



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

▶ **FILE #:** 1-A-08-SC

AGENDA ITEM #: 10

AGENDA DATE: 1/10/2008

▶ **APPLICANT:** TENNESSEE BAPTIST CONVENTION

TAX ID NUMBER: 108 C G 016
 JURISDICTION: Council District 1
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: O-2 (Civic and Institutional)
 WATERSHED: Third Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Southern 10' wide portion of Caledonia Ave

▶ **LOCATION:** Between East side of parcel 18 (1817 Melrose Ave.) and to the west side of parcel 15 (1710 Melrose Ave.)

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

▶ **APPLICANT'S REASON FOR CLOSURE:** To incorporate into adjacent parcel for building expansion

DEPARTMENT-UTILITY REPORTS: No objections received as of 12/25/2007; subject to any easements required.

STAFF RECOMMENDATION:

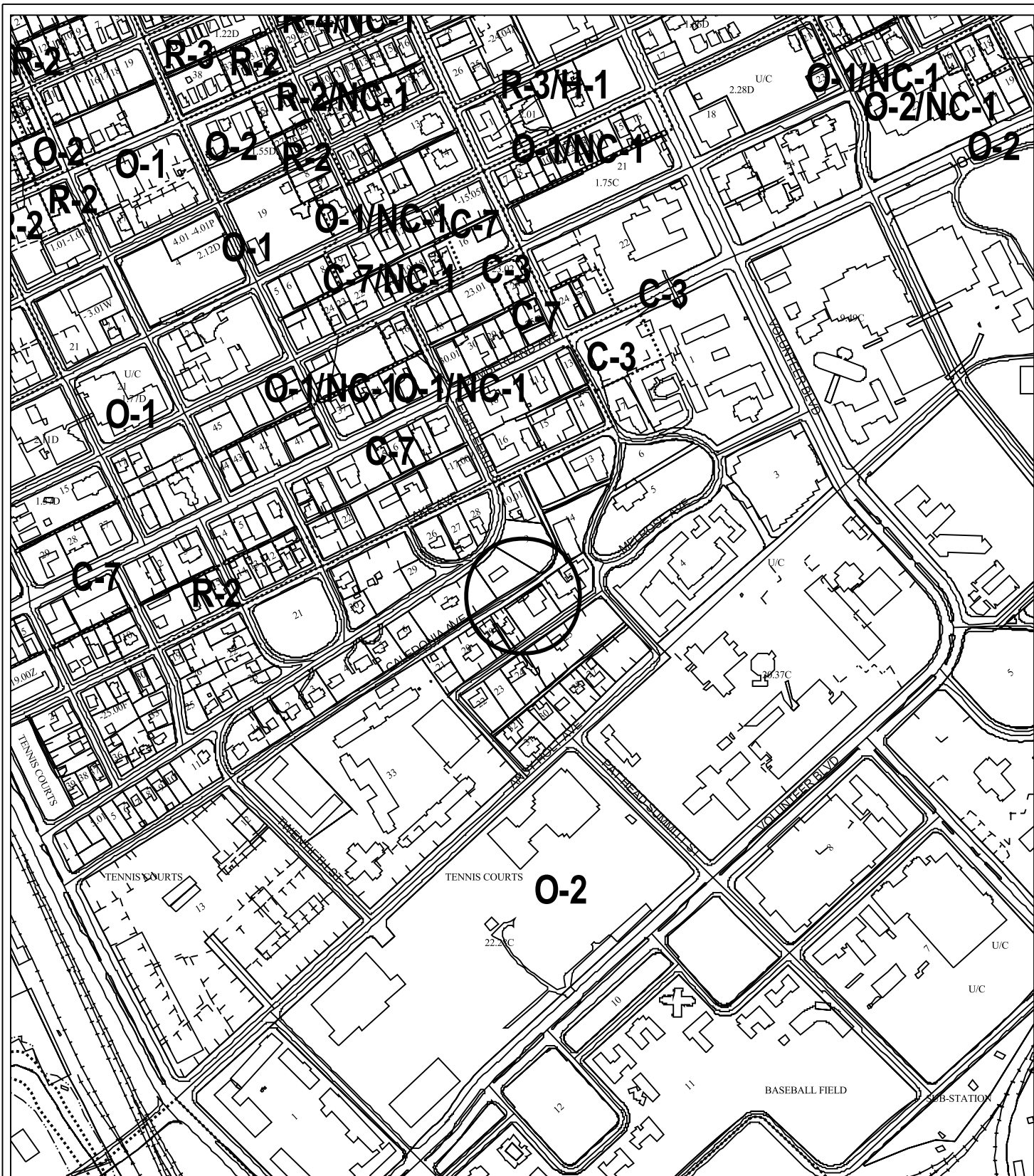
▶ **APPROVE the closure of the section of Caledonia Ave. recommended by City Engineering. (See attached letter.)**

This street section is not being used, or needed, for public access to this area. This portion of Caledonia is already being used by the applicant for parking.

COMMENTS:

This additional area on the adjoining lot will allow an addition to the site's structure.

If approved, this item will be forwarded to Knoxville City Council for action on 2/12/2008 and 2/26/2008. 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.



**1-A-08-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: Tennessee Baptist Convention

Map No: 108

Jurisdiction: City

Name of Street or Alley: Southern 10' wide portion of Caledonia Ave
 To be closed from: East side of parcel 18 (1817 Melrose Ave.)
 To be closed to: to the west side of parcel 15 (1710 Melrose Ave.)

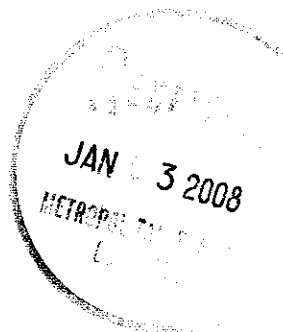
Original Print Date: 12/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





January 3, 2008

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



SUBJECT: Request to Close a Portion of Caledonia Avenue
MPC File # 1-A-08-SC / City Block 10621

Dear Mr. Pruitt:

This is a request to close a 10-foot wide strip of Caledonia Avenue where it abuts CLT Parcel 108-C-G-016. This parcel belongs to the Tennessee Baptist Convention and is shown as Lot 3R of Melrose Park on a plat recorded as Instrument No. 200506240104388 in the office of the Register of Deeds.

Due to the narrow right-of-way along this portion of Caledonia, we cannot support closing the full 10 feet as requested. However, after discussing this with the applicant, we do not object to closing a narrower strip, the limits of which shall not extend more than one (1) foot past (northwest of) the larger of two air conditioning units shown on the above-referenced plat. On that plat this distance scales approximately six (6) feet.

City Engineering does not object to closing this lesser strip of right-of-way. However, the applicant shall provide us an actual field measurement of the above distance – one that has been determined by a registered land surveyor.

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

Sincerely,

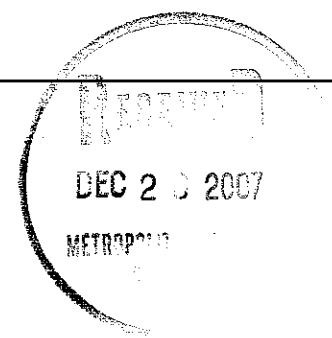
Floyd R. Smith, R.L.S., Technical Services Administrator

C: Robert L. Hall (fax only: 865-546-8273)
David McGinley, P.E., Chief, Stormwater Section, Engineering Division
Mark Geldmeier, P.E., Chief, Traffic Engineering Section, Engineering Div.
Tom Clabo, P.E., Chief, Civil Engineering Section, Engineering Division
File

kp080103 cls caledonia 1-A-08-SC doc



Knoxville Utilities Board



December 19, 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 1-A-08-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 facility.

Electric – 10 feet on each side of the centerline of the electric line, 20 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) 558-2291.

Sincerely,

Greg L. Patterson
Engineering

glp/ggt

Enclosure