



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

▶ **FILE #:** 9-D-10-SC

**AGENDA ITEM #:** 9

**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:** Steamboat Ln  
▶ **LOCATION:** Between Northern terminus and Southern 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:**

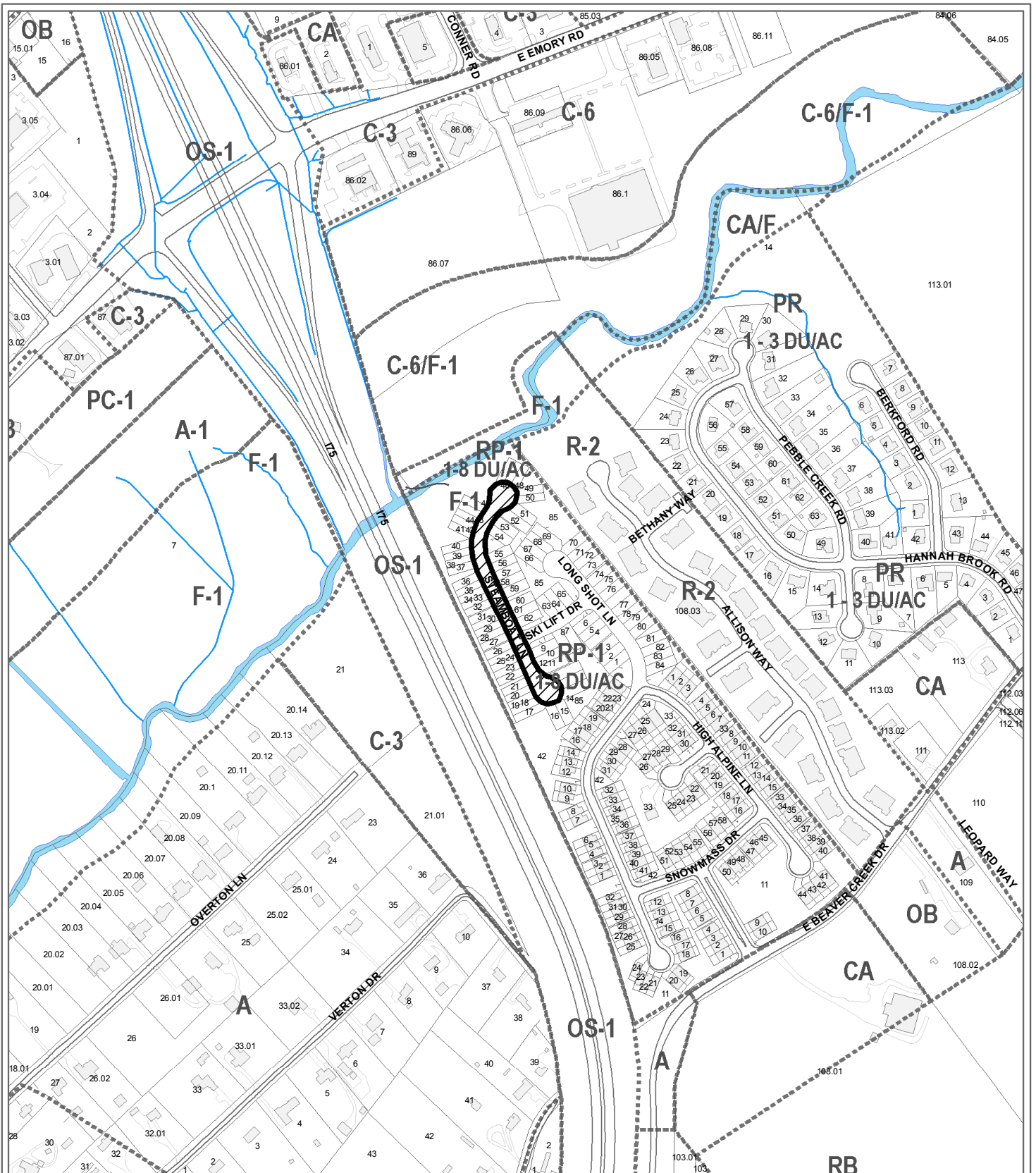
▶ **RECOMMEND** that City Council **APPROVE** the closure of Steamboat Ln., subject to any required easements and subject to the 5 conditions specified in the attached August 19, 2010 letter from City Engineering.

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.



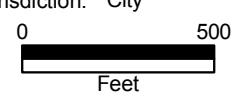
**9-D-10-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: MPM Development Company

Name of Street or Alley: Steamboat Ln  
 To be closed from: Northern terminus  
 To be closed to: Southern terminus

Map No: 57  
 Jurisdiction: City

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





CITY OF KNOXVILLE

BILL HASLAM MAYOR

Stephen J. King, P.E.

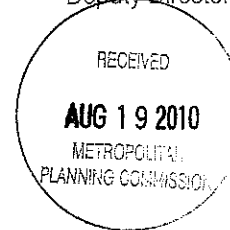
Director of Public Works

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

# 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

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

EMAIL: [BJOHNSON@CITYOFKNOXVILLE.ORG](mailto:BJOHNSON@CITYOFKNOXVILLE.ORG)

[WWW.CITYOFKNOXVILLE.ORG](http://WWW.CITYOFKNOXVILLE.ORG)

**MPC September 9, 2010**

**Agenda Item # 9**



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.

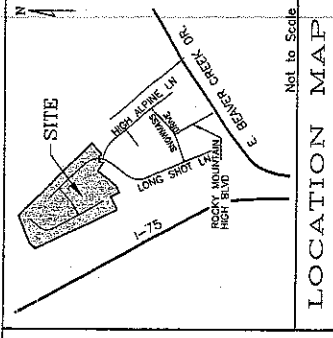
If you have any questions regarding this matter, please call me at (865) 558-2291.

Sincerely,

A handwritten signature in cursive script that reads 'Greg Patterson'.

Greg L. Patterson, P.E.  
Engineering

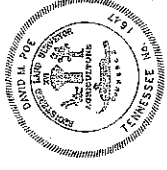
glp/ggt



Not to Scale  
**LOCATION MAP**

**LEGEND**

PRM	PERMANENT REFERENCE MARKER
SF	SQUARE FEET
DE	DRAINAGE EASEMENT
CA	COMMON AREA
PI	POINT OF INTERSECTION
PC	POINT OF TANGENCY
CC	POINT OF REVERSE CURVE
PC	POINT OF CURVATURE
MCN	MARKER
MCN	UNMONUMENTED POINT
MCN	PERIPHERAL SETBACK



CERTIFICATE OF CAPACITY AND ACCURACY OF SURVEY  
I CERTIFY THAT THIS IS A CORRECT AND TRUE REPRESENTATION OF THE INFORMATION SURVEYED BY ME OR UNDER MY SUPERVISION  
REGISTERED LAND SURVEYOR  
TENNESSEE REG. NO. 1577

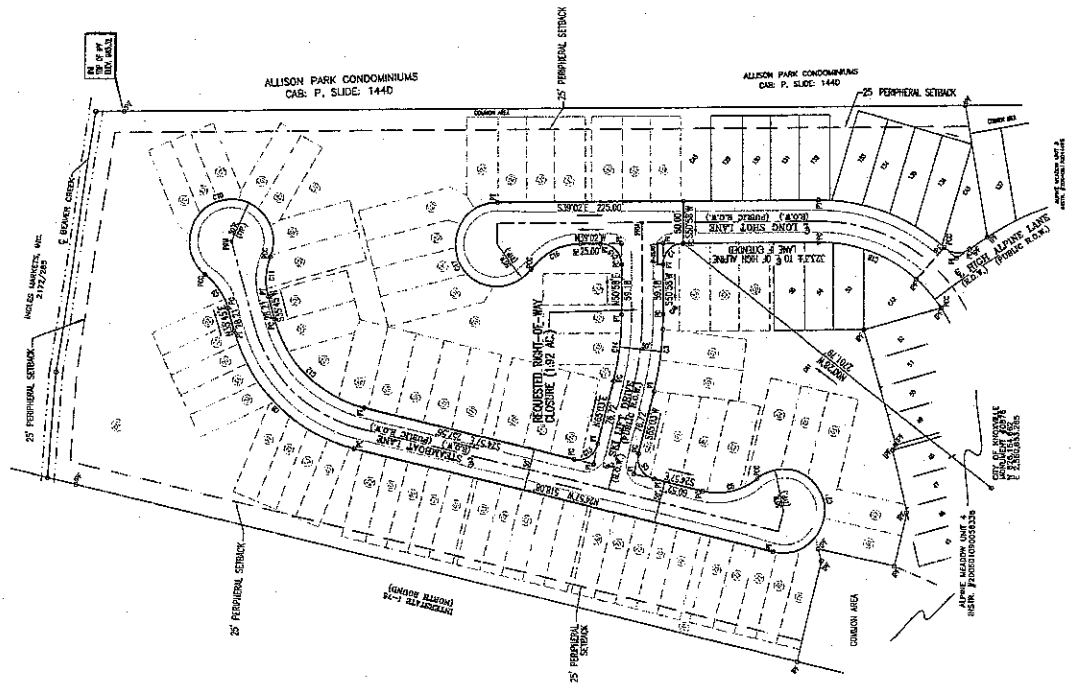
**SURVEY FOR  
ROAD CLOSURE AT  
ALPINE MEADOW SUBDIVISION  
UNIT-5**

CLT MAP 57BH  
39th WARD, CITY OF KNOXVILLE  
CITY BLOCK 39884  
DISTRICT-6, KNOX COUNTY, TN.  
SCALE 1"=100' APRIL 15, 2009

**BATSON, HIMES, NORVELL & POE**  
REGISTERED ENGINEERS & LAND SURVEYORS  
1000 W. BRYAN BLVD.  
KNOXVILLE, TENNESSEE 37909  
PHONE (865) 588-6472  
FAX (865) 588-6473

**OWNER:**  
MPM DEVELOPMENT CO., LLC  
P.O. BOX 52895  
KNOXVILLE, TENNESSEE 37950-2895  
PHONE (865) 693-0580

REFERENCE DEED: INSTR. #200112260051200  
23752-5-RC



CURVE	BEARING	CHORD	ARC	RADIUS	TANGENT
C1	N84°02'W	35.36'	39.27'	25.00'	25.00'
C2	S20°01'W	91.85'	92.19'	374.00'	374.00'
C3	S89°13'W	67.98'	68.45'	25.00'	25.00'
C4	S89°13'W	67.98'	68.45'	25.00'	25.00'
C5	S89°13'W	67.98'	68.45'	25.00'	25.00'
C6	S89°13'W	67.98'	68.45'	25.00'	25.00'
C7	S89°13'W	67.98'	68.45'	25.00'	25.00'
C8	S89°13'W	67.98'	68.45'	25.00'	25.00'
C9	S89°13'W	67.98'	68.45'	25.00'	25.00'
C10	S89°13'W	67.98'	68.45'	25.00'	25.00'
C11	S89°13'W	67.98'	68.45'	25.00'	25.00'
C12	S89°13'W	67.98'	68.45'	25.00'	25.00'
C13	S89°13'W	67.98'	68.45'	25.00'	25.00'
C14	S89°13'W	67.98'	68.45'	25.00'	25.00'
C15	S89°13'W	67.98'	68.45'	25.00'	25.00'
C16	S89°13'W	67.98'	68.45'	25.00'	25.00'
C17	S89°13'W	67.98'	68.45'	25.00'	25.00'
C18	S89°13'W	67.98'	68.45'	25.00'	25.00'