



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

▶ **FILE #:** 5-A-11-SC **AGENDA ITEM #:** 7

POSTPONEMENT(S): 5/12/11-6/9/11 **AGENDA DATE:** 7/14/2011

▶ **APPLICANT:** UNIVERSITY OF TENNESSEE

TAX ID NUMBER: 107 K D 003
 JURISDICTION: Council District 6
 SECTOR PLAN: West City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: R-2 (General Residential)
 WATERSHED: Third Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Mann St
 ▶ **LOCATION:** Between Sutherland Avenue and Southern railway right-of-way

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

▶ **APPLICANT'S REASON FOR CLOSURE:** Mann St. serves UT apartments, which are no longer occupied and are slated for demolition. UT is planning to use entire property for intramural athletic fields.

DEPARTMENT-UTILITY REPORTS: No objections have been received by staff as of July 6, 2011.

STAFF RECOMMENDATION:

▶ **RECOMMEND** that City Council **APPROVE** the closure of Mann St., subject to any required easements and subject to the following condition;

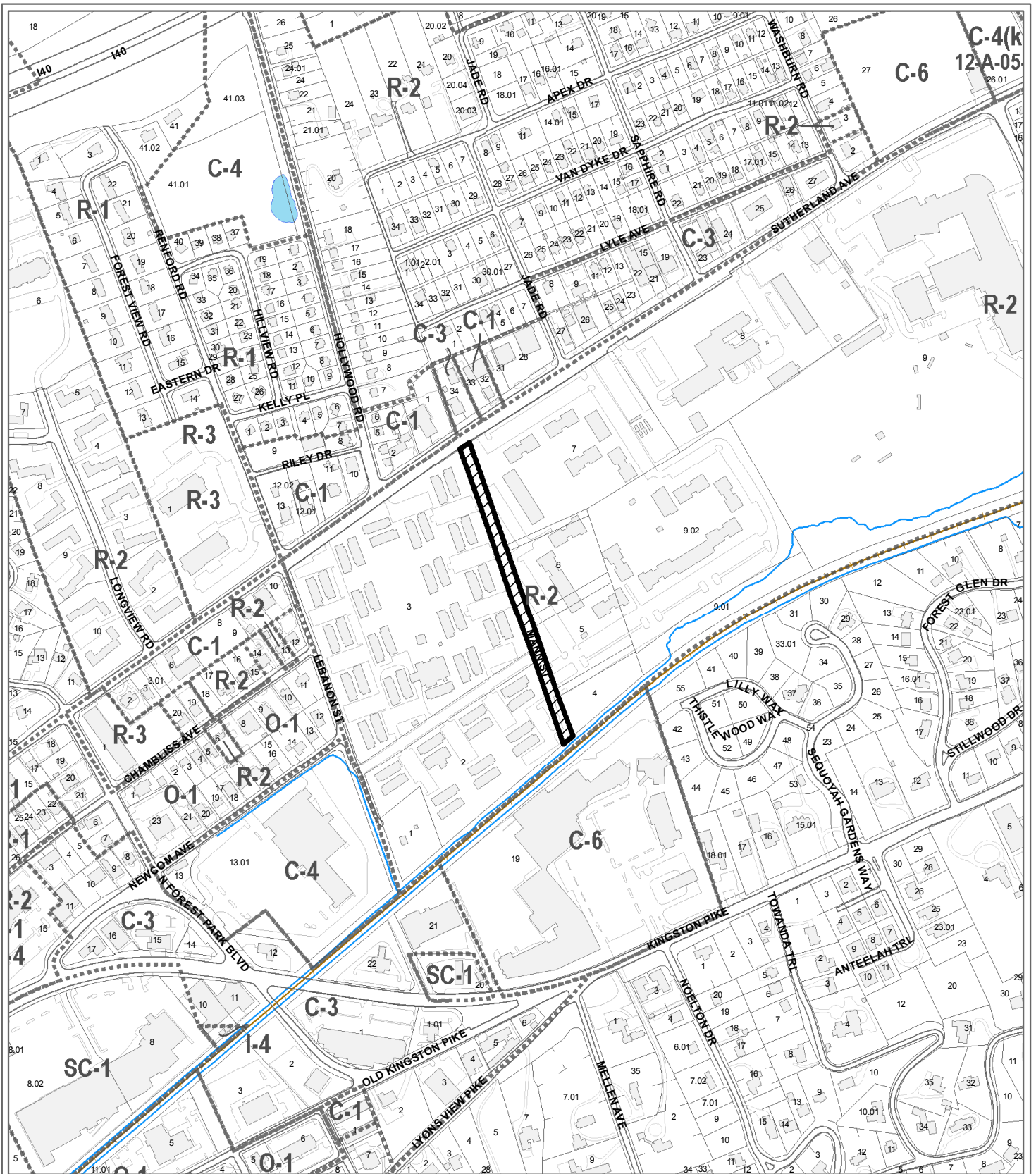
1. This right-of-way closure will not be effective until all buildings accessed from Mann St. have been razed.

With the above condition included, staff has received no objections to this closure. All owners of property adjacent to this right-of-way have indicated agreement with the proposed closure, subject to the condition noted. There is, however, opposition from residents of the Pond Gap neighborhood to the north.

COMMENTS:

Either the University of Tennessee or the City of Knoxville own all of the property adjacent to this public street. If closed, UT intends to incorporate the right-of-way into the rest of the property on either side and develop intramural athletic fields on the site. The recommended conditions will insure that proper access is maintained until the buildings accessed from the subject street have been torn down. Condition #1 allows emergency services, specifically the fire department, to access that area, should an emergency arise within the existing buildings along Mann St. The City of Knoxville and the University of Tennessee have reached agreement on certain conditions related to this street closure, as documented in the attached 'Letter of Understanding'. This includes either relocating or maintaining the rock garden on the site, maintenance and dedication of greenways, establishment of easements and transfer of City property to UT.

If approved, this item will be forwarded to Knoxville City Council for action on 8/9/2011 and 8/23/2011. 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.



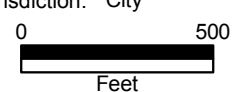
**5-A-11-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: University of Tennessee

Name of Street or Alley: Mann St
 To be closed from: Sutherland Avenue
 To be closed to: Southern railway right-of-way

Map No: 107
 Jurisdiction: City

Original Print Date: 4/25/2011 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



CITY OF KNOXVILLE

DANIEL L. BROWN, MAYOR



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

July 6, 2011

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



SUBJECT: Request to Close Mann Street (MPC# 5-A-11-SC)
City Blocks 50614 and 50700

Dear Mr. Brusseau:

Since our previous letter of May 3, 2011, the situation concerning this request has changed. Based on attached Resolution R-185-2011 and the attached Letter of Understanding, the Department of Engineering no longer has any objection to this request. Both the resolution and the letter were approved June 28, 2011.

If you have any questions, feel free to call me at 215-2148.

Sincerely,



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

Attachments

C: Stephen J. King, P.E., Director of Public Works
David McGinley, P.E., Engineering Planning Chief
Lisa Hatfield, Attorney, Law Department
File

mb110706cls MannSt doc

RESOLUTION

A RESOLUTION OF THE COUNCIL OF THE CITY OF KNOXVILLE AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS ON BEHALF OF THE CITY OF KNOXVILLE NECESSARY TO TRANSFER TWO PARCELS OF PROPERTY LOCATED AT THE DEAD-END OF MANN STREET, CLT NO. 107K-D-004 AND CLT NO. 107K-D-009.01, AND AN EASEMENT ALONG MANN STREET TO THE UNIVERSITY OF TENNESSEE, WITH THE CITY RETAINING A 20 FOOT WIDE GREENWAY EASEMENT.

RESOLUTION NO: R-185-2011

REQUESTED BY: Finance & Accountability

PREPARED BY: Law

APPROVED: 06-28-2011

APPROVED AS AN EMERGENCY MEASURE: _____

MINUTE BOOK: 75 PAGE _____

WHEREAS, the City of Knoxville ("City") owns two parcels of property at the dead-end of Mann Street, CLI No. 107K-D-004 and CLI No. 107K-D-009 01, and a greenway easement along Mann Street; and

WHEREAS, the University of Tennessee plans to construct an intramural sports complex which will impact the above mentioned property owned by the City; and

WHEREAS, the City has agreed to transfer the two parcels along with the easement to the University of Tennessee, and in exchange, the City will retain the 20 foot greenway

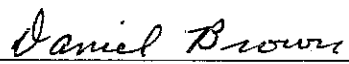
easement (10 feet on either side) across these parcels and relocate the Mann Street easement to the east side of the new intramural sports complex; and

WHEREAS, the relocated easement will reconnect Sutherland Avenue, Lebanon Street Greenway, and the Third Creek Greenway resulting in a loop around the intramural sports complex connecting to Third Creek Greenway

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KNOXVILLE:

SECTION 1: The Mayor is authorized to execute all documents on behalf of the City of Knoxville necessary to transfer two parcels at the dead-end of Mann Street, Knoxville, CLT No. 107K-D-004 and CLT No. 107K-D-009 01 and an easement along Mann Street to the University of Tennessee with the City retaining a 20 foot wide greenway easement (10 feet on either side) across these parcels and the relocation of the Mann Street easement to the east side of the new intramural sports complex

SECTION 2: This Resolution shall take effect from and after its passage, the welfare of the City requiring it



Presiding Officer of the Council



Recorder

R:\Hatfield\CITY COUNCIL\RESOLUTIONS\transfer of property on Mann Street to UT for intramural sports complex doc

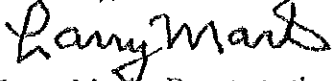


Letter of Understanding

The City of Knoxville and the University of Tennessee agree to the following:

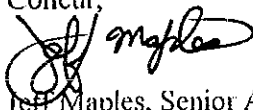
1. The University of Tennessee will relocate or maintain the rock garden that currently exists on site; and
2. The University of Tennessee will provide a greenway connection from Sutherland to the Third Creek Greenway on the east end of their development and The University of Tennessee will dedicate said easement and provide a metes and bounds description of the 20 feet wide easement; and
3. The University of Tennessee will leave the Lebanon Street greenway connection as it currently exists; and
4. The University of Tennessee will provide two standard Manual on Uniform Traffic Control Devices (MUTCD) striped crosswalks on Sutherland Avenue; and
5. The University of Tennessee will provide public parking spaces in a lot adjacent to Sutherland Avenue; and
6. The University of Tennessee will provide a metes and bounds description and a plat exhibit of the two parcels, CLT # 107K-D-004 and CLT # 107K-D-009 01
7. The City of Knoxville will retain a 10' easement on each side of the centerline of the existing greenway for a total of 20 feet through all parcels to be transferred; and
8. The City of Knoxville will transfer parcels 107KD004 and 107KD00901 to the University of Tennessee/State of Tennessee

Sincerely,



Larry Martin, Deputy to the Mayor

Concur,



Jeff Maples, Senior Associate Vice Chancellor of Finance and Administration



5-A-11-SC - cor KUB

Knoxville Utilities Board

April 11, 2011

Mr. Mike Brusseau
Knoxville-Knox County
Metropolitan Planning Commission
Suite 403, City-County Building
Knoxville, Tennessee 37902

APR 13 2011

Dear Mr. Brusseau:

**Re: Right-of-Way Closure Request 5-A-11-SC, Mann St
Block No. Between Blocks 50614 & 50700
CLT No. 107**

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.
- Electric – 25 feet on each side of the centerline of the electric line, 50 feet total width.
- Sewer – 12.5 feet on each side of the centerline of the sewer line, 25 feet total width.
- Water – 7.5 feet on each side of the centerline of the water line, 15 feet total width.

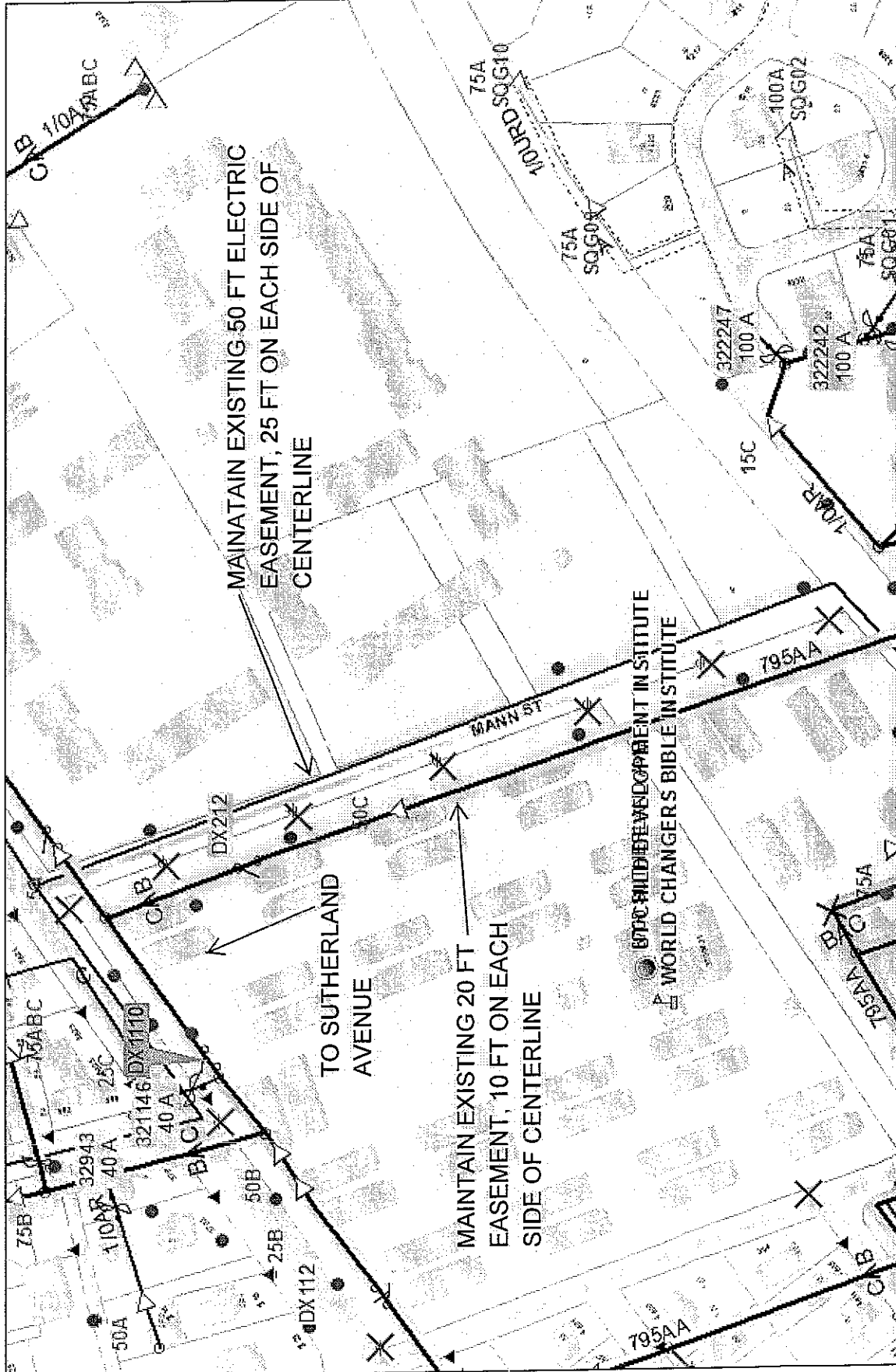
So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2291.

Sincerely,

Greg L. Patterson, P.E.
Engineering

gjp/bds

Enclosure



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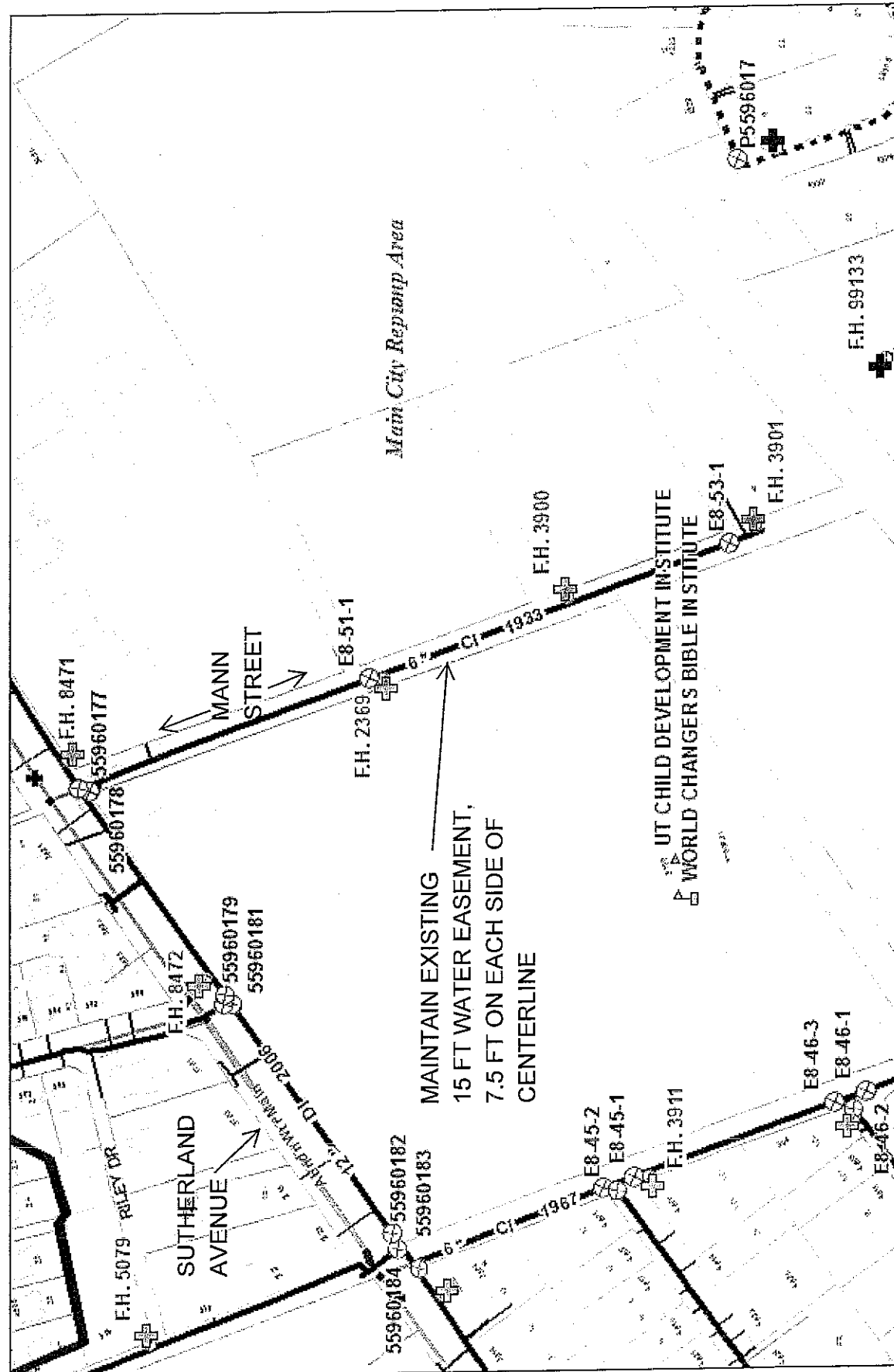
Closure of Mann St (Sutherland Ave to Southern RR)

File No. 5-A-11-SC CLT #107 Between Blocks #50614 & 50700



Knoxville Utilities Board

Product Warning: This map was produced from the Landbase information system maintained by KUIS. This map should not be relied on for engineering, design, or surveying work or other similar type uses. The information on this map is dated and has no warranty of merchantability or warranty for fitness of use for a particular purpose, express or implied. This map is produced, printed, and distributed as is, with all faults.



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Closure of Mann St (Sutherland Ave to Southern RR)

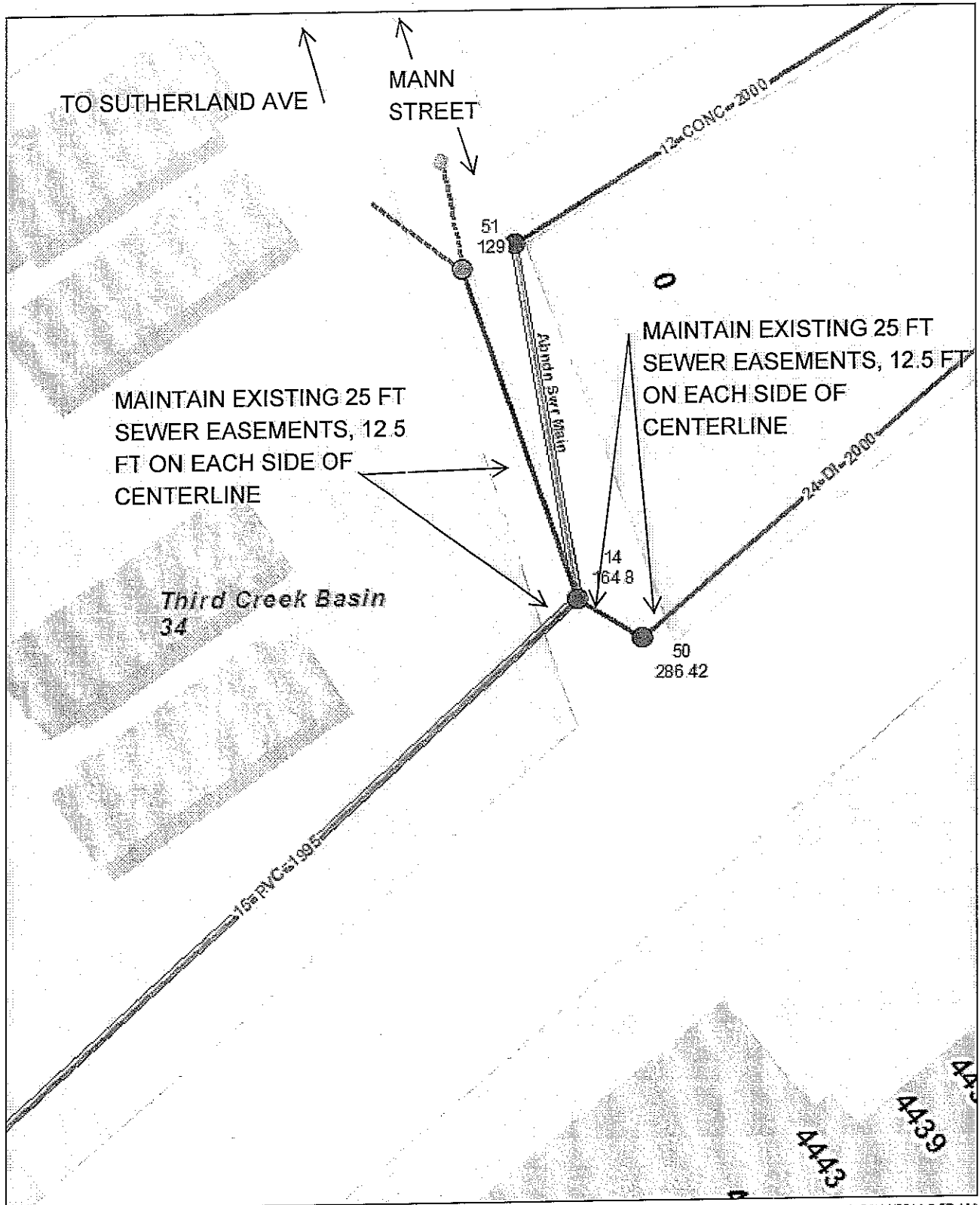
File No. 5-A-11-SC CLI#107 Between Block #50614 & #50700



KUB
Knoxville Utilities Board

400 Feet

Product Warning: This map was produced from the Landbase information system maintained by KUB. This map should not be relied on for engineering, design, or surveying work or other similar type uses. The information on this map is dated and has no warranty of merchantability or warranty for fitness of use for a particular purpose, express or implied. This map is produced, printed, and distributed as is, with all faults.



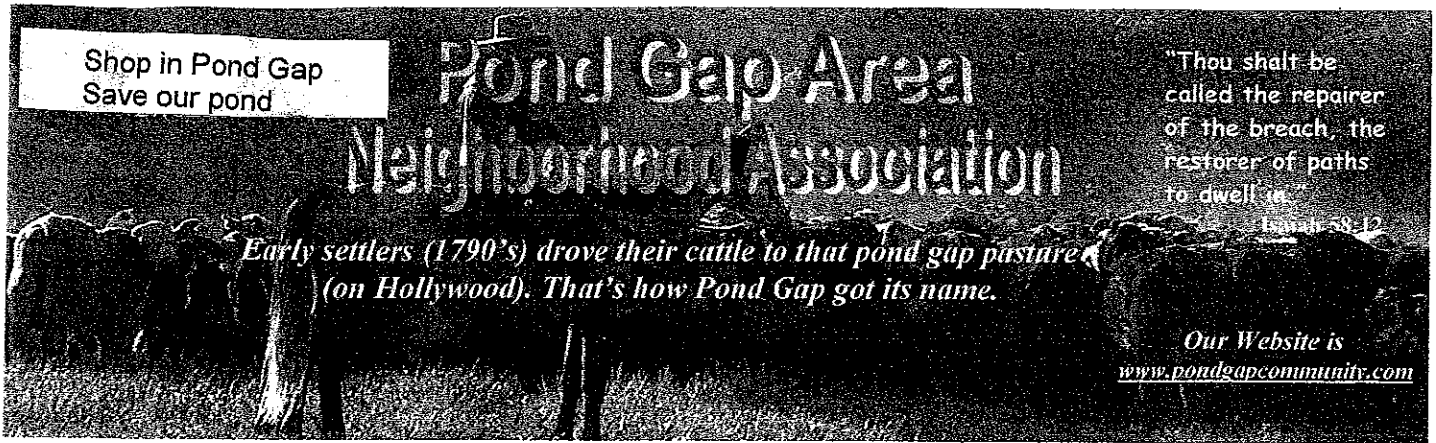
Closure of Mann St (Sutherland Ave to Southern RR)

nted: 04/11/2011 8:37 AM

File No 5-A-11-SC CLT #107 Between Block #50614 & #50700

Knoxville Utilities Board





We're home to Sutherland Airfield (Knoxville's first airport), Knoxville Drive-In Theater, Ringling Bros. Circus (big top), Golf Range Field of Harmony, the paper mill on Papermill Road., and a bunch of great folks.

Concerning Mann St. closure request (file # 5--A-11-sc):

The Pond Gap Area Neighborhood Association opposes the closure based on historic, cultural, safety, and environmental reasons.

Attached documents include maps of the area and Mayor Burchett's letter of support with historic references.

A representative from the Association plans on attending the June 9 MPC meeting. Thank you.

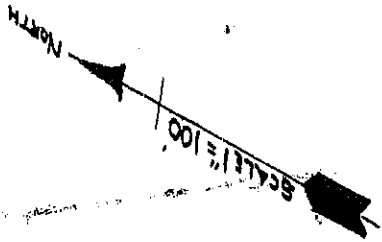
David Williams, president
ph. # 256-1828

POND GAP ... WHERE BEARDEN'S DAY BEGINS!™
PO Box 10704
Knoxville TN 37939

Dated 12/3/1923
 Ben Priddy et al
 2nd Fl. c/o HOBBS

Manager
 of
 H. L. Mann's
 Company

JOHN L. MANN'S
 FIRST ADDITION.



1923
 Dec 31 1923

JOHN L. MANN'S
 SECOND ADDITION.

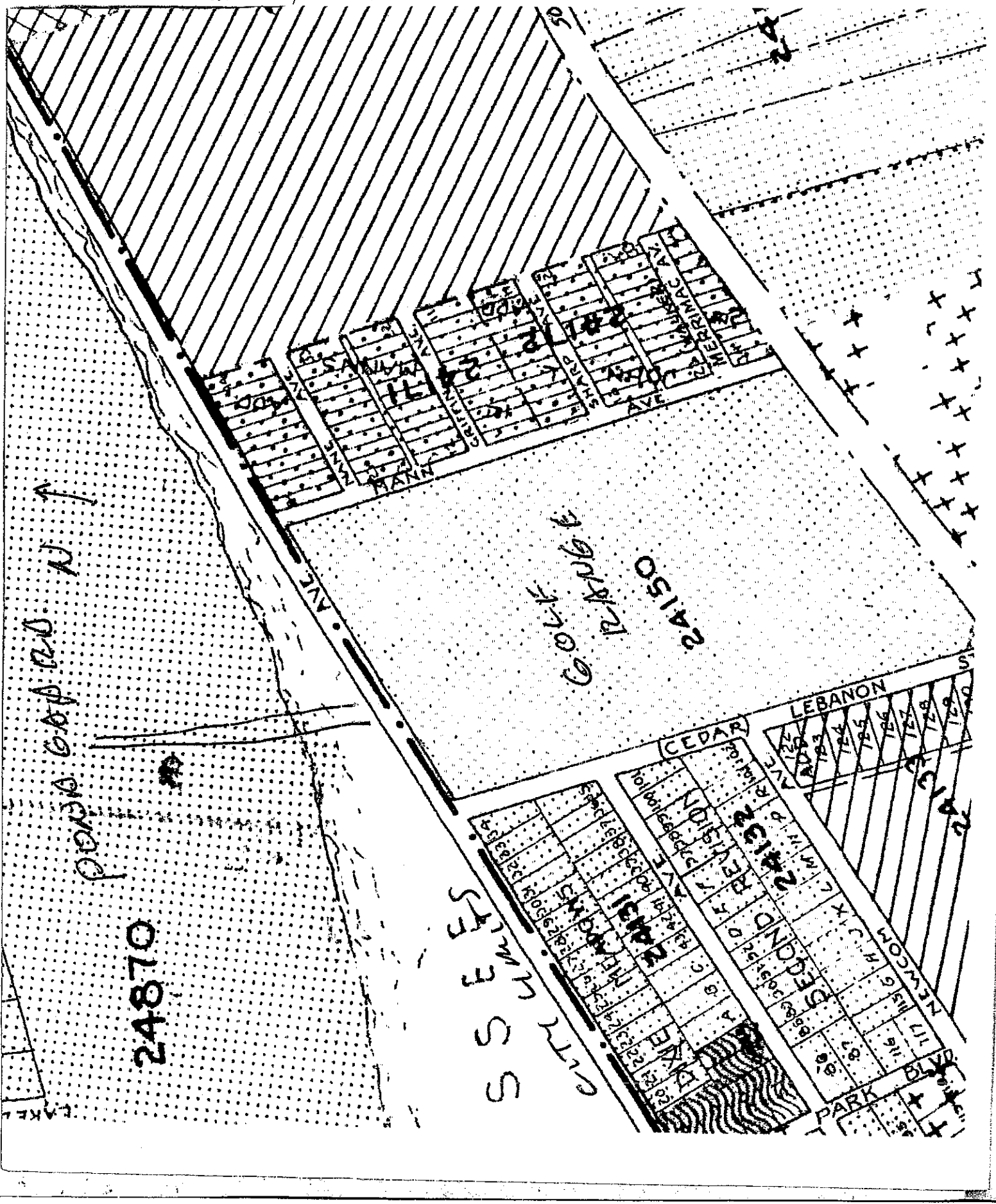
S. 59° 42' W.

SOUTHERLAND AVE.									
21	30	"	"	"	"	"	"	"	30
1815	34	33	36	37	38	39	40	41	42 43 44
1815	30	MANE AVE.							30
128	23	24	25	26	27	28	29	30	31 32 33
128	12	13	14	15	16	17	18	19	20 21 22
30	30	"	"	"	"	"	"	"	30
GRIFFIN AVE.									
30	30	"	"	"	"	"	"	"	30
125	21	2	3	4	5	6	7	8	9 10 11
125	21	2	3	4	5	6	7	8	9 10 11
30	30	"	"	"	"	"	"	"	30
SHARP AVE.									
125	12	13	14	15	16	17	18	19	20 21 22
125	23	24	25	26	27	28	29	30	31 32 33
30	30	"	"	"	"	"	"	"	30
WALKER AVE.									
166.5	30	"	"	"	"	"	"	"	30
166.5	34	35	36	37	38	39	40	41	42 43 44
21	SOUTHERN RY. RIGHT OFWAY								

8TH DISTRICT KNOX COUNTY

3/4/201

G. Beal CMPC map





OFFICE OF COUNTY MAYOR TIM BURCHETT

400 Main Street, Suite 615, Knoxville, TN 37902

May 10, 2011

Dear Members of the Metropolitan Planning Commission,

As you consider proposals dealing with the University of Tennessee's Married Student Housing apartment complex on Sutherland Avenue, I hope you will carefully consider the historical and cultural significance of what happened along Mann Street in the Pond Gap neighborhood.

During the 1940s and 1950s, local residents took part in some of the earliest documented integrated sporting events I have heard of. The area's working class residents along Mann Street—both black and white—played countless baseball games together, fostering a sense of community that transcended race.

I would appreciate it very much if you would give careful consideration to the Pond Gap Area Neighborhood Association's wishes to maintain at least a portion of Mann Street as a reminder of its past. Unfortunately, that community was forever changed when the University of Tennessee built the apartment complex they now plan to tear down.

Despite the drastic changes UT's presence made on the area, now is an excellent time to commemorate and recognize the good faith efforts of the former residents of Mann Street.

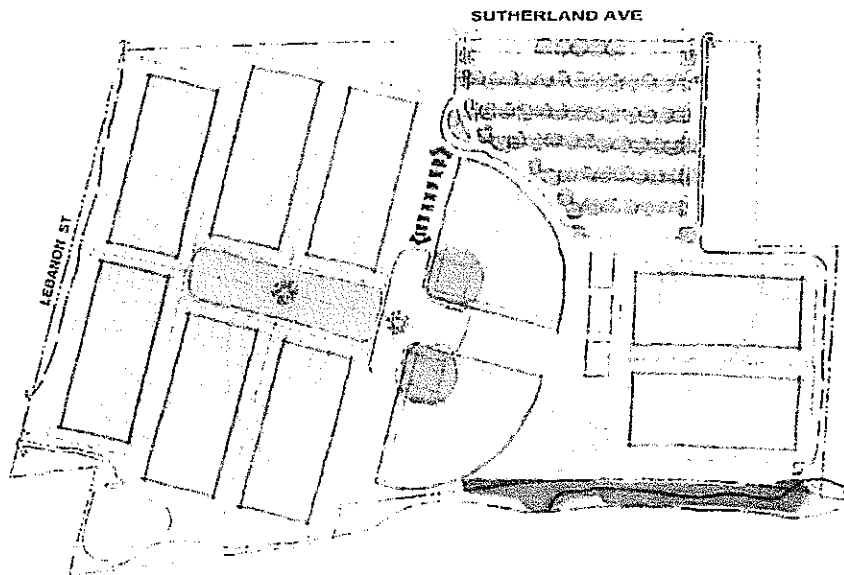
Thank you in advance for your consideration.

Sincerely,

Tim Burchett
Knox County Mayor

jcg:TB

THE UNIVERSITY of
TENNESSEE **UT**
KNOXVILLE
Division of Student Affairs



SITE CONCEPT PLAN
UT INTRAMURAL FIELDS, THE UNIVERSITY OF TENNESSEE



Student Recreational Fields Project

5-A-11-SC

TIMELINE

Student Recreational Fields Timeline

- **February 2009** - The closing of Sutherland Village is reviewed with the Chancellor's Cabinet on February 16, 2009 (see attachment – pp. 6-7). Specific stakeholders are identified and cabinet members assigned with notification responsibilities. The notifications are completed as listed below.

Stakeholders and Notification Responsibilities:

- Sutherland officers, tenants & staff (Ken Stoner & Tim Rogers)
 - Sutherland Child Care Center (Margie Nichols & Susan Martin)
 - Thackston School available for relocation (Jeff Maples to coordinate with Martin & Nichols)
 - Pond Gap Retail Community (Nichols)
 - Pond Gap Elementary School (Nichols)
 - Bearden Neighborhood Association (Stoner)
 - Pia Wood & CIE Staff (Stoner)
 - Staff of University Housing (Stoner) and Student Affairs (Rogers)
 - Pond Gap Neighborhood Association (Stoner & Nichols)
 - West High School (Nichols & Stoner)
 - Sequoyah Gardens (Rogers & Nichols)
 - National Guard Armory (Nichols)
 - Mayor Haslam (Jan Simek & Rogers)
 - Media (Nichols)
 - City Council (Nichols)
 - Board of Trustees - Doug Horne (Jimmy Cheek & Rogers), Bob Talbott (Nichols), Jim Murphy (Rogers), Spruell Driver (Rogers) & Don Stansberry (Nichols)
 - Student Government Association - Jeff Wilcox & John Rader (Rogers)
 - Graduate Student Senate - Julie Lynch (Rogers)
 - Graduate School - Carolyn Hodges (Rogers)
- **March 2009** – The Sutherland Village Transition Task Force is appointed by Vice Chancellor Rogers and begins regularly scheduled meetings. The representative Task Force consists of:

Timothy L. Johnson, Chair (University Housing)
Divya Bhaskaran (Graduate Assistant in SEE Center, resident in T-09)
Amy Blakely (Media Relations)
Ashley Blamey (LMSW, “Case Manager” – has relationship with a number of tenants)
Terry Faulkner (Bearden Council Representative)
Joann Ng Hartmann (Center for International Education)
Carolyn Hodges (Vice Provost, Graduate School)
Jeannie Hopper (University Housing – to function as staff support, e.g. recording minutes, preparing agendas, etc.)

Donice M. Knight Jr, (Resident Manager, Sutherland Village)
Julie Marie Lynch (Graduate Student Senate)
Paul Slay (Campus Ministers Council)
Kenneth Stoner (Student Affairs – to function as chair until Tim Johnson returns from China)
Sangeetha Swaminathan (Graduate Student Representative, resident in E-16)

Ex-Officio Members (invited to all meetings, recipients of all minutes, etc):

Tim Rogers (Student Affairs)
Margie Nichols (Communications and Media Relations)

- **March 2009:** A variety of personal contacts and public meetings are conducted with stakeholders, including representatives from the Pond Gap community. At a meeting at Pond Gap Elementary School on March 30, 2009, Margie Nichols and Ken Stoner deliver a presentation as requested by David Williams. Also in attendance at this meeting are Barbara Pelot, Terry Faulkner, Finbarr Sanders, and Ed Shouse.
- **March 2009 -** The public website (<http://uthousing.utk.edu/sutherland/sutherlandresources.htm>) is launched to function as an on-line resource center for tenants, providing basic information and an abundance of links to other information and resources related to the transition. The website remains active until Sutherland Village is closed. The website includes notifications such as:
 - a. The announcement to tenants on 2.18.2009 (see attachment – p. 8)
 - b. The initial press release of 2.19.2009 (see attachment – p. 9)
- **July 2009** – The last tenants vacate the Sutherland Village.
- **2010 -** Planning continues during the year and the architectural firm of Barge Waggoner Sumner & Cannon, Inc. is selected to design the project. Communication with constituencies is maintained throughout this period.
- **January 2011** – A design charette is held with the architects on January 14, 2011. Both Duane Grieve and Terry Faulkner participate as community representatives. Tentative agreement on design resulting from the charette is achieved. (see attachment – p. 10)
- **February 2011 -** To date, every constituency identified, with the sole exception of David Williams, has endorsed the project as an enhancement to the community. Letter of support dated February 9, 2011 from Terry Faulkner, on behalf of the Bearden community, is received supporting the closing of Mann Street, a requirement for project development. (see attachment – p. 11)
- **February 2011** – The demolition package is released for bid
- **February 14, 2011** – In an effort to keep the public informed, the Knoxville News Sentinel continues their periodic reporting, (as welcomed and encouraged by the

University), on campus projects including the Rec Fields. (see attachment – p. 12).

- **Mid-March to Early-April 2011**– Demolition anticipated to commence.
- **Continuation of Process**
- **Fall 2012** - Anticipated opening of the Rec Fields Complex.

ATTACHMENTS

CHANCELLOR'S CABINET 2.16.2009

UNIVERSITY OF TENNESSEE

Closing of Golf Range and Sutherland Apartment Complexes in 2010

Rationale for Closing: The Sutherland and Golf Range apartment complexes were built 40 and 50 years ago, respectively. Significant changes have been made to applicable Building, ADA, Fire and Life Safety Codes during that span of time. It has been determined that it would not be economically feasible to renovate or upgrade the existing facilities that are evaluated as at the end of their facility life cycle. Construction of a new apartment complex on the site for family, graduate and non-traditional students is also not financially feasible. A new, replacement apartment complex would necessitate monthly rental rates that would be similar to, or in excess of, those already immediately available in the community. The attraction of lower monthly rental rates would be lost, plus there would be further competitive disadvantages as housing is available for this competitive market niche that is as close, or closer to the University than the Golf Range and Sutherland complexes. Additionally, the University is restricted to providing housing to only students and those affiliated with the university, while the private market has no such restrictions.

For similar reasons, many other institutions are also moving away from the construction of apartments for family, graduate and non-traditional students. Arkansas, Auburn and Alabama have recently eliminated or are in the process of phasing out of their operations that had a focus and clientele similar to UT's Golf Range and Sutherland complexes. As the demand for family, graduate and non-traditional housing offered through the university has declined over the years, UT has sold the Woodlawn (2003), Taliwa Court (2004) and Kingston (2006) properties and converted the Laurel (2008) apartments to undergraduate housing. In continuation of this trend, the timing is appropriate for modifying the use of the Golf Range and Sutherland properties.

Although the facilities meet Code requirements as built, deficiencies noted by the Fire Marshall under Fire and Life Safety Codes, and variances from current building Codes that must be addressed through renovation or new construction include, but are not limited to:

- Americans with Disabilities Act (ADA): The majority of apartments at both Sutherland and Golf Range are not handicapped accessible; apartment exterior and interior door widths do not meet ADA code; bathrooms do not meet current ADA code
- Fire and Life Safety: A single path of egress for second and third floor apartments at Sutherland and a center stair egress at Golf Range from second floor apartments rather than two egress options from each end of the buildings is no longer allowed under current Code. Also noted as failing to meet current Code are the railing heights on balconies (Golf Range) and stairwell landings (Sutherland); the smoke detection systems that are localized (not monitored centrally); and, currently the buildings do not have fire suppression systems.

Under current standards there are also a number of other facilities and quality of life issues detrimental to the future viability of these facilities. Among the facility issues are the: absence of energy efficient windows; antiquated and inefficient heating and air conditioning systems; small size of apartments; electrical service inadequate for modern demands; plumbing systems that are beyond their expected life cycle; and, inadequate structural insulation. Also, the lack of preferred amenities in complexes accommodating families such as dishwashers, garbage disposals, and washer dryer connections is noteworthy.

Future Use: The 40 acres now occupied by Sutherland and Golf Range will become the future site for the urgently needed student recreational field space. UT ranks last among our peer institutions in lighted

(over)

recreational space for intramural, sports club and general student recreation use. Twenty-six other potential field sites were evaluated and eliminated from consideration due to various deficiencies: they were too costly to acquire; required multiple locations on non-contiguous land; necessitated higher development expenditures; considered too far from campus for student use; required accommodation of creeks and drainage or significant modification of existing elevations; necessitated access, egress, and traffic light construction; required removal of trees and planting buffers adjacent to highways; and, raised safety issues during routine to and from transit.

There are significant advantages of this property as the existing infrastructure and utility service is immediately available, the property is already owned by the University, plus the property is easily accessible via the Third Creek Greenway – within walking or biking distance (three miles) of the university. This area is also relatively flat and some of the existing parking areas will be utilized to decrease the total cost of the construction that will be involved with this project. The Golf Range complex was named for the golf range that originally occupied the space prior to the construction of this apartment complex.

Timetable: Monday, May 31, 2010 will be the last day of operation of the Sutherland and Golf Range complexes. All tenants will be notified of this date as soon as possible. All new tenants will be specifically informed in writing at the time their new lease is executed that their lease can be terminated according to the terms of the lease, but under any circumstance the lease will not extend beyond May 31, 2010. In addition, no new leases will be executed after January 1, 2010 to facilitate the transition.

Tenants: With monthly leases and year around turn-over of apartments, occupancy in the two complexes typically is in the 80% range with the least occupancy in the late spring and summer when the turn-over is greatest. There are 627 Apartments currently rented between the Golf Range and Sutherland complexes with 110 of that number sponsored by a department. If historic patterns continue, approximately 150 to 200 apartments would routinely turn-over between the late spring and the beginning of fall semester. With early notification and the availability of private accommodations in the vicinity, it is not anticipated that current tenants will have difficulty in securing alternate housing.

Stakeholders and Notification Responsibilities:

- Sutherland officers, tenants & staff (Stoner & Rogers)
- Sutherland Child Care Center (Nichols & Martin)
- Thackston School available for relocation (Maples to coordinate with Martin & Nichols)
- Pond Gap Retail Community (Nichols)
- Pond Gap Elementary School (Nichols)
- Bearden Neighborhood Association (Stoner)
- Pia Wood & CIE Staff (Stoner)
- Staff of University Housing (Stoner) and Student Affairs (Rogers)
- Pond Gap Neighborhood Association (Stoner & Nichols)
- West High School (Nichols & Stoner)
- Sequoyah Gardens (Rogers & Nichols)
- National Guard Armory (Nichols)
- Mayor Haslam (Simek & Rogers)
- Media (Nichols)
- City Council (Nichols)
- Board of Trustees (Horne [Cheek & Rogers], Talbott [Nichols], Murphy [Rogers], Driver [Rogers] & Stansberry [Nichols])
- Student Government Association (Jeff Wilcox & John Rader [Rogers])
- Graduate Student Senate (Julie Lynch [Rogers])
- Graduate School (Carolyn Hodges [Rogers])

Prepared by: Kenneth L. Stoner
February 13 2009

CHANCELLOR'S CABINET 2.16.2009

Tenants of Sutherland and Golf Range,

Late this afternoon, Dr. Stoner met with tenants and members of the staff and announced University plans for closing the Sutherland and Golf Range apartment complexes effective May 31, 2010. Important information conveyed included:

- It is not feasible to renovate the apartment properties. Sutherland is 40 years old and the Golf Range is 50 years old, and renovations would be more expensive than new construction due to outdated electrical and plumbing systems in addition to the significant resources that would be required to address energy efficiency and compliance with current fire safety and accessibility standards.
- Consultants have estimated that development of a new housing complex on the site meeting current codes and competitive standards could cost in excess of \$80 million. As options for new construction on this property were analyzed, the current advantage of lower rental rates would be lost to the competitive private market.
- The demand for university provided graduate and family housing has declined over years. University Housing will make information available as needed and requested over the next 15 months to assist tenants in exploring other options for housing.

It was important that the tenants be among the very first constituencies notified. Press releases and additional information will become available over the next few days.

Donice Knight

Resident Manager

UT to Close Sutherland and Golf Range Apartments May 2010

The University of Tennessee, Knoxville, plans to close its Sutherland and Golf Range graduate and family student apartment complexes May 31, 2010, officials announced today.

After extensive evaluation, the university determined that it is not economically feasible to renovate the adjacent apartment properties. The university notified residents of the decision on February 18.

Over the years, many graduate and family students have chosen to live in the complex because of its proximity to campus and the relatively more economical rental rate structure as compared to privately-owned area properties. Consultants have estimated that development of a new housing complex on the site meeting current codes and competitive standards could cost in excess of \$80 million.

“The demand for university provided graduate and family housing has declined over years. As we looked at our options for renovating this property, the current advantage of rental rates would be lost putting us in direct competition with the private market,” said Ken Stoner, executive director of university housing for UT Knoxville.

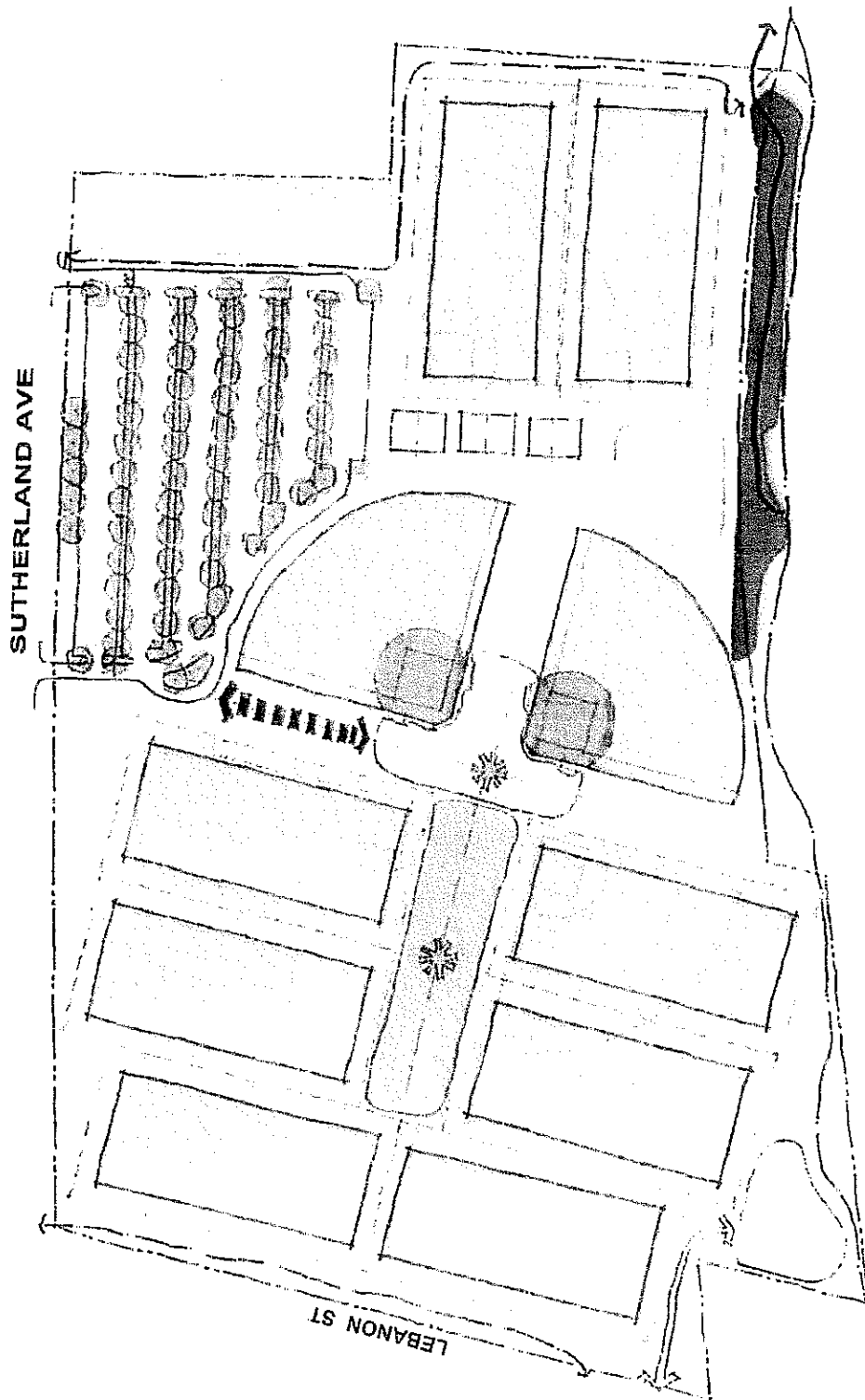
“We will certainly assist to make sure that our students have information available over the next 15 months for exploring other options that will best suit their needs,” added Stoner.

The Sutherland Apartments section is 40 years old and the Golf Range section is 50 years old, and renovations would be more expensive than new construction due to outdated electrical and plumbing systems. Significant resources also would be required to address energy efficiency and compliance with current fire safety and accessibility standards.

UT Knoxville has closed or reallocated several graduate student properties in the past six years, including Woodlawn Apartments in 2003; Taliwa Court in 2004; and Kingston Apartments in 2006. The university renovated the Laurel Avenue Apartments and reopened it as undergraduate housing in the fall of 2008 to meet the demand for undergraduate housing. The anticipated closure follows a trend in other Southeastern Conference Schools (SEC) like Arkansas, Auburn and Alabama, which also have recently closed or are in a similar process of phasing out their remaining graduate and family housing complexes.

The university will be exploring the feasibility of using the 40-acres to accommodate student recreation fields. University officials have spent the last several years evaluating more than 20 sites for intramural, sports club and general student recreation. Officials noted that several characteristics of the 40-acre plot make it a favorable option for student recreation, including its connection to the Third Creek Greenway, availability of utilities and proximity to campus. UT currently ranks last among its peer institutions in availability of outdoor space allocated to student recreation.

Media Release of 2.19.2009



SITE CONCEPT PLAN
UT INTRAMURAL FIELDS | THE UNIVERSITY OF TENNESSEE | KNOXVILLE, TN | JANUARY 2011

**Terry Faulkner
Bearden Council of
Neighborhoods
4178 Ridgeway Lane
Knoxville, TN 37919
February 9, 2011**

**MPC Commissioners
Suite 403
City County Building
400 Main Street
Knoxville, TN 37902**

Dear MPC Commissioners,

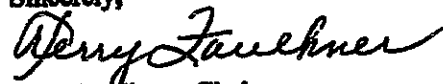
I am writing to you at the request of the members of the Bearden Council of Neighborhoods. This umbrella organization, created in 2001, represents five neighborhood associations located within the Bearden Community (Sequoyah Hills/Kingston Pike, Westwood, Forest Heights, Sutherland Heights and Lyons View).

Members of the Bearden Council have voted unanimously to support the request of the University of Tennessee to MPC and the City of Knoxville to close Mann Street. In the past, this short, north/south street provided access to UT apartments for residents of student housing. It is located south of Sutherland Avenue in Bearden, and cuts through the center of the 40+ acres of land to be developed by the University for intramural sports fields. Planning for the fields has begun and the closure of this street is imperative for the successful development of the site.

University representatives have worked with the Bearden Council for many years and have made valuable contributions to our efforts to beautify and enhance the safety and welfare of pedestrians/public transit patrons using the Sutherland Avenue Greenway. We welcome this project, and we look forward to continuing our work with the University, and to sharing our pedestrian "Bearden Village" with future UT student athletes.

Thank you for your consideration of this important matter.

Sincerely,



**Terry Faulkner, Chair:
Bearden Council of Neighborhoods**

**Cc: Mark Donaldson: Director MPC
Dr. Ken Stoner: Assistant Vice-Chancellor, Student Affairs**

UT readies to raze 2 complexes for fields

By News Sentinel staff

Posted February 14, 2011 at midnight

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Demolition of the Sutherland and Golf Range apartment complexes, which once housed married and graduate students from the University of Tennessee, will begin this spring.

Tearing down the apartments should pave the way for the new intramural fields to be built on the 38-acre site, but the project is still in the design phase as the university works with the Knoxville Utilities Board to configure electric and other components.

The uncertain design plans also mean the university is still in limbo on a completion date, but earlier estimates showed construction could take about two years.

The demolition process will be somewhat tedious because of the environmental issues associated with the old buildings - specifically asbestos, said Chris Cimino, vice chancellor for finance and administration.



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