



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

▶ **FILE #:** 9-A-07-SC

AGENDA ITEM #: 7

AGENDA DATE: 9/13/2007

▶ **APPLICANT:** ABTRAC DEVELOPMENT GROUP LLC

TAX ID NUMBER: 70 K E 013
 JURISDICTION: Council District 4
 SECTOR PLAN: East City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: RP-1 (Planned Residential)
 WATERSHED: Love Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Del Mabry Dr. and adjoining alley
 ▶ **LOCATION:** Between northeast property line of parcel 070KE013 and right of way termination inside property

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

▶ **APPLICANT'S REASON FOR CLOSURE:** Right of way conflicts with proposed development of property. The street and alley rights of way are unopened.

DEPARTMENT-UTILITY REPORTS: No objections received as of 8/29/2007; subject to any required easements.

STAFF RECOMMENDATION:

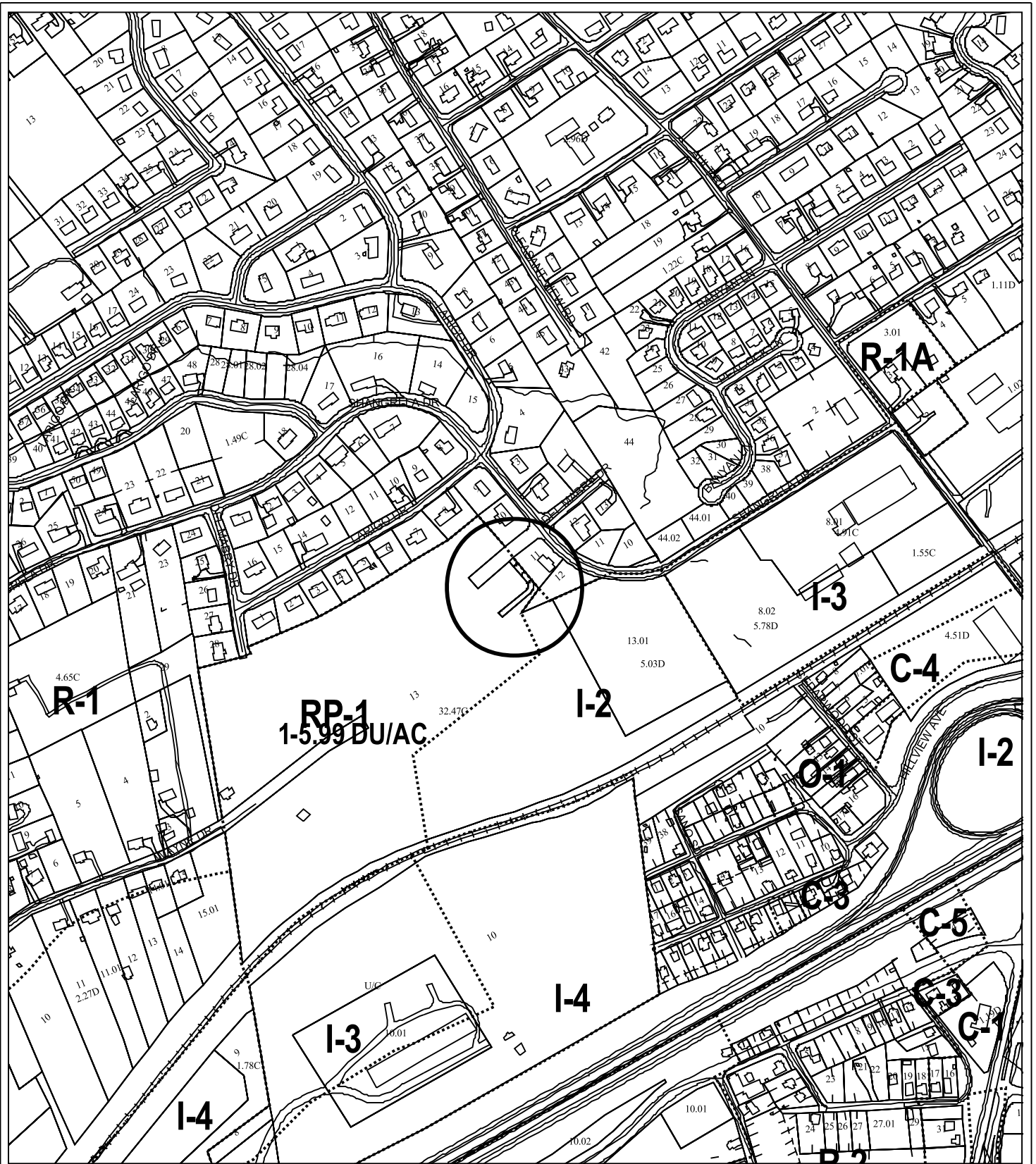
▶ **APPROVE the closures, subject to any required easements and City Engineering Department conditions stated in the attached letter.**

The applicant owns the property adjoining this unopened street and alley and intends to incorporate this right of way into the development.

COMMENTS:

There is no public need for this access.

If approved, this item will be forwarded to Knoxville City Council for action on 10/9/2007 and 10/23/2007. 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-A-07-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: Abtrac Development Group LLC

Map No: 70

Jurisdiction: City

Name of Street or Alley: Del Mabry Dr. and adjoining alley
 To be closed from: northeast property line of parcel 070KE013
 To be closed to : right of way termination inside property

Original Print Date: 08/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



CITY OF KNOXVILLE

BILL HASLAM MAYOR



Engineering Division

Stephen J. King, P.E.

Director



August 28, 2007

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

SUBJECT: Request to Close a Portion of Del Mabry Drive and an adjoining alley
MPC File #9-A-07-SC / City Block 32370

Dear Mr. Pruitt,

This is a request by Abtrac Development Group, LLC to close the a portion of Del Mabry Drive from the northeastern line of an adjoining alley to its terminus to the southwest and to close all of an adjoining 20-foot alley from the southeast line of Del Mabry Drive to its terminus to the southwest.

This portion of Del Mabry Drive is bounded on the southeast by Lots 1 through 6 of Unit 5 of Shangri-La Hills (Plat Book 53S, Page 1) and on the northwest and southwest by Parcel 013 of Tax Map 070-K-E. If closed, Lots 1 through 6 will become landlocked.

The 20-foot alley is bounded on the northeast by Lots 19 & 20 of the First Unit of Shangri-La Hills Subdivision, on the northwest by Lots 1 through 6 of Unit 5 of Shangri-La Hills (Plat Book 53S, Page 1) and on the southeast and southwest by Parcel 013 of Tax Map 070-K-E

Subject to two conditions, the Engineering Division does not object to closing this portion of Del Mabry Drive as requested. First, Abtrac Development Group, LLC must record a survey plat that consolidates or resubdivides their property so that none of it is landlocked. We recommend that this closure (#9-A-07-SC) not become effective until the plat is recorded. Second, a cul-de-sac must be dedicated and constructed to American Association of State Highway and Transportation Officials (AASHTO) standards at the end of the remaining Del Mabry Drive.

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

Sincerely,

Billy Dalton, Jr., Stormwater Engineering Technician II

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

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