

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

▶ **FILE #:** 3-G-10-SC

AGENDA ITEM #: 16

AGENDA DATE: 3/11/2010

▶ **APPLICANT:** CITY OF KNOXVILLE

TAX ID NUMBER: 123 A B 003
 JURISDICTION: Council District 1
 SECTOR PLAN: South City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: C-1 (Neighborhood Commercial) and R-2 (General Residential)
 WATERSHED: Goose Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Chappell Rd

▶ **LOCATION:** Between W. Martin Mill Pike and SW corner of parcel 109PM022 and NW corner 123AB003

IS STREET:
 (1) IN USE?: Yes
 (2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** Intersection improvements to Ogle St. and W. Martin Mill Pike, as well as creation of an expanded development parcel.

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

STAFF RECOMMENDATION:

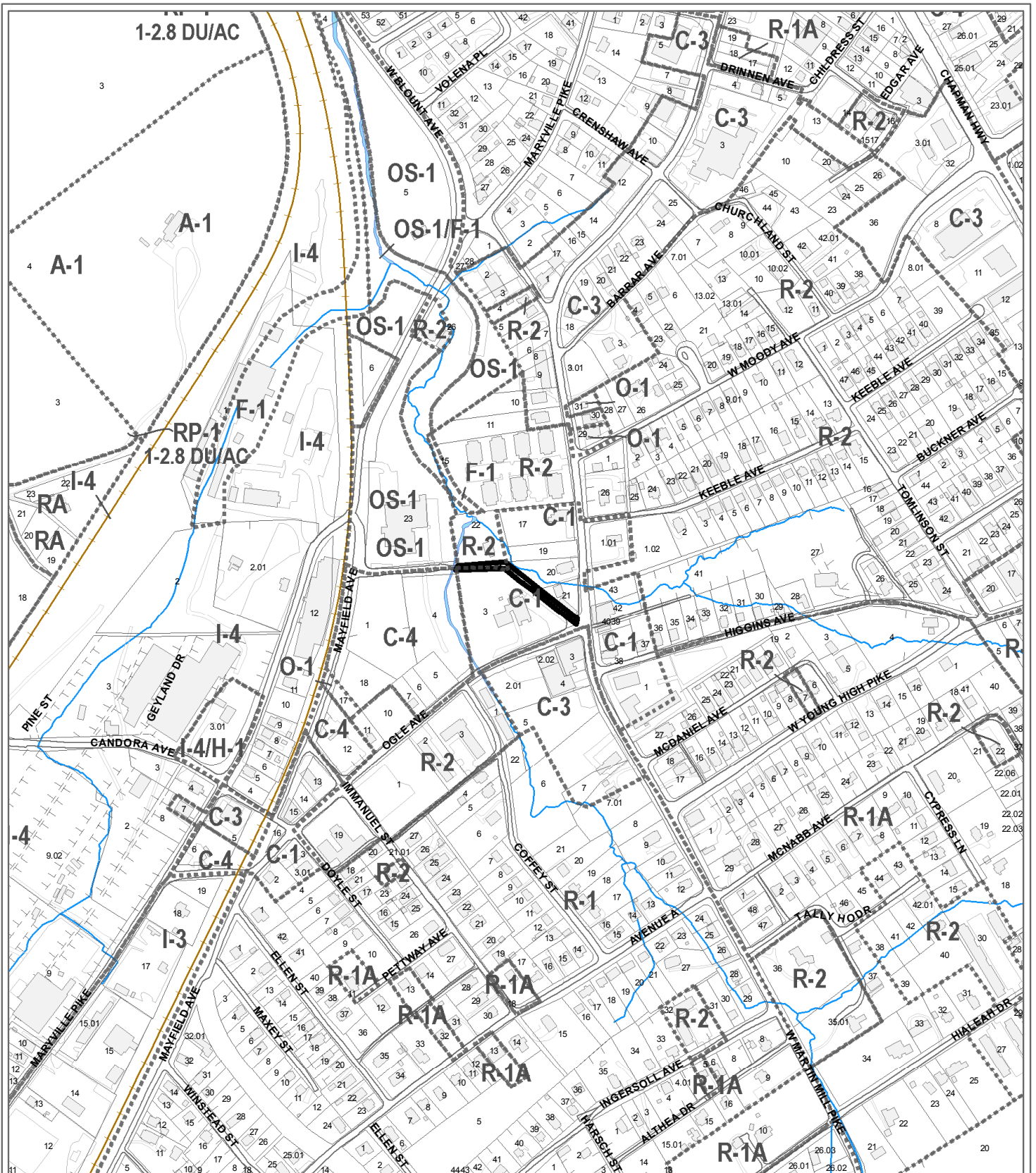
▶ **RECOMMEND** that City Council **APPROVE** the closure, subject to any required easements, and meeting the turn-around requirements of the City Engineering Dept. (See attached letter, dated March 2, 2010).

Staff has received no objections to this closure. All of the owners of properties fronting on the right-of-way have signed the application, indicating agreement with the closure.

COMMENTS:

The City of Knoxville has requested the closure of this street in order to make intersection improvements at W. Martin Mill Pike and Ogle Ave., as well as to create an expanded development parcel.

If approved, this item will be forwarded to Knoxville City Council for action on 5/4/2010 and 5/18/2010. 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.



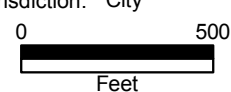
**3-G-10-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Chappell Rd
 To be closed from: W. Martin Mill Pike
 To be closed to: SW corner of parcel 109PM022 and NW corner 123AB003

Original Print Date: 2/22/2010 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 123
 Jurisdiction: City



3-G-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



March 2, 2010

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

SUBJECT: Request to Close a Portion of Chappell Road
MPC File # 3-G-10-SC / City Blocks 25591 & 25600

Dear Mr. Brusseau:

This closure is one step in a City project to improve the road intersection at W. Martin Mill Pike and Ogle Street in the Vestal community. However, if closed, traffic entering Chappell Road from Mayfield Avenue will not have an outlet and will need a place to turn around on public right-of-way. Also, the property at the new dead end of Chappell Road (CLT#109-P-M-022) will become land-locked. This property is owned by KCDC.

We understand that KCDC will dedicate right-of-way at the new dead-end of the road for a public turn-around and construct the turn-around as required by the Engineering Department. This will result in this property no longer being land-locked.

Based on this understanding, the Engineering Department does not object to 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

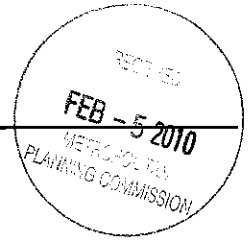
C: Rogers Doughty, Applicant, Department of Development
David McGinley, P.E., Chief, Stormwater Division, Engineering Department
File

mb100302clsChappellRd 3-G-10-SC doc



Knoxville Utilities Board

3-G-10-SC_cor_KUB



February 4, 2010

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-G-10-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 – 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
Water – 7.5 feet on each side of the centerline of the water line, 15 feet total width

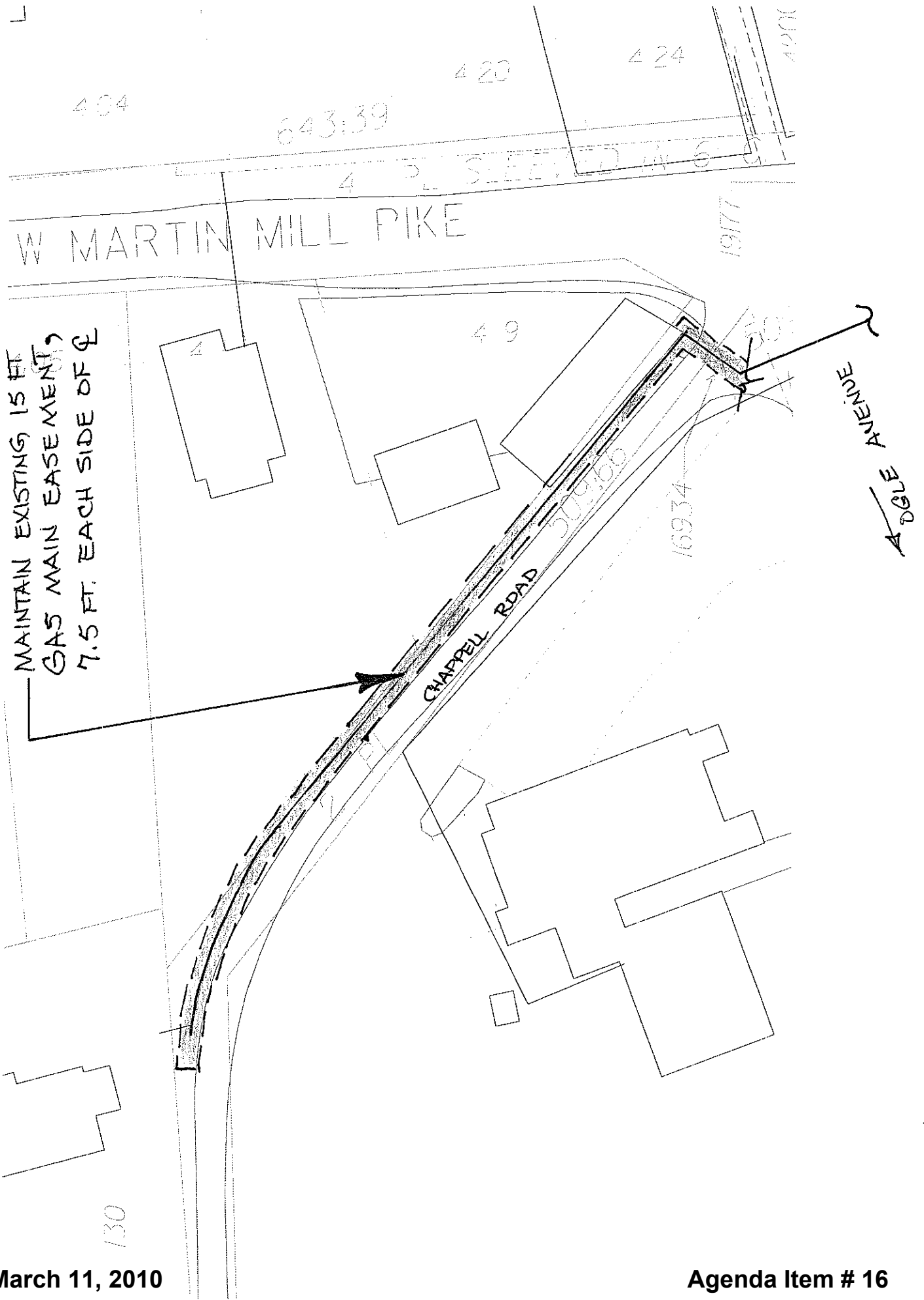
So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2291.

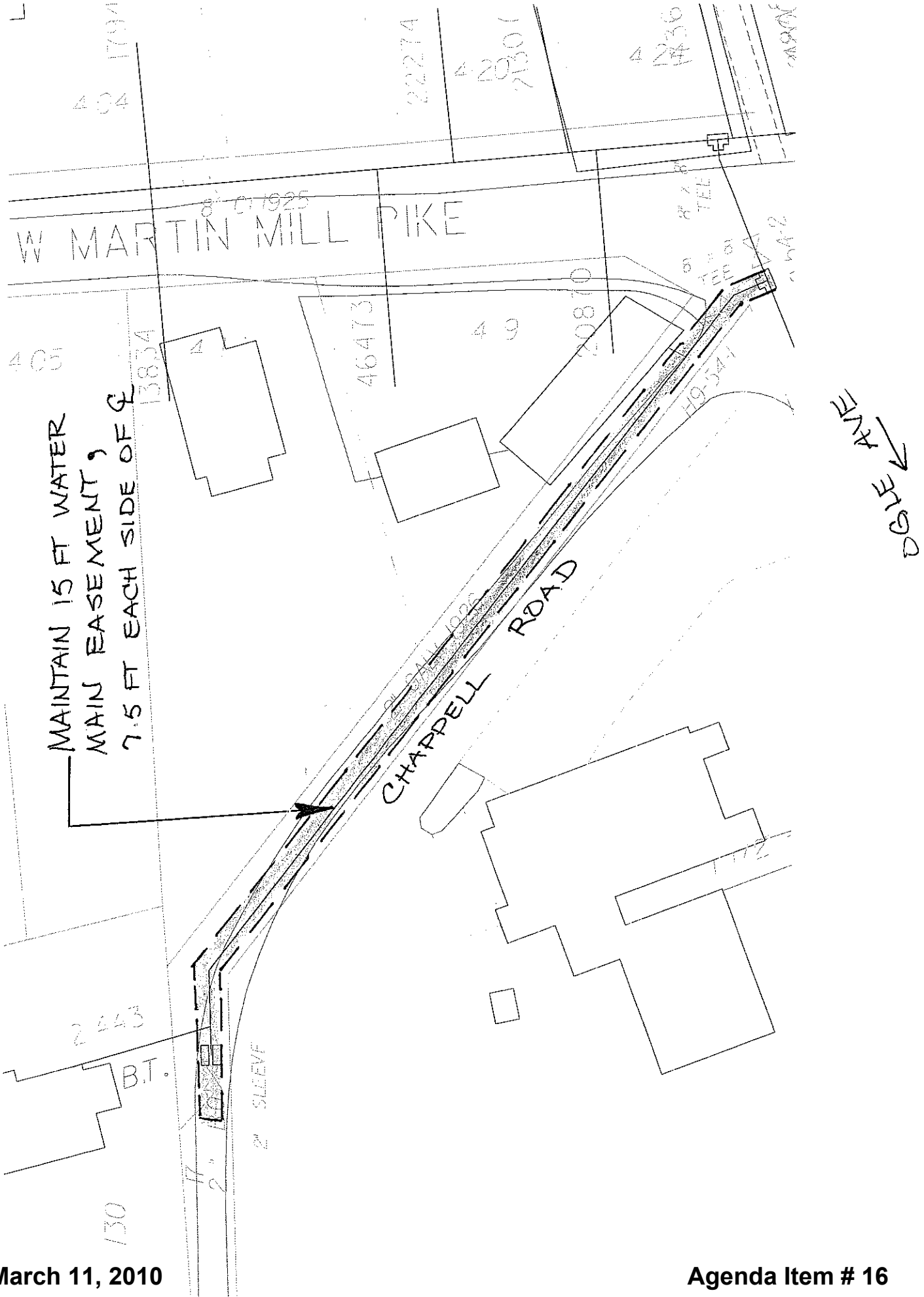
Sincerely,

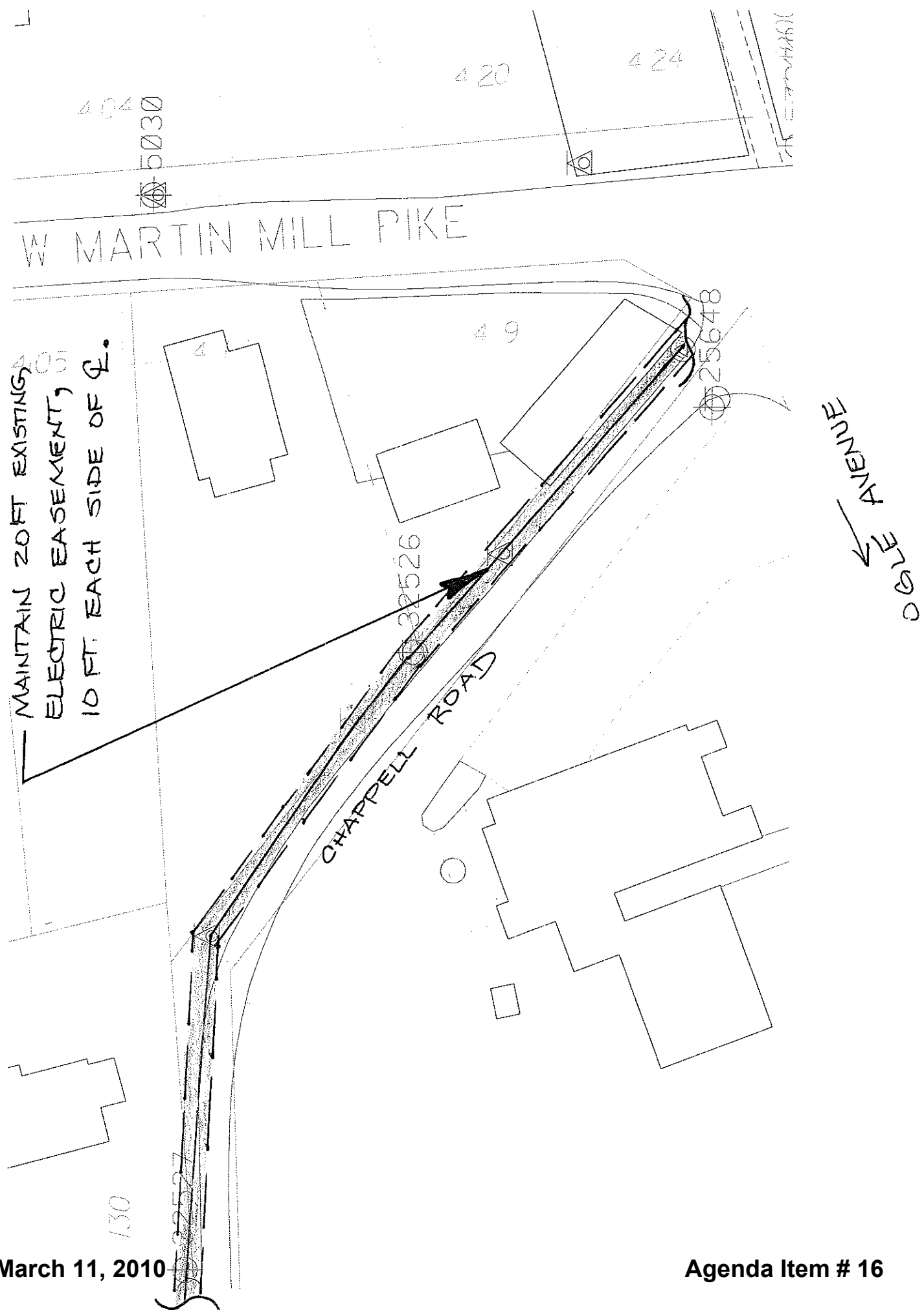
Greg L. Patterson
Engineering

glp/ggt

Enclosure







3-G-10-SC - cor - AT&T



February 3, 2010

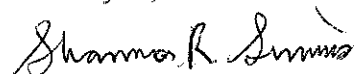
TO: Metropolitan Planning Commission

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

SUBJECT: City of Knoxville- Closure of Chappell Rd from W Martin Mill Pk. On East of Chappell Rd. at the southwest corner of CLT 109PM002 and northwest corner of CLT 123AB003 City block 25591 and 25600 Council District 1, South City Sector. 3-G-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,


Shannon Simms