

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

▶ **FILE #:** 12-C-12-SC

**AGENDA ITEM #:** 7

**AGENDA DATE:** 12/13/2012

▶ **APPLICANT:** CITY OF KNOXVILLE - COMMUNITY DEVELOPMENT DEPARTMENT

TAX ID NUMBER: 94 H Q 005  
 JURISDICTION: Council District 3  
 SECTOR PLAN: Central City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ZONING: R-1A (Low Density Residential)  
 WATERSHED: Third Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Dawn St  
 ▶ **LOCATION:** Between Richmond Avenue and southeast corner of parcel 094HQ005

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

▶ **APPLICANT'S REASON FOR CLOSURE:** Provide access to adjoining property for subdividing parcel 094HQ005

DEPARTMENT-UTILITY REPORTS: No objections from any departments or utilities have been received by staff as of the date of this report.

**STAFF RECOMMENDATION:**

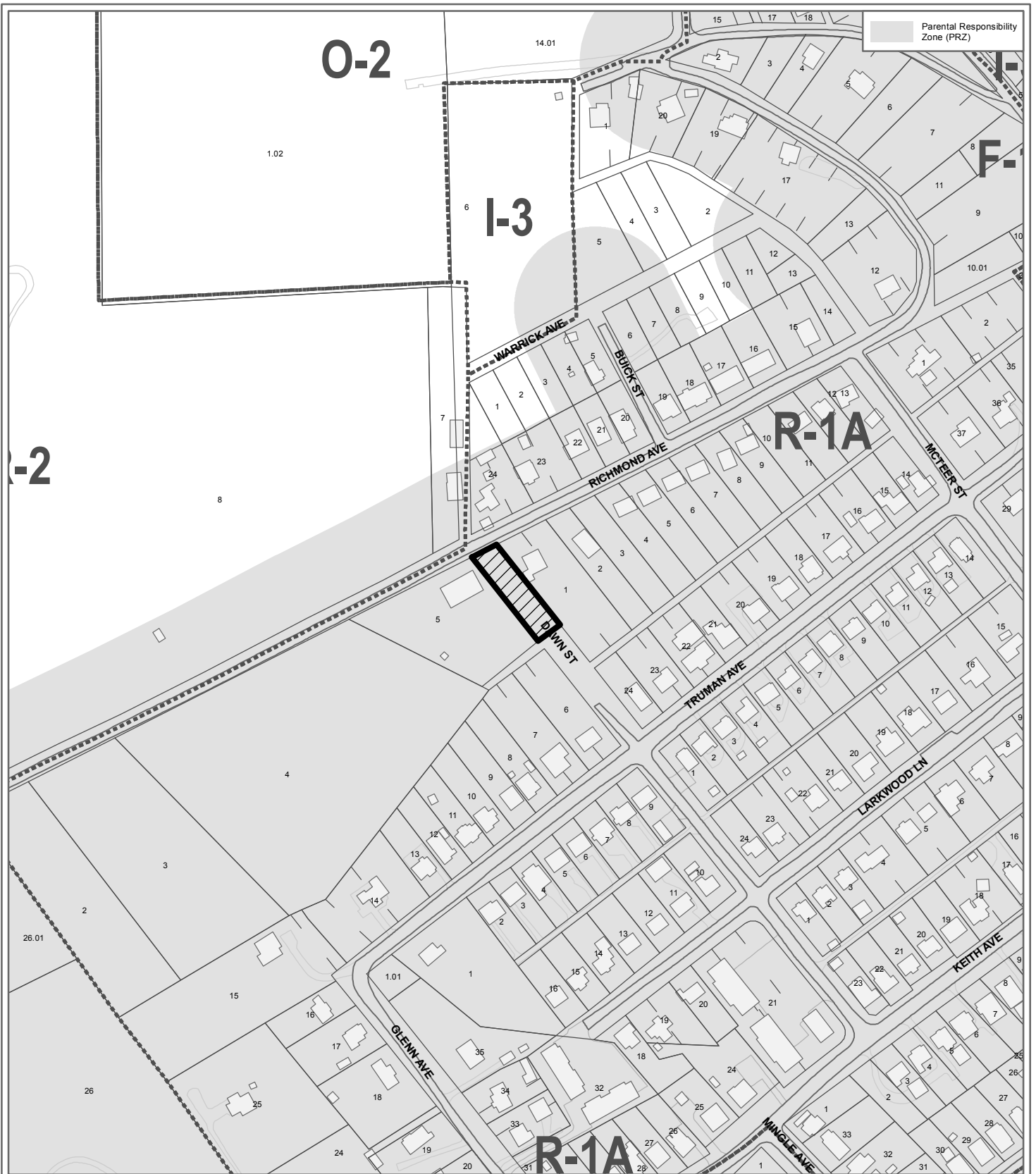
▶ **RECOMMEND** that City Council **APPROVE** the closure of a portion of Dawn St., as requested, subject to any required easements.

Staff has received no objections to this closure. The applicant owns parcel 5 to the west of the R-O-W and has received written agreement on the closure from the owner of parcel 1 to the east of the R-O-W.

**COMMENTS:**

Dawn St. is a right-of-way that runs from Richmond Ave. to Truman Ave. The only improved section is just north of Truman Ave., where there is about 100 feet of pavement within the right-of-way. The proposed section for closure is a paper street only. It has not been improved in any way and is likely too steep to construct a paved road. The City of Knoxville Engineering Department and other agencies have reviewed the proposal, and no objections have been raised.

If approved, this item will be forwarded to Knoxville City Council for action on 1/8/2013 and 1/22/2013. 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.



**12-C-12-SC  
RIGHT OF WAY CLOSURE**



Dawn St.  
From: Richmond Ave. to S.E. corner of parcel 094HG005

Original Print Date: 11/20/2012      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Subdivision: KCDC



Map No: 94  
Jurisdiction: City



12-C-12-SC - corr - City Eng



## CITY OF KNOXVILLE

**Engineering**  
James R. Hagerman, P.E.  
Director of Engineering

November 26, 2012

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



**SUBJECT:** MPC File # 12-C-12-SC/ City Block 23362  
Request to close a portion of Dawn Street from southeast corner of parcel 094HQ005 to Richmond Ave.

Dear Mr. Brusseau:

The City Engineering Department has no objections to close the right-of-way as described above. Should this right-of-way be closed, the City will reserve easements for all drainage facilities and utilities, if any, located in or within five (5) feet of the property described herein.

If you have any questions, please call. You can reach me at 215-4615.

Sincerely,

Benjamin D. Davidson, PLS, Technical Services Administrator



Knoxville Utilities Board



November 9, 2012

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

Dear Mr. Brusseau:

**Re: Right-of-Way Closure Request 12-C-12-SC  
Block No. 23362  
CLT No. 94  
Parcel No. 5**

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.

Sewer – 7.5 feet on each side of the centerline of the wastewater line, 15 feet total width

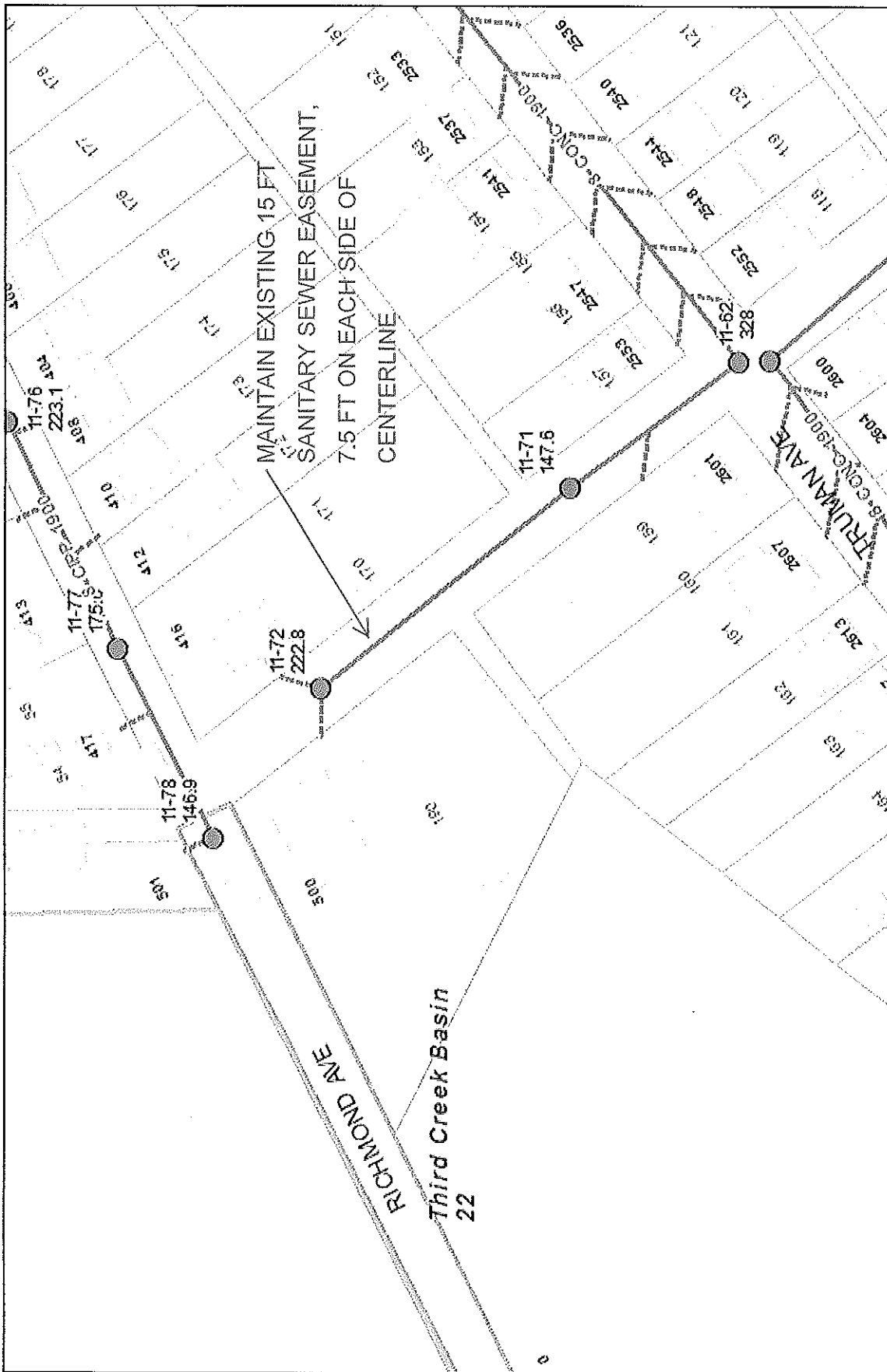
So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2291.

Sincerely,

Greg L. Patterson, P.E.  
Engineering

Glp/ggt

Enclosure



Printed: 11/08/2012 14:18 PM



**File No. 12-C-12-SC Closure of Dawn Street Sewer**

PARCEL #5 CLT MAP #94 CITY BLOCK #23362



Knoxville Utilities Board

Product Warning: This map was produced from the Landbase information system maintained by KGIS. 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.