



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

▶ **FILE #:** 2-B-10-SC

**AGENDA ITEM #:** 10

**AGENDA DATE:** 2/11/2010

▶ **APPLICANT:** CITY OF KNOXVILLE

TAX ID NUMBER: 94 J B 017  
 JURISDICTION: Council District 6  
 SECTOR PLAN: Central City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ZONING: I-3 (General Industrial)  
 WATERSHED: Third Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Orange Ave

▶ **LOCATION:** Between Western Avenue and southwest terminus

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

▶ **APPLICANT'S REASON FOR CLOSURE:** Consolidation of property into a single lot

DEPARTMENT-UTILITY REPORTS: No objections have been received by MPC staff as of 2/3/10.

**STAFF RECOMMENDATION:**

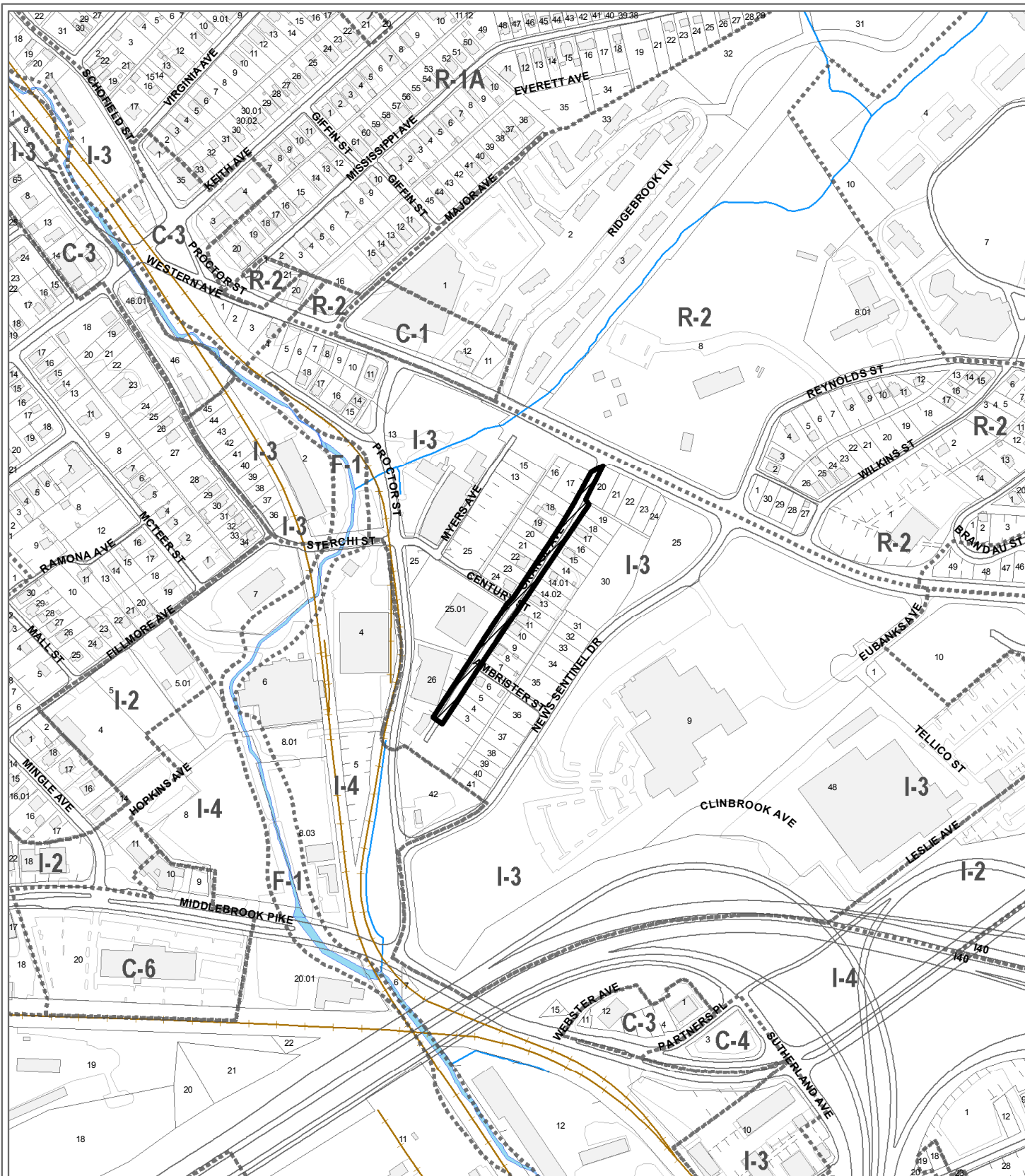
▶ **RECOMMEND** that City Council **APPROVE** the closure, subject to any required easements, as well as the 5 conditions listed in the attached letter from City Engineering, dated February 1, 2010.

Staff has received no objections to this closure. The closure of this portion of Orange Avenue will not adversely impact public access to property in the area.

**COMMENTS:**

The City of Knoxville proposes to consolidate all the individual parcels for redevelopment of the site. The closure of this and several other rights-of-way in this area are necessary in order to consolidate all the property. In this area, there are four other right-of-way closure proposals by the City also on this agenda.

If approved, this item will be forwarded to Knoxville City Council for action on 3/9/2010 and 3/23/2010. 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.



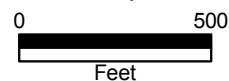
**2-B-10-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Orange Ave  
 To be closed from: Western Avenue  
 To be closed to: southwest terminus

Original Print Date: 1/27/2010      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 94  
 Jurisdiction: City



2-B-10-SC-cor-cityeng

# CITY OF KNOXVILLE

BILL HASLAM MAYOR



**Stephen J. King, P.E.**

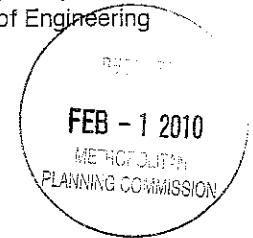
Director of Public Works

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

Deputy Director of Engineering

February 1, 2010

Mr. Mike Brusseau, Senior Planner  
Metropolitan Planning Commission  
Suite 403, City County Building  
Knoxville, Tennessee 37901



**SUBJECT: Request to Close Orange Avenue from Western Avenue to Its Southern Terminus  
MPC File # 2-B-10-SC / City Blocks 22042, 22043, 22061, and 22062**

Dear Mr. Brusseau:

This portion of Orange Avenue is bounded on the northwest by the J. C. Sterchi Addition (Map Bk. 4, Pg. 102) and on the southeast by F. L. Ambrister's West View Addition (Map Bk. 4, Pg. 64). If it were to be closed, Lots 1-11 in Block 7 and Lots 6, 7, and part of 8 in Block 6 of the Sterchi Addition would become landlocked. Lots 1-15 in Block 1 and Lots 1-5 and part of Lot 6 in Block 3 of the West View Addition would also become landlocked.

A remaining portion of Century Street runs northwest from Orange Avenue. It too would become landlocked if Orange Avenue were to be closed.

Ambrister Street connects Orange Avenue to News Sentinel Drive. If Orange Avenue were to be closed, Ambrister Street will not have an outlet to another public road.

For these reasons the Engineering Department can support this request only with the following conditions:

1. The remaining portion of Century Street shall be closed before or concurrently with this portion of Orange Avenue.
2. Ambrister Street shall be closed before or concurrently with this portion of Orange Avenue, or a public turn-around shall be dedicated at the northwest end of Ambrister Street.
3. Property owner(s) shall prepare and record a new subdivision plat that results in no landlocked property.
4. The closing ordinance shall state that this 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 the Engineering Department has sent a memo to the City Recorder verifying that all conditions have been met.

400 MAIN STREET, SUITE 480, KNOXVILLE, TENNESSEE 37902

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**MPC February 11, 2010**

**Agenda Item # 10**

5. The closing ordinance shall also state that if the plat is not recorded within one year from the date City Council gives its final approval, this right-of-way closure shall be deemed to be null and void and of no effect.

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 McGinley, P.E., Chief, Stormwater Division, Engineering Division  
John M. Payne, RLS, QE2  
Rogers Doughty, Dept. of Community Development  
File

*mb100201clsOrange 2-B-10-SC doc*

2-B-10-SC-Cor-AT&T



January 29, 2010

TO: Metropolitan Planning Commission

FROM: Shannon Simms  
AT&T  
9733 Parkside Dr.  
Knoxville, TN 37922

SUBJECT: CITY OF KNOXVILLE – Closure of Orange Avenue from Western Avenue to southern terminus of Orange Avenue previously closed by Ordinance O-179-82. City Block 22043, 22042, 22062, 22061. Council District 6, Central City Sector 2-B-10-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 cursive script that reads "Shannon R. Simms".

Shannon Simms