

# CITY OF KNOXVILLE

DANIEL I. BROWN, MAYOR



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

May 3, 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:

Mann Street is approximately 1,150 feet in length and runs southeast from Sutherland Avenue to its dead-end at the Norfolk Southern Railroad. It provides the only known legal access to two adjoining City-owned parcels of land lying along the railroad. They are CLT#107-K-D-004 and CLT#107-K-D-009.01. If Mann Street is closed, the City's property will become landlocked.

These two parcels currently are being used primarily for recreational purposes. Both have a greenway trail running throughout their length; Parcel 004 also contains a rock garden.

The Department of Engineering can support this request only with the following conditions:

1. Legal access, both to and from a public street, shall be provided for the City's property.
2. The rock garden area shall be perpetuated.
3. Adequate parking for the rock garden area shall be provided.
4. The closing ordinance shall state that the closure shall become effective only after the Department of Engineering has provided written verification to the City Recorder that all conditions have been met to its satisfaction.
5. These conditions shall be met within one (1) year of City Council's final approval, otherwise the 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: Stephen J. King, P.E., Director of Public Works  
David McGinley, P.E., Engineering Planning Chief  
Lisa Hatfield, Attorney, Law Department  
File

*mb110503cls MannSt doc*

# CITY OF KNOXVILLE

DANIEL T. 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,

A handwritten signature in black ink that reads "Floyd R. Smith".

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

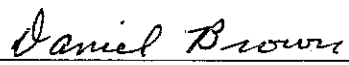
**WHEREAS**, the relocated easement will reconnect Sutherland Avenue, Lebanon Street Greenway, and the Third Creek Greenway resulting in a loop around the intramural sports complex connecting to Third Creek Greenway

**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

  
Recorder

  
Presiding Officer of the Council



June 28, 2011

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,

A handwritten signature in black ink that reads "Larry Martin".

Larry Martin, Deputy to the Mayor

Concur,

A handwritten signature in black ink that reads "Jeff Maples".

Jeff Maples, Senior Associate Vice Chancellor of Finance and Administration



5-A-11-SC - cor KUB

Knoxville Utilities Board

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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.

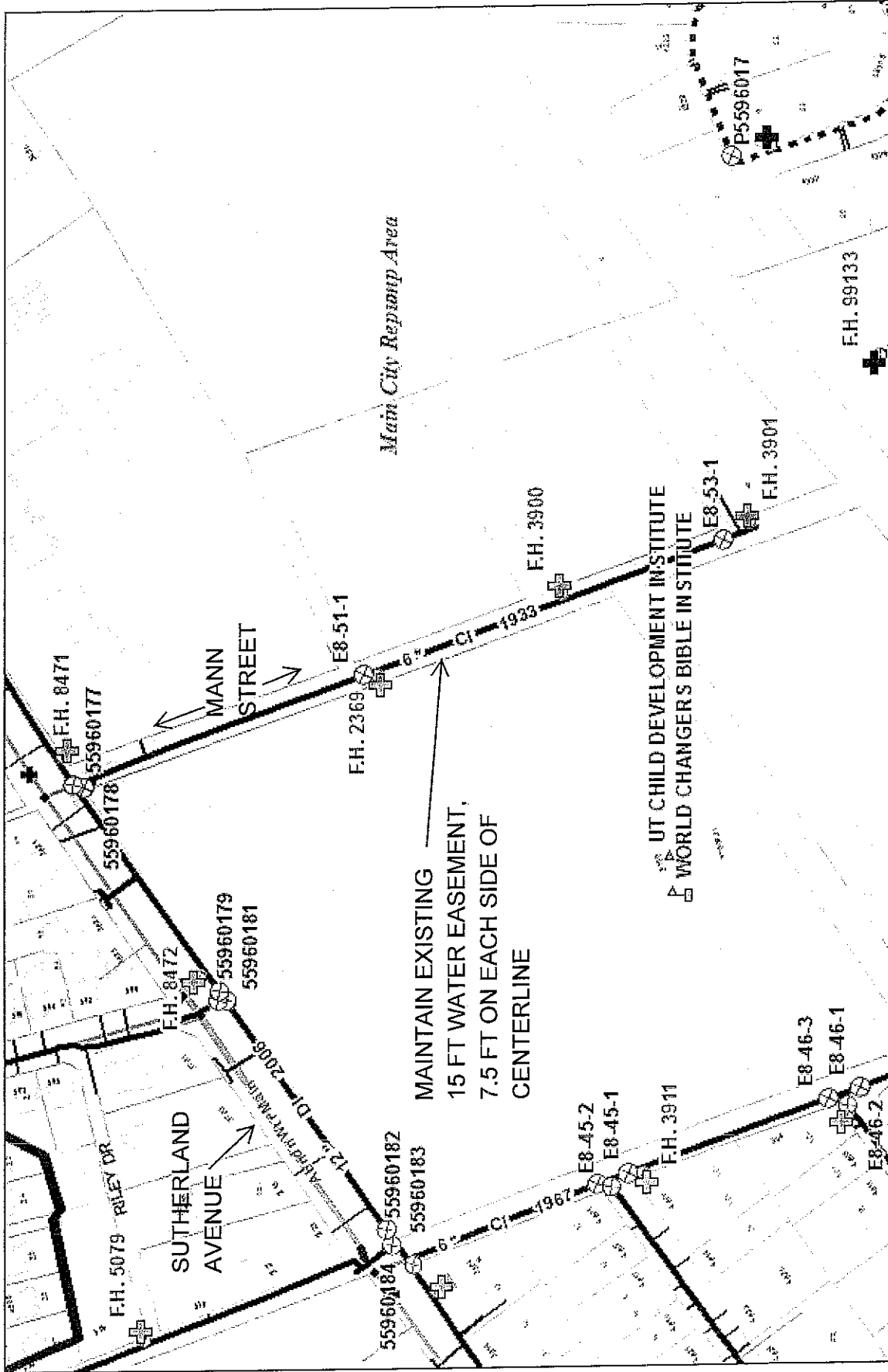
Sincerely,

Greg L. Patterson, P.E.  
Engineering

gjp/bds

Enclosure





Printed: 04/11/2011 8:28 AM



### Closure of Mann St (Sutherland Ave to Southern RR)

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

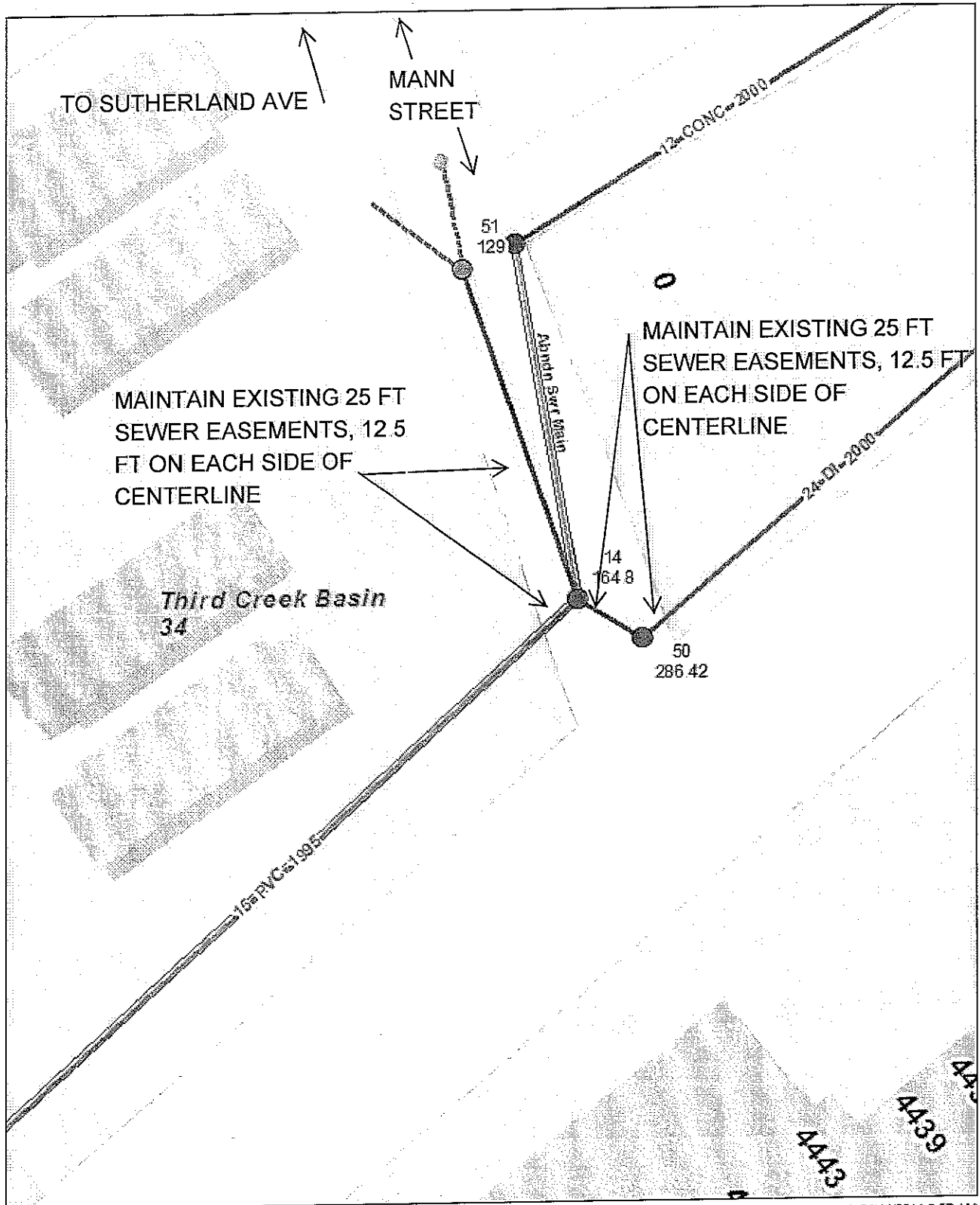
450 Feet



Knoxville Utilities Board

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.





Knoxville Utilities Board

**Closure of Mann St (Sutherland Ave to Southern RR)**

dated: 04/11/2011 8:37 AM

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



Shop in Pond Gap  
Save our pond

# Pond Gap Area Neighborhood Association

"Thou shalt be  
called the repairer  
of the breach, the  
restorer of paths  
to dwell in."

Isaiah 58:12

Early settlers (1790's) drove their cattle to that pond gap pasture  
(on Hollywood). That's how Pond Gap got its name.

Our Website is  
[www.pondgapcommunity.com](http://www.pondgapcommunity.com)

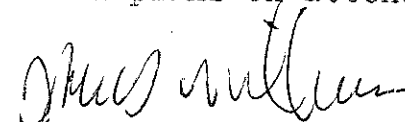
We're home to Sutherland Airfield (Knoxville's first airport), Knoxville Drive-In Theater, Ringling Bros. Circus (big top), Golf Range Field of Harmony, the paper mill on Papermill Road., and a bunch of great folks.

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

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.

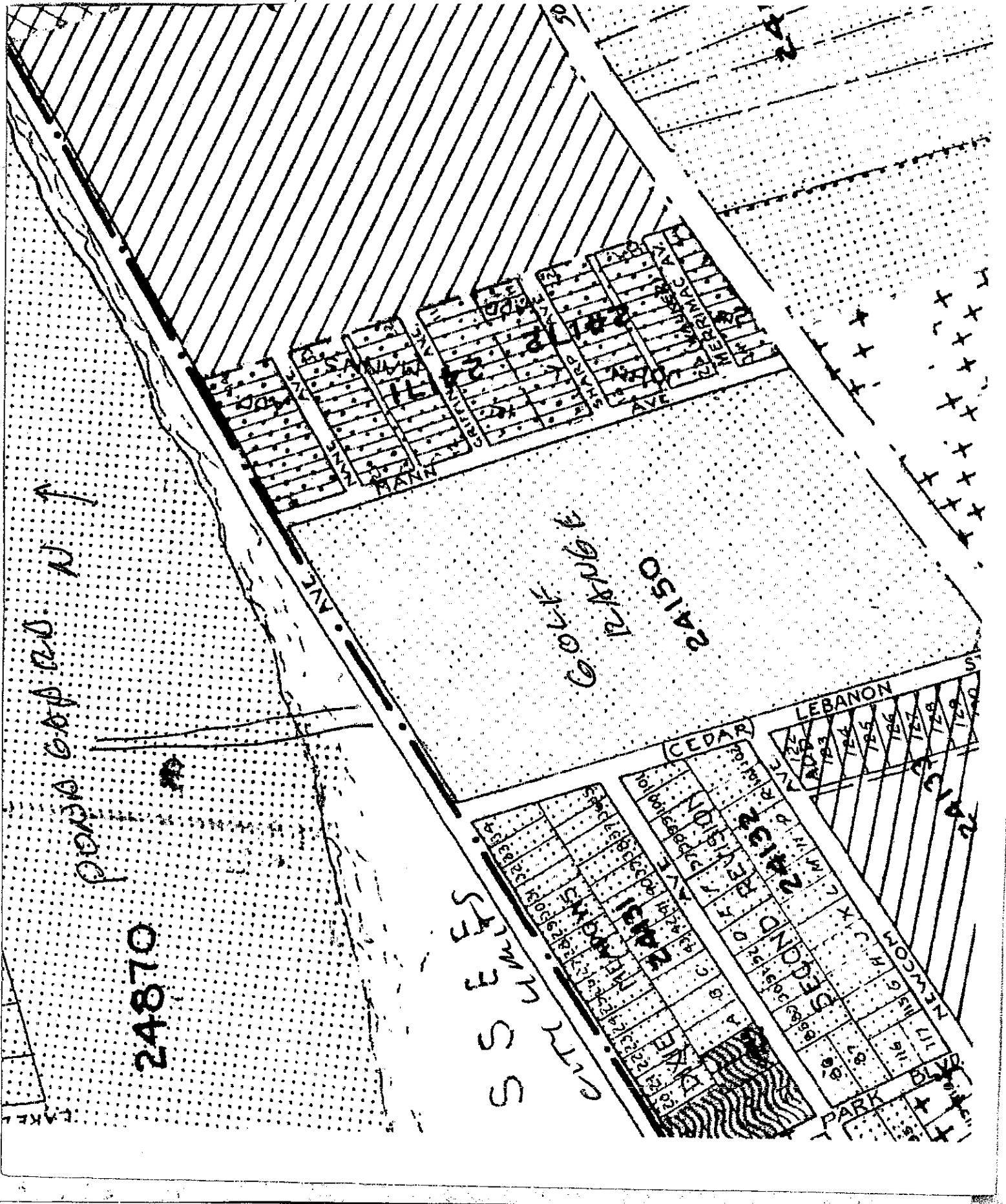
S. 59° 42' W.

SOUTHERLAND AVE.										
21	30	"	"	"	"	"	"	"	30	
1815	34	33	36	37	38	39	40	41	42 43 44	
1815	30	NAME							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	"	"	"	"	"	"	"	"	
GRIFFIN AVE.										
30	30	"	"	"	"	"	"	"	30	
125	21	2	3	4	5	6	7	8	9 10 11	
125	21	SOUTH LINE OF FIRST ADD.							11	12
125	21	NORTH LINE OF SECOND ADD.							11	12
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30	30	"	"	"	"	"	"	"	30	
SHARP AVE.										
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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 (MPC map)





## OFFICE OF COUNTY MAYOR TIM BURCHETT

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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,

A handwritten signature in cursive script, appearing to read "Tim Burchett".

Tim Burchett  
Knox County Mayor

jcg:TB