



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

▶ **FILE #:** 6-A-09-SC **AGENDA ITEM #:** 10
 POSTPONEMENT(S): 6/11/09 **AGENDA DATE:** 7/9/2009

▶ **APPLICANT:** GARY MITCHELL

TAX ID NUMBER: 94 L A 02401
 JURISDICTION: Council District 6
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: C-3 (General Commercial)
 WATERSHED: Second Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Ramsey St
 ▶ **LOCATION:** Between Western Avenue and Blackstock Avenue

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

▶ **APPLICANT'S REASON FOR CLOSURE:** Handicap crossing from parking to building. The road is too narrow, and there is a hairpin turn where tractor trailers get stuck.

DEPARTMENT-UTILITY REPORTS: No objections received as of 5/30/09; subject to any required easements, including fire department equipment access to exterior of buildings from this right-of-way area.

STAFF RECOMMENDATION:

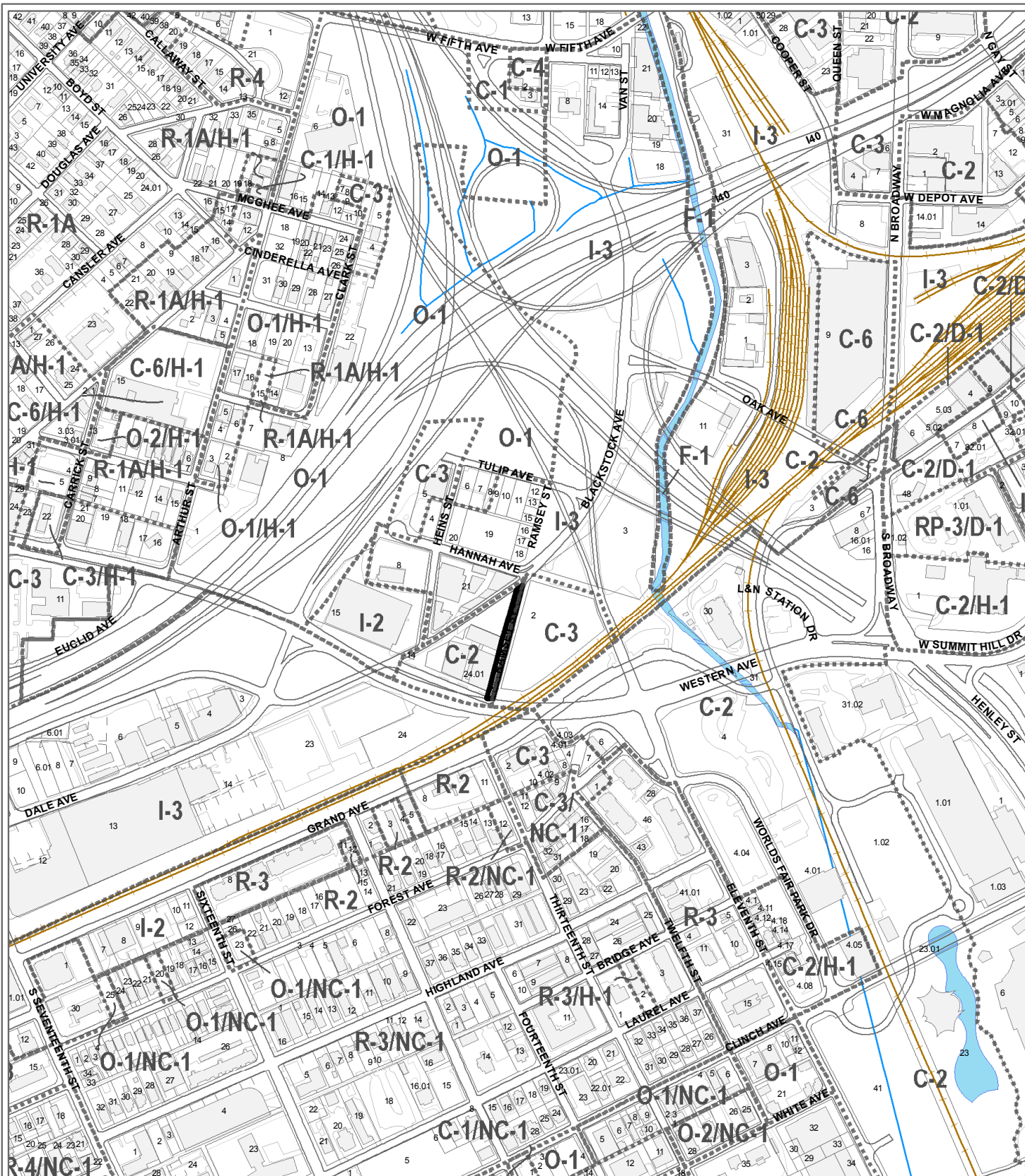
▶ **APPROVE the closure, subject to any required easements, including the Fire Department's needs, and addressing the Engineering Department's concerns prior to City Council action. (See attached letters.)**

The closure of this section of Ramsey St. will not adversely impact public access to property in the area, or access through the community. However, the concerns of the Engineering Department and Fire Department need to be adequately addressed before this closure gets final approval.

COMMENTS:

The adjoining property owners have signed that they are in agreement with this closure request.

If approved, this item will be forwarded to Knoxville City Council for action on 8/11/2009 and 8/25/2009. 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.



**6-A-09-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Ramsey St
 To be closed from: Western Avenue
 To be closed to: Blackstock Avenue

Original Print Date: 5/20/2009 Revised: 6/30/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Mitchell, Gary

Map No: 94
 Jurisdiction: City





CITY OF KNOXVILLE

BILL HASLAM, MAYOR

Stephen J. King, P.E.

Director of Public Works

Brently J. Johnson, P.E., R.L.S.

Deputy Director of Engineering



June 5, 2009

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

SUBJECT: Request to Close Ramsey Street from Western Avenue to Blackstock Avenue
MPC File #6-A-09-SC / City Blocks 09266 & 09267

Dear Mr. Pruitt:

This is a supplement to my letter of June 2, 2009. Since then questions have been raised concerning the effect of this potential closure on traffic flow in the area. This is being evaluated at this time. However, until this issue and those noted in my June 2 letter have been answered and resolved, the Engineering Department cannot support this request.

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: Mark Tucker, R.L.S., Robert G. Campbell & Associates (Fax only: 947-7556)
David McGinley, P.E., Engineering Planning Chief
File

kp090605cls RamseySt 6-A-09-SC doc

6-A-09-SC - cor - cityeng.



CITY OF KNOXVILLE

BILL HASLAM MAYOR

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Deputy Director of Engineering



June 2, 2009

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

SUBJECT: Request to Close Ramsey Street from Western Avenue to Blackstock Avenue
MPC File #6-A-09-SC / City Blocks 09266 & 09267

Dear Mr. Pruitt:

The Engineering Department cannot support closing this right-of-way as currently shown and described on the survey exhibit prepared by Robert G. Campbell & Associates. The area to be closed extends too far into the right-of-way of Blackstock Avenue.

Another issue involves the Tennessee Department of Transportation. Western Avenue is a State right-of-way. If Ramsey Street were to be closed in the future, the Western Avenue road under the viaduct will become a dead-end road. Motorists entering it from Blackstock must be able to turn around on public right-of-way. If the existing pavement is not adequate, the turn-around area may have to be increased or modified. This question needs to be answered before we can support this closure request. If additional construction is necessary, we will need confirmation from TDOT that they will allow it.

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: Mark Tucker, R.L.S., Robert G. Campbell & Associates (Fax only: 947-7556)
David McGinley, P.E., Engineering Planning Chief
File

kp090602cls RamseySt 6-A-09-SC doc



CITY OF KNOXVILLE

BILL HASLAM MAYOR



Knoxville Fire Department

Chief Robert L. Key, Sr

11 May 2009

Mr. Mark Donaldson
Metropolitan Planning Commission
City County Building
400 Main Street, Suite 403
Knoxville, TN 37902

Mr. Donaldson & Metropolitan Planning Commission:

The City of Knoxville Fire Department is submitting this letter in reference to the closure of Ramsey Street between Western Avenue and Blackstock Avenue, City Block 09266 and 09267, Council District 6, Central City Sector 6-A-09-SC.

With regard to FD access to the building from the Ramsey Avenue side, there is an outside standpipe connection at midpoint which must remain accessible to Engine Companies for water supply to interior fire attack teams. Engine Companies must also have access to KUB hydrant #734, which is on the East side of Ramsey Avenue near the corner at Western Avenue.

Additionally, Ladder Company access with regard to fire attack using the ladder tower's main water stream is crucial. Even more important is ladder tower access to the windows or the roof on the Ramsey Street side to provide egress for firefighters who may be trapped or in need of assistance.

Thank you for your consideration of these public safety concerns.

Sincerely,

Jeff Kindrick
Pre-Fire Planning Officer

Cc: Robert L. Key, Fire Chief
Robert Pressley, Deputy Fire Chief



Knoxville Utilities Board



May 15, 2009

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 6-A-09-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 enclosed 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 – 25 feet on each side of the centerline of the electric line, 50 feet total width

Water – 7.5 feet on each side of the centerline of the water line, 15 feet total width

Sewer – 7.5 feet on each side of the centerline of the wastewater 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,

A handwritten signature in cursive script that reads 'Cheryl E. Myers'.

Cheryl E. Myers
Engineering

cem/ggt

Enclosure

6-A-09-SC-COR-AT&T



May 19, 2009

TO: Metropolitan Planning Commission

FROM: Walter Primm
AT&T
9733 Parkside Dr.
Knoxville, TN 37922

SUBJECT: GARY MITCHELL – Closure of Ramsey Street between Western Avenue and Blackstock Avenue. City Block 09266 and 09267 Council District 6, Central City Sector. 6-A-09-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,


Walter Primm

