

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

► **FILE #:** 9-B-10-SC

AGENDA ITEM #: 7

AGENDA DATE: 9/9/2010

► **APPLICANT:** MPM DEVELOPMENT COMPANY

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:** Long Shot Ln

► **LOCATION:** Between 323 feet north of High Alpine Ln. and northern terminus

IS STREET:

(1) IN USE?: No

(2) IMPROVED (paved)?: No

► **APPLICANT'S REASON FOR CLOSURE:** Consolidation of property

DEPARTMENT-UTILITY REPORTS: No objections have been received by staff as of 9/1/10.

STAFF RECOMMENDATION:

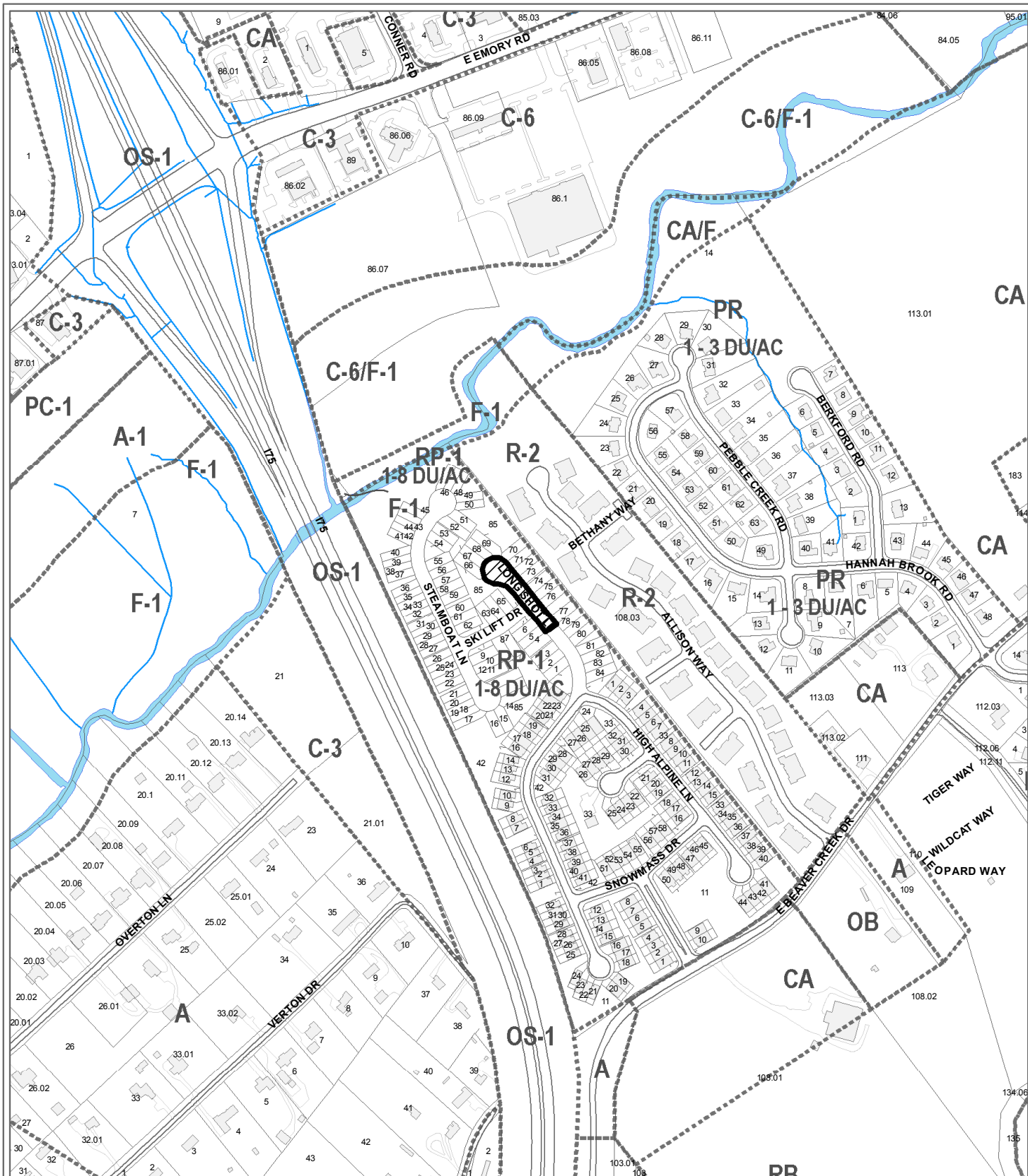
► **RECOMMEND** that City Council **APPROVE** the closure of this portion of Long Shot Ln., subject to any required easements and subject to the 5 conditions specified in the attached August 19, 2010 letter from City Engineering.

Staff has received no objections to this closure. The applicant owns all of the adjoining properties and is seeking to consolidate the surrounding parcels for future development.

COMMENTS:

With the conditions noted by City Engineering, the applicant will be required to record a plat to consolidate all the adjacent parcels to eliminate land-locked property, as well as construct turn-arounds on dead end roads.

If approved, this item will be forwarded to Knoxville City Council for action on 10/5/2010 and 10/19/2010. 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.



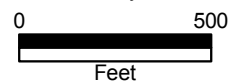
**9-B-10-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Long Shot Ln
 To be closed from: 323 feet north of High Alpine Ln.
 To be closed to: northern terminus

Original Print Date: 8/23/2010 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: MPM Development Company

Map No: 57
 Jurisdiction: City



CITY OF KNOXVILLE

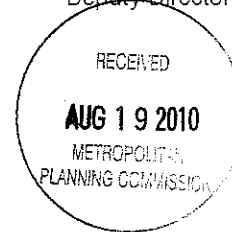
BILL HASLAM MAYOR



Stephen J. King, P.E.
Director of Public Works
Brently J. Johnson, P.E., R.L.S.
Deputy Director of Engineering

August 19, 2010

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



SUBJECT: Request to Close a Portion of Long Shot Lane (#9-B-10-SC), All of Ski Lift Drive (#9-C-10-SC), and All of Steamboat Lane (#9-D-10-SC)
City Block 39984

Dear Mr. Brusseau:

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 existing 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 resubdivides the property in such a way as to eliminate all resulting land-locked property;
- 2 All dead-end roads shown on this new 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 the required 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 from the Engineering Department 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 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 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

mb100819cls ROWs 9-B,C,D-10-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

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

August 2, 2010

Mr. Mike Turner
MPM Development Company, LLC
P.O. Box 52895
Knoxville, Tennessee 37950-2895

Q-B-10-SC
Q-C-10-SC
Q-D-10-SC



SUBJECT: ALPINE MEADOWS – CONDITIONAL RIGHT-OF-WAY CLOSURES

Dear Mr. Turner:

Attached please find a copy of my memorandums of August 2, 2010 to Cindy Mitchell, City Recorder, in which I have notified her that the plats referenced in Ordinances No. O-111-09, O-112-09, and O-113-09 were not recorded by the July 28, 2010 deadline. This has resulted in each ordinance being declared to be null and void and of no effect. As noted in Section 3 of the ordinances, these memos will be attached as "Exhibit 2" to the corresponding ordinance, making them part of the official record.

Ordinance No. O-111-09 would have closed a portion of Longshot Lane; Ordinance No. O-112-09, all of Skylift Drive; and Ordinance No. O-113-09, all of Steamboat Lane

If you have any questions regarding this issue, please let me know. I will be glad to assist you any way I can.

Sincerely,

Floyd R. Smith, R.L.S., Technical Services Administrator

Attachments

C: Cindy Mitchell, City Recorder
✓ Ewing M. Johnson, Deputy Director, MPC
Sharon Boyce, Senior Attorney, City Law Department
David McGinley, P.E., Planning Chief, Dept. of Engineering
File

alpine meadows rd cls-void doc

400 MAIN STREET, SUITE 480, KNOXVILLE, TENNESSEE 37902

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MPC September 9, 2010

Agenda Item # 7



Knoxville Utilities Board

August 6, 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 9-A-10-SC, 9-B-10-SC, 9-C-10-SC, and 9-D-10-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) 558-2291.

Sincerely,

Greg L. Patterson, P.E.
Engineering

glp/ggt

KNOXVILLE-KNOX COUNTY

MPC

METROPOLITAN
PLANNING
COMMISSION

KNOXVILLE-KNOX COUNTY

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
423 • 215 • 2500
FAX • 215 • 2068

RIGHT-OF-WAY CLOSURE

Name of Applicant: MPM Development Company

Date Filed: 7/26/10 Fee Paid: \$7900 File Number: 9-B-10-SC

Map Number: 57BH Zoning District: R-P-1 ☐ City ☒ County Sector: North Co.

Jurisdiction: ☒ City 5th Councilmanic District

RECEIVED
JUL 26 2010

INFORMATION:

Name of Right-of-Way: Long Shot Way

Type of Right-of-Way: ☒ Street ☐ Alley

Location of Right-of-Way:
BETWEEN (City Block or Lot where appropriate) 323' N. of High Alpine Lane
AND (City Block or Lot where appropriate) End of Road.

Right-of-Way is: In Use ☐ Yes ☒ No Improved (example: paved) ☐ Yes ☒ No

Reason for Closure: Consolidation of property

TO BE CLOSED:

From: (Street, Alley, Other) <u>Terminus</u>	To: (Street, Alley, Other) <u>see attached map</u>

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

David Harbin 4334 Papermill Drive Knoxville TN 37909 588-6492 588-6473
Name: (Print) Address City State Zip Phone Fax

AUTHORIZATION OF APPLICATION:

I hereby certify that I am the authorized applicant, or representing the applicant and ALL property owners involved in this request or holders of option on same.

Signature: _____

David Harbin 4334 Papermill Drive Knoxville TN 37909
Name: (Print) Address City State Zip Phone Fax

APPLICATION ACCEPTED BY:

MPC September 9, 2010

Agenda Item # 7

