



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

▶ **FILE #:** 3-A-09-SC

AGENDA ITEM #: 11

AGENDA DATE: 3/12/2009

▶ **APPLICANT:** CITY OF KNOXVILLE

TAX ID NUMBER: 95 O B 027, 028 & 030
 JURISDICTION: Council District 1
 SECTOR PLAN: South City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: SW-2 (River Road, Goose Creek Row & Island Home Avenue)
 WATERSHED: Tennessee River

▶ **RIGHT-OF-WAY TO BE CLOSED:** Claude St. and an unnamed street to the east
 ▶ **LOCATION:** Between North side of Langford Ave. and South side of waters edge of Tennessee River

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

▶ **APPLICANT'S REASON FOR CLOSURE:** Request for closure of Claude St. and an unnamed street to the east for the proposed resubdivision and new street and lot layout in compliance with the adopted Knoxville South Waterfront Vision Plan. (See detailed descriptions in Exhibits 1 and 2 of the application package.)

DEPARTMENT-UTILITY REPORTS: No objections received as of 3/2/09; subject to any required easements

STAFF RECOMMENDATION:

▶ **APPROVE** the closure of the street rights-of-way northwest of Langford Ave., within city blocks 26032, 26041 and 26042

These rights-of-way are paper streets that have never been improved or used for public access to this area. Under the South Waterfront Redevelopment Plan for this area, a reconfiguration of the land ownership patterns and public right-of-way access that will occur make these closures necessary.

COMMENTS:

Future public access will be reestablished in this area through redevelopment consistent with the adopted South Waterfront Redevelopment Plan.

If approved, this item will be forwarded to Knoxville City Council for action on 4/7/2009 and 4/21/2009. 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.



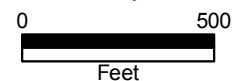
**3-A-09-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Claude St. and an unnamed street to the east
 To be closed from: North side of Langford Ave.
 To be closed to: South side of waters edge of Tennessee River

Original Print Date: 2/26/2009 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 95
 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

February 26, 2009

3-A-09-SC - cor - City Engineering
RECEIVED
FEB 27 2009
KNOXVILLE

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

SUBJECT: Request to Close Claude Street and an Unnamed Street from the north side of Langford Avenue to the south side of the Tennessee River
MPC File # 3-A-09-SC / City Blocks 26032, 26041, and 26042

Dear Mr. Pruitt:

Closing this portion of Claude Street will land-lock Lots 28, 29, 30, and 31 of Section 1 of the Charles Jones South Knoxville Addition. Also, closing this portion of the Unnamed Street will land-lock Lots 50, 51, 52, and 53 of the Northern Division of the Jones Heirs Addition. Therefore, the Engineering Department requests that this closure be approved only if subject to the following conditions:

1. The property owner shall prepare and record a subdivision plat that combines these lots with other property so that none is land-locked.
2. The ordinance closing these rights-of-way shall stipulate that these closures shall not become effective unless and until the above plat is recorded with the Knox County Register of Deeds, and that if not recorded within one year of the date City Council gives its final approval, then these closures shall 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: Rhonda Lawson, Vaughn & Melton (Fax only: 865-546-4714)
Debra C. Poplin, Law Director
Brent Johnson, P.E., Deputy Director
David McGinley, P.E., Chief, Stormwater Section
File

kp090226cls ROWs 3-A-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 March 12, 2009

Agenda Item # 11



Knoxville Utilities Board

February 20, 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 3-A-09-AC, 3-B-09-AC and 3-A-09-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,

Cheryl E. Myers
Engineering

cem/ggt



February 24, 2009

TO: Metropolitan Planning Commission

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

SUBJECT: CITY OF KNOXVILLE – Closure of Claude Street and unnamed street from north side of Langford Avenue to south side of waters edge of Tennessee River (See Exhibits) Council District 1, South City Sector – 3-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