by this name change have expressed that they, too are opposed to the name change. Those include: Mr. A. C. Carmichael with Carmichael Honda on 5th Avenue, Mr. Jack Wallace with Greyhound Bus Lines, Mr. Pete Creel with Free Service Tire, Mr. Dean Sumpter with Master Battery, and Mr. Harold Woods, with the AFL-CIO Union Hall.

My client and I are aware that this matter will be discussed at the public hearing of March 8, 2007, at 1:30 p.m. I anticipate that representatives of my client and I will be present at that time. Prior to that date, however, we would be pleased to exchange information and engage in further discussion concerning this matter.

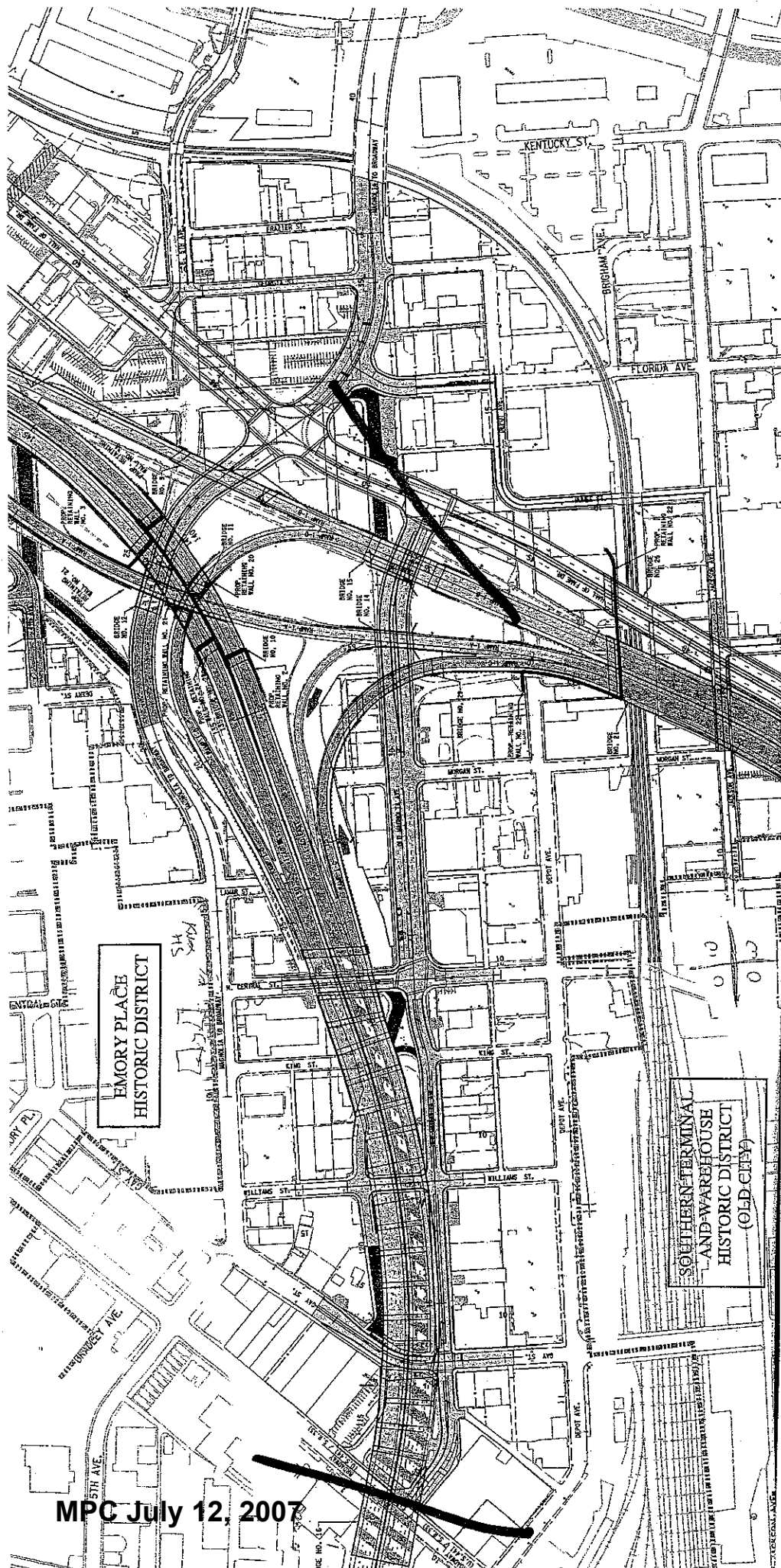
Yours very truly,

A handwritten signature in black ink, appearing to read "Jack W. Piper, Jr.", with a long horizontal flourish extending to the right.

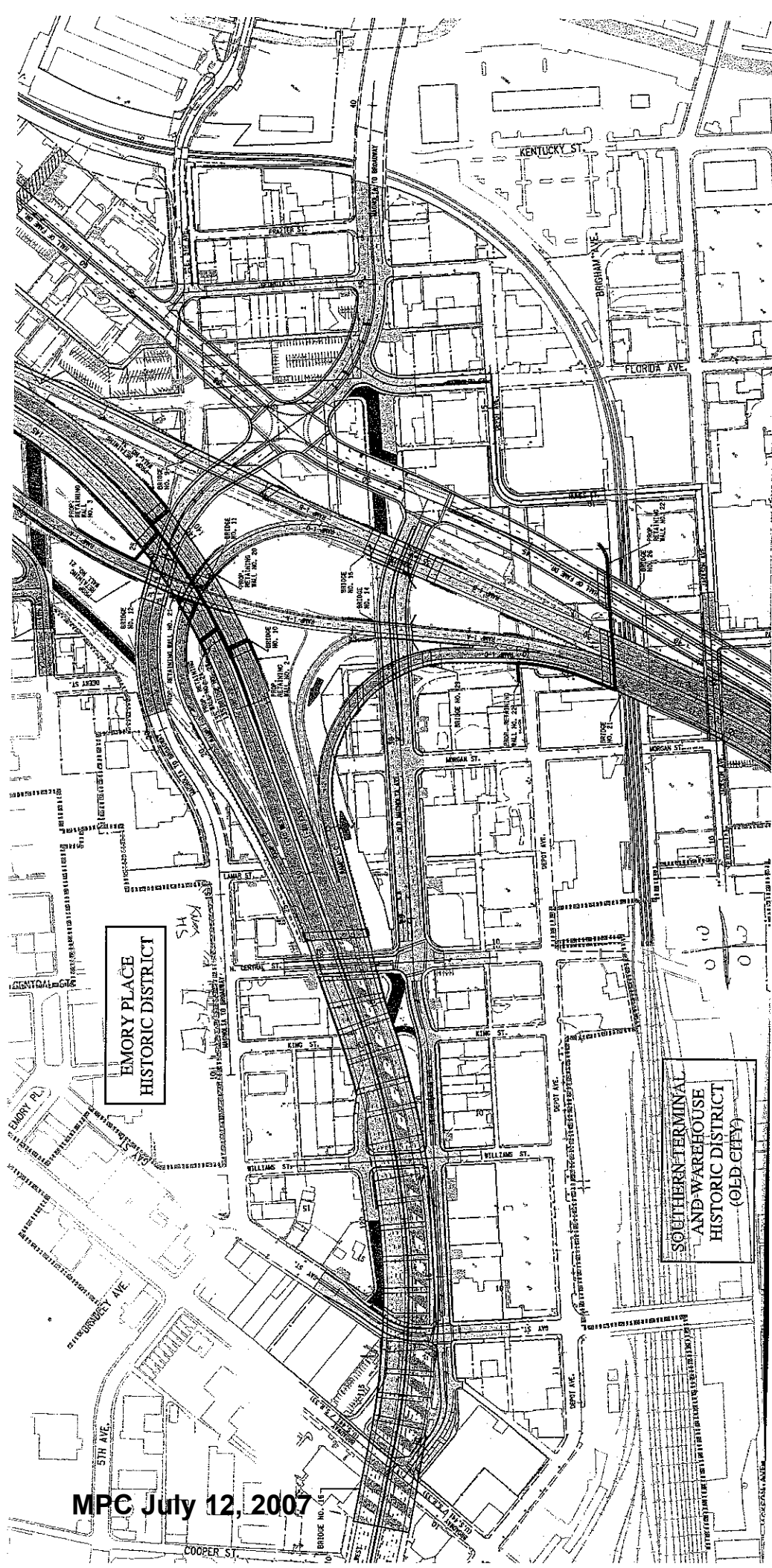
JACK W. PIPER, JR.

JWPJR:db

cc: Knox Rail Salvage, Inc.
200 E. Magnolia Avenue
Knoxville, TN 37917
Attn: Jason Harbison



3-B-07-SNC



3-B-07-SNC