



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

▶ **FILE #:** 1-B-08-SC

AGENDA ITEM #: 11

AGENDA DATE: 1/10/2008

▶ **APPLICANT:** DOWELL SPRINGS LLC,/ RALPH V. SMITH

TAX ID NUMBER: 106 D A 009,009.06
 JURISDICTION: Council District 3
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: O-3 (Office Park)
 WATERSHED: Fourth Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Dead-end cul-de-sac of Dowell Springs Blvd
 ▶ **LOCATION:** Between Intersection with north ROW of Old Weisgarber Rd, if extended and north approximately 150 '

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

▶ **APPLICANT'S REASON FOR CLOSURE:** To combine with adjoining property development and relocate turn-around.

DEPARTMENT-UTILITY REPORTS: No objections received; subject to any required easements being retained

STAFF RECOMMENDATION:

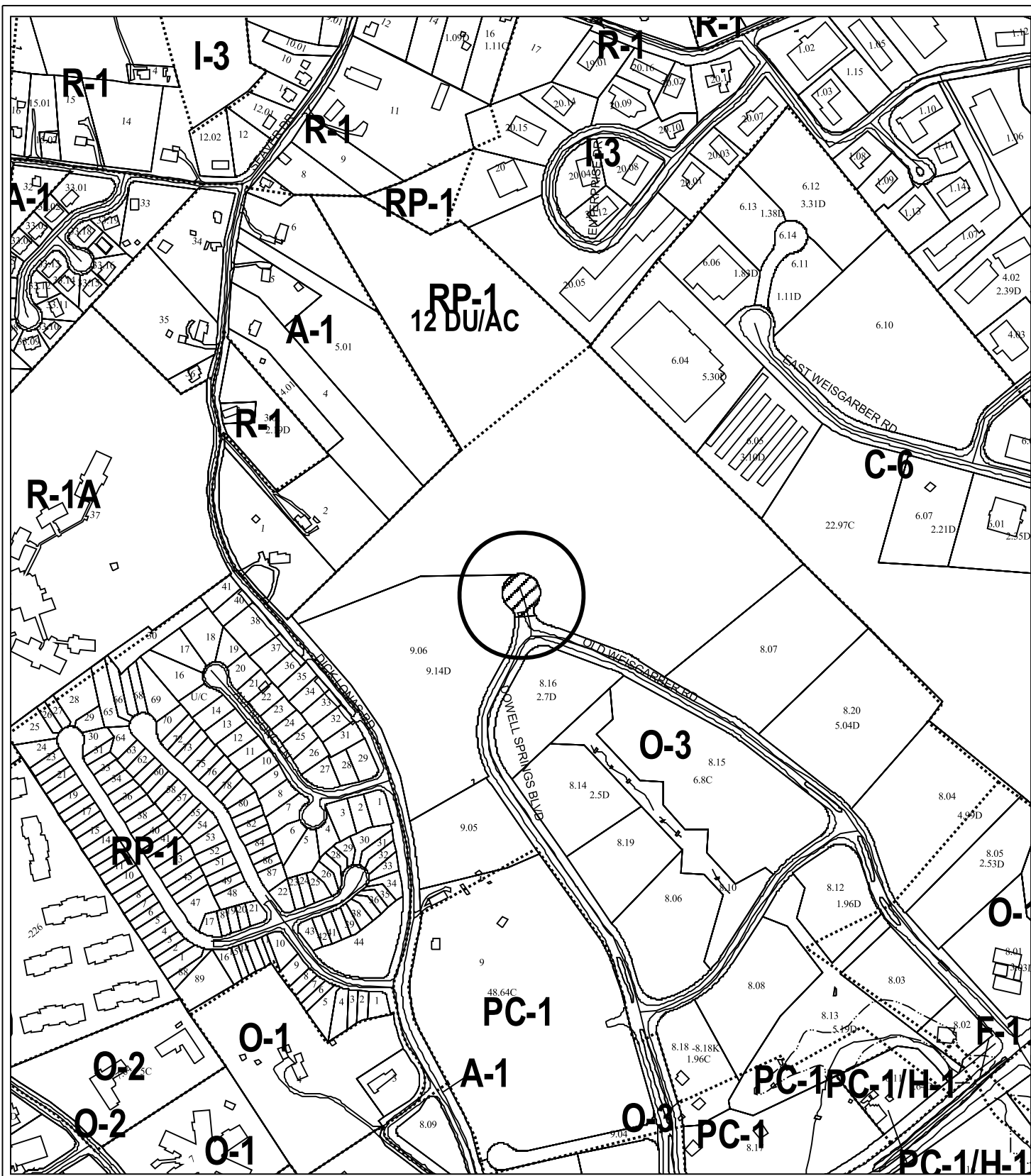
▶ **APPROVE the closure subject to any required easements**

This street section is no longer needed for public access.

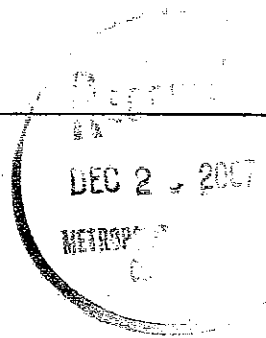
COMMENTS:

The applicant owns the adjoining properties and intends to develop this closed right-of-way and relocate the cu de-sac.

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-B-08-SC CLOSURE OF PUBLIC RIGHT OF WAY		Petitioner: Dowell Springs LLC/ Ralph V. Smith
Name of Street or Alley: Dead-end cul-de-sac of Dowell Springs Blvd To be closed from: Intersection with north ROW of Old Weisgarber Rd, if extended To be closed to: north approximately 150'		Map No: 106 Jurisdiction: City
Original Print Date: 12/28/07 Revised: Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902		



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-B-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
- Gas – 7.5 feet on each side of the centerline of the gas line, 15 feet total width
- Sewer – 7.5 feet on each side of the centerline of the wastewater line, 15 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) 558-2291

Sincerely,

Greg L. Patterson
Engineering

glp/ggt

Enclosure



December 28, 2007

Ms. Kelley Schlitz
Metropolitan Planning Commission
Suite 403, City County Building
Knoxville, Tennessee 37901

SUBJECT: Request to Close a Portion of Dowell Springs Boulevard
MPC File # 1-B-08-SC / City Block 45400

Dear Ms. Schlitz:

This is a request by Dowell Springs, LLC, to close a portion of Dowell Springs Boulevard at its intersection with Old Weisgarber Road. I have attempted to contact the applicant with questions about this request, but I have not been able to reach him during this holiday season.

In this case, the description of the right-of-way to be closed is too vague. Because this closure may adversely affect the geometry of the remaining roads in this area, the Engineering Department cannot support this request until a specific description has been provided. Depending on the description, other issues may also need to be addressed.

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

Sincerely,

A handwritten signature in black ink that reads "Floyd R. Smith".

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

- C: Ralph Smith, Professional Land Systems (fax only: 888-232-8718)
David McGinley, P.E., Chief, Stormwater Section, Engineering Division
Mark Geldmier, P.E., Chief, Traffic Engineering Section, Engineering Div.
Tom Clabo, P.E., Chief, Civil Engineering Section, Engineering Division
File

ks071228 clsDowellSpBlvd 1-B-08-SC doc



December 31, 2007

TO: Metropolitan Planning Commission

FROM: Rick Barrow
AT&T
9733 Parkside Dr.
Knoxville, TN 37922

SUBJECT: RALPH V. SMITH, REPRESENTING DOWELL SPRINGS, LLC - Closure
of Dowell Springs Boulevard from intersection with existing north right-of-way
of Old Weisgarber Road, if extended, to approximately 150 feet north
Council District 3, Northwest Conty Sector -- 1-B-08-SC

AT&T has facilities in this area. The closing will be satisfactory as originally proposed
with an easement to maintain and replace our plant as needed in the area in question.

Thank you,

A handwritten signature in black ink that reads "R.B. Barrow".

Rick Barrow