



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

▶ **FILE #:** 6-D-09-SC

AGENDA ITEM #: 13

AGENDA DATE: 6/11/2009

▶ **APPLICANT:** MPM DEVELOPMENT COMPANY, LLC

TAX ID NUMBER: 57 B H 085
 JURISDICTION: Council District 5
 SECTOR PLAN: North County
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: RP-1 (Planned Residential) @ 1-8 du/ac
 WATERSHED: Beaver Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Steamboat Ln
 ▶ **LOCATION:** Between north end (cul-de-sac) and south end (cul-de-sac)

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

▶ **APPLICANT'S REASON FOR CLOSURE:** Consolidate property.

DEPARTMENT-UTILITY REPORTS: No objections received as of June 3, 2009; subject to any required easements.

STAFF RECOMMENDATION:

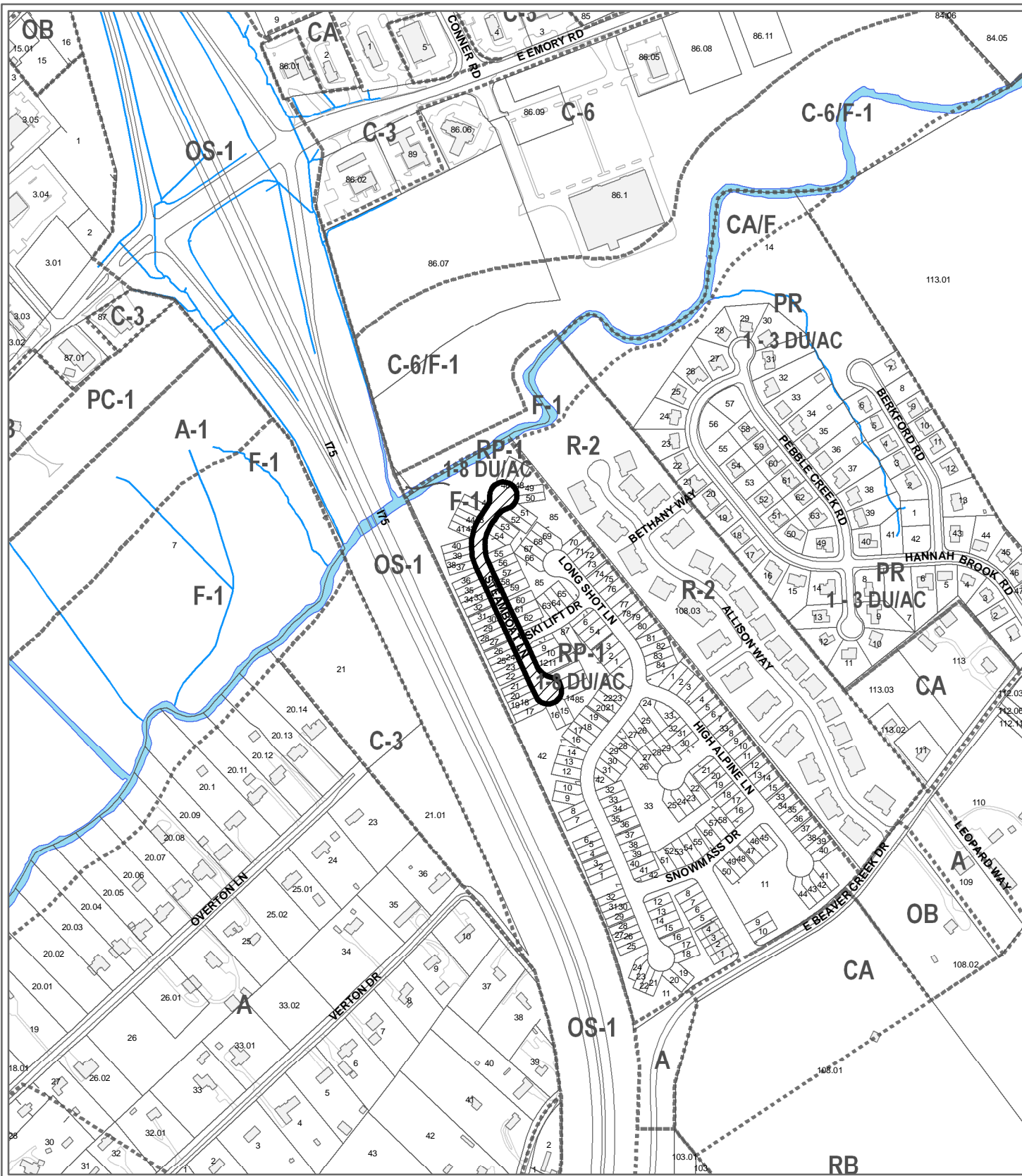
▶ **APPROVE the closure of Steamboat Ln., subject to any required easements.**

No objections to this street closure have been received by staff. This right of way was platted as part of Alpine Meadows subdivision. The northernmost portion of the subdivision, where this right of way is located, has yet to be developed. The applicant, who owns all the property adjacent to the right of way, wishes to close this and the two other platted right of ways in this portion of the subdivision.

COMMENTS:

This is a paper right of way that does not provide access to any developed property. The right of way is platted, but is not paved or in use. It's closure will not affect anyone but the applicant.

If approved, this item will be forwarded to Knoxville City Council for action on 7/14/2009 and 7/28/2008. 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.



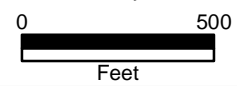
**6-D-09-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Steamboat Ln
 To be closed from: north end (cul-de-sac)
 To be closed to: south end (cul-de-sac)

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

Petitioner: MPM Development Company, LLC

Map No: 57
 Jurisdiction: City



6-B-09-SC + 6-C-09-SC - 6-D-09-SC - cor - Cityens



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 2, 2009

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



SUBJECT: Request to Close a Portion of Long Shot Lane, All of Ski Lift Drive and All of Steamboat Lane
MPC File #6-B-09-SC, 6-C-09-SC, and 6-D-09-SC / City Block 39984

Dear Mr. Pruitt:

These roads and associated lots are part of Alpine Meadows, Unit 5, as shown on a plat recorded in the Register of Deeds' office, Instrument Number 200803050065992. If these rights-of-way are closed, several lots and common areas will become land-locked.

The Engineering Department can support these requests only if they meet the following conditions:

1. The property owner shall prepare and record a subdivision plat that combines all resulting land-locked properties in such a way that all have legal access to a public road;
2. All dead-end roads shown on this plat shall terminate with a dedicated public turn-around approved by the Engineering Department;
3. The property owner shall construct the turn-around on the ground to the satisfaction of the Engineering Department or post a construction bond;
4. The ordinances closing each right-of-way shall state that the closure shall not become effective until the above plat has been approved by the Metropolitan Planning Commission and recorded with the Knox County Register of Deeds and a memo has been sent to the City Recorder stating the effective date of the closure; and
5. If the plat is not recorded within one year of the date City Council gives its final approval, then each closure shall be deemed to be null and void.

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: David Harbin, P.E., R.L.S., BHN&Poe (Fax only: 588-6473)
Sharon Boyce, Senior Attorney, Law Department
David McGinley, P.E., Engineering Planning Chief
File

kp090802cls ROWs 6-B C D-09-SC doc

400 MAIN STREET, SUITE 480, KNOXVILLE, TENNESSEE 37902

OFFICE: 865-215-2148 • FAX: 865-215-2631

EMAIL: BJOHNSON@CITYOFKNOXVILLE.ORG

WWW.CITYOFKNOXVILLE.ORG

MPC June 11, 2009

Agenda Item # 13



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-B-09-SC, 6-C-09-SC, and 6-D-9-SC

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the subject right-of-way and we have no objection to the requested closure. However, KUB does not release and hereby retains all easements and rights for existing utility facilities, whether or not identified in our research.

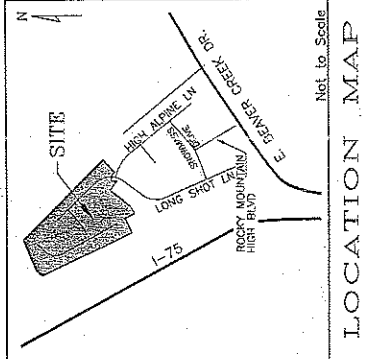
If you have any questions regarding this matter, please call me at (865) 558-2752.

Sincerely,

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

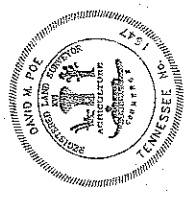
Cheryl E. Myers
Engineering

cem/ggt



LEGEND

PRM	PERMANENT REFERENCE MARKER
SF	SQUARE FEET
DE	DRAINAGE EASEMENT
CA	COMMON AREA
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PCC	POINT OF CURVATURE
PC	POINT OF CURVATURE
MON	HIGHWAY MONUMENT
⊙	UNMONUMENTED POINT
---	PERIPHERAL SETBACK

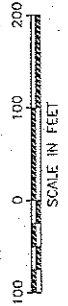
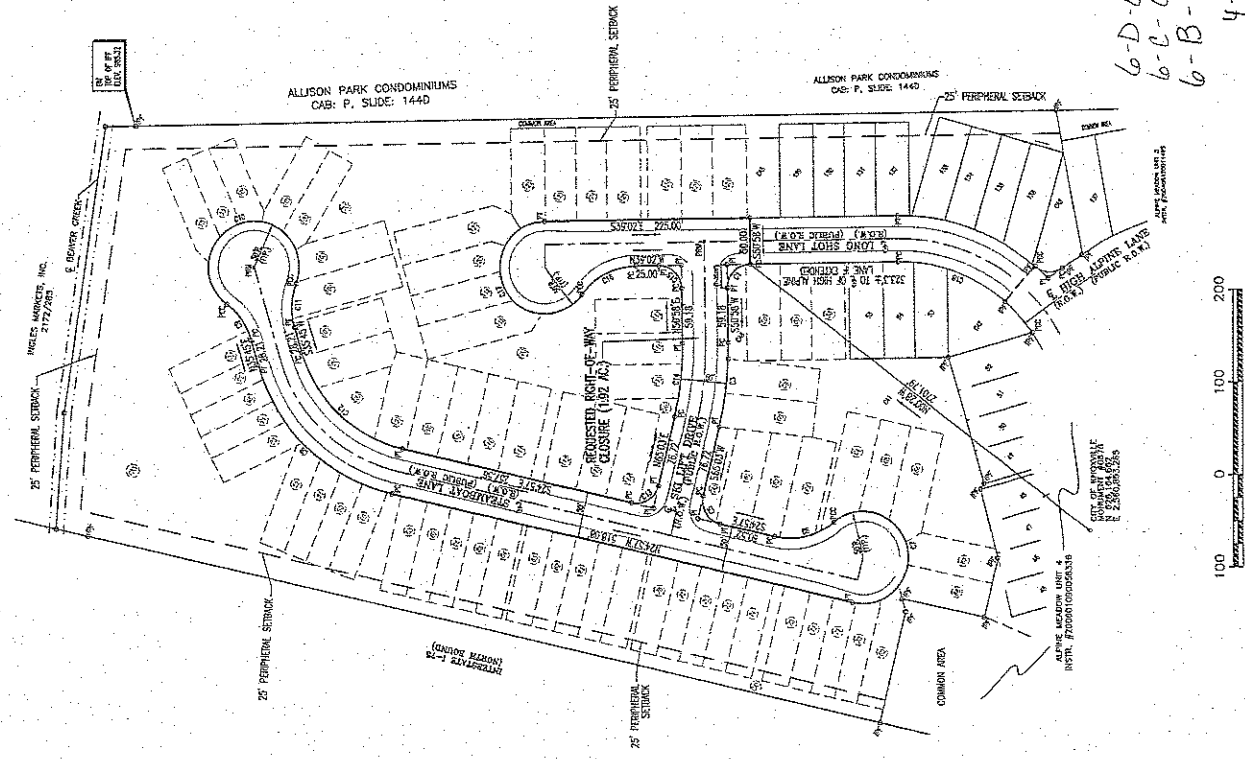


CORPORATE OF CATEGORY AND ACCURACY OF SURVEY
 I CERTIFY THAT THE ABOVE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES OF
 PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1/10000
 REGISTERED LAND SURVEYOR
 TENNESSEE REG. NO. 157

**SURVEY FOR
 ROAD CLOSURE AT
 ALPINE MEADOW SUBDIVISION
 UNIT-5**

CLT MAP 57BH
 39th WARD, CITY OF KNOXVILLE
 CITY BLOCK 39984
 DISTRICT-6, KNOX COUNTY, TN.
 SCALE 1"=100' APRIL 15, 2009

BATSON, HIMES, NORVEJL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 588-6472
 FAX (865) 588-6173



6-D-09-SC
 6-C-09-SC
 6-B-09-SC
 4-27-09

OWNER:
 MPM DEVELOPMENT CO., LLC
 600 S. ZEPHYRUS
 KNOXVILLE, TENNESSEE 37950-2895
 PHONE (865) 693-0580

REFERENCE DEED: INSTR. #200112260051300
 23752-5-RC
 0 V33752A23752-5-TP-RC.DWG

MPC June 11, 2009

CURVE	BEARINGS	CHORD	ARC	RADIUS	TANGENT
C1	S50°01'W	51.86'	97.19'	373.00'	23.00'
C2	S20°03'W	35.36'	59.27'	25.00'	25.00'
C3	S51°31'E	67.08'	69.95'	75.00'	25.00'
C4	S35°29'W	89.44'	89.44'	50.00'	25.00'
C5	N05°24'E	202.13'	211.90'	200.00'	25.00'
C6	N17°19'E	47.43'	48.26'	75.00'	25.00'
C7	S54°11'W	87.91'	43.74'	25.00'	25.00'
C8	S54°11'W	87.91'	43.74'	25.00'	25.00'
C9	S05°24'W	151.80'	158.93'	150.00'	25.00'
C10	S69°57'E	35.36'	59.27'	25.00'	25.00'
C11	N55°01'E	79.70'	79.70'	325.00'	25.00'
C12	N05°58'E	35.36'	59.27'	25.00'	25.00'
C13	N05°36'W	67.08'	69.95'	75.00'	25.00'
C14	N02°24'E	89.44'	89.44'	50.00'	25.00'
C15	S12°44'E	159.97'	160.95'	175.00'	25.00'

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