



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

▶ **FILE #:** 9-B-07-SC

AGENDA ITEM #: 8

AGENDA DATE: 9/13/2007

▶ **APPLICANT:** ABTRAC DEVELOPMENT GROUP LLC

TAX ID NUMBER: 70 K C 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:** Wayne Dr
 ▶ **LOCATION:** Between southwest 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 right of way is unopened

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

STAFF RECOMMENDATION:

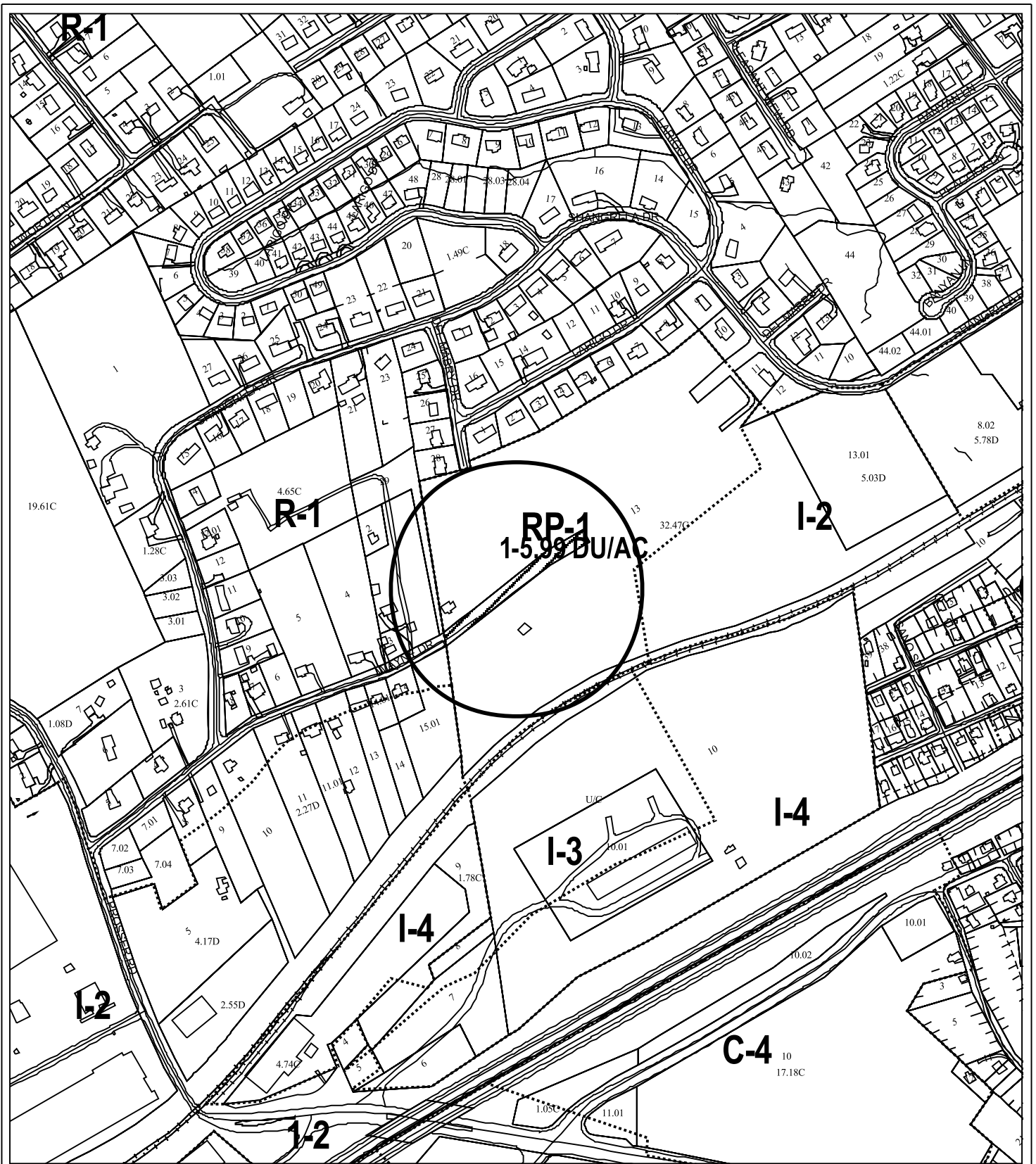
▶ **APPROVE the closures, subject to any required easements and City Engineering Department conditions stated in the attached letter.**

The applicant owns the property adjoining this unopened street and 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-B-07-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: Abtrac Development Group LLC

Map No: 70

Jurisdiction: City

Name of Street or Alley: Wayne Dr
 To be closed from: southwest 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, PE

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 Wayne Drive
MPC File #9-B-07-SC / City Block 32370

Dear Mr. Pruitt,

This is a request by Abtrac Development Group, LLC to close the a portion of Wayne Drive from the southwestern line of Parcel 013 of Tax Map 070-K-E to its terminus to the northeast.

This portion of Wayne Drive is bounded on the northwest by Walker and Hodge Subdivision (Plat Book 47L, Page 116) and on the northeast and southeast by Parcel 013 of Tax Map 070-K-E. If closed, Walker and Hodge Subdivision will become landlocked.

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-B-07-SC) not become effective until the plat is recorded. Second, a turn around must be dedicated and constructed to American Association of State Highway and Transportation Officials (AASHTO) standards at the end of the remaining Wayne Drive.

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

Sincerely,

Billy Dalton, Jr., Stormwater Engineering Technician II

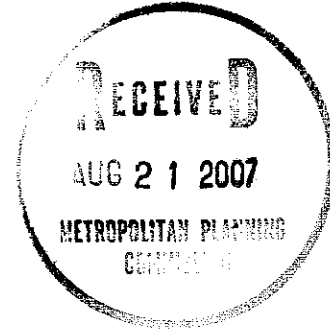
C: Floyd R. Smith, R.L.S., Technical Services Administrator
David McGinley, P.E., Chief, Stormwater Section, Engineering Division
Mark Geldmeier, P.E., Chief, Traffic Engineering Section
Tom Clabo, P.E., Chief, Civil Engineering Section
File

kp060526 cls Wayne Drive 9-B-07-SC doc



Knoxville Utilities Board

August 20, 2007



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-B-07-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 for its utility facilities.

Sewer – 5 feet on each side of the centerline of the wastewater line, 10 feet total width
Water – 7.5 feet on each side of the centerline of the water 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 (865) 558-2752.

Sincerely,

Cheryl E. Myers
Engineering

cem/ggt

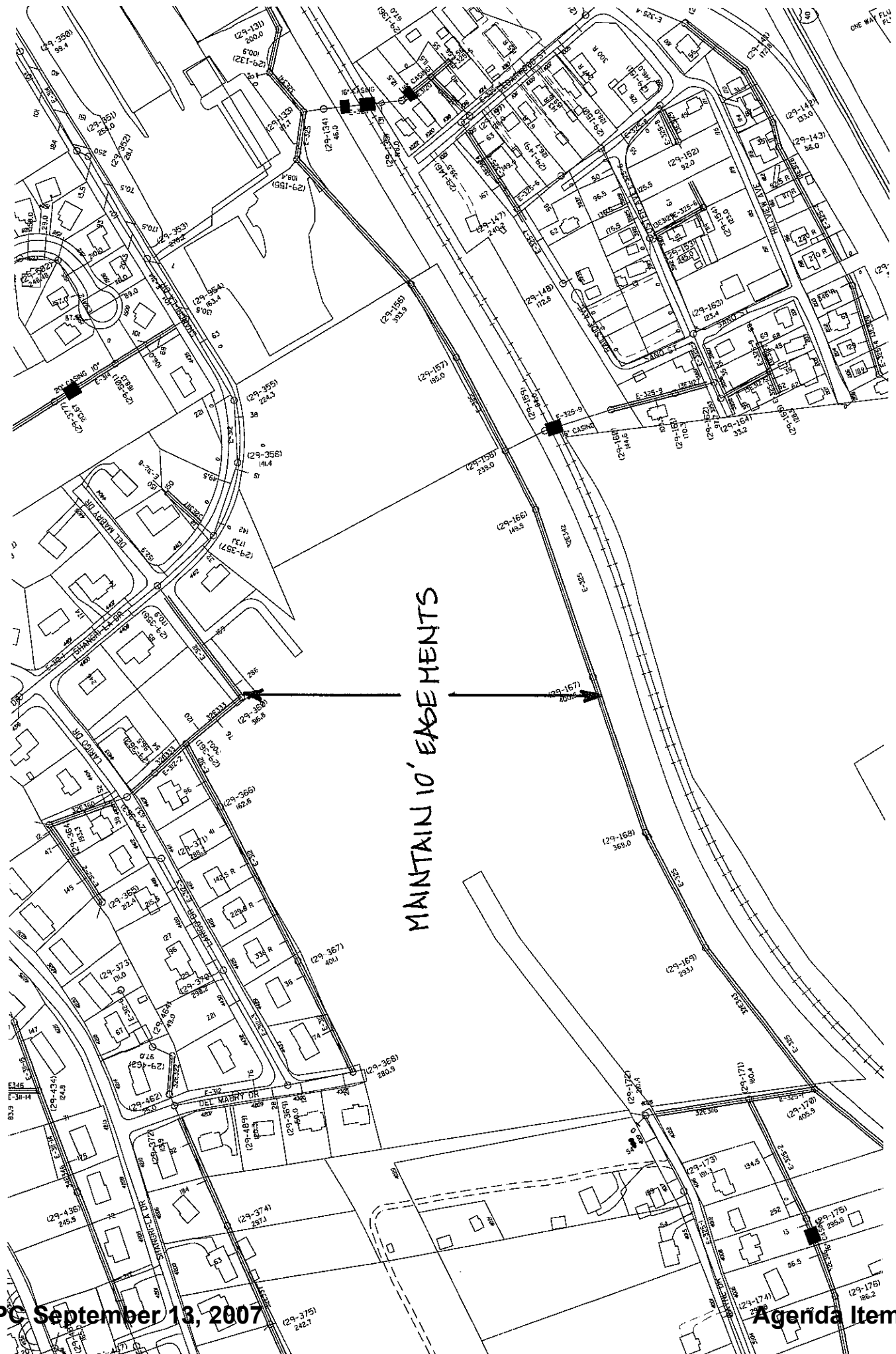
Enclosure

MPC September 13, 2007

Agenda Item # 8

SEWER

MAINTAIN 10' EASEMENTS



WATER

MAINTAIN 15' EASEMENT

