



## 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-B-12-SC / City Block 40130**  
Request to close all of Peppercorn Lane Between southwest and northeast termini

Mr. Brusseau:

This closure request coincides with a request to close a portion of Monterey Rd (MPC File #12-A-12-SC). Engineering support for the closure of Peppercorn Ln is dependant upon the approval and closure of the portion of Monterey Rd, subject to all conditions thereof. The conditions set forth for closing the portion of Monterey Rd are listed below for clarification:

1. The portion of Monterey Road, to be closed, serves Monterey Oaks Subdivision, which is recorded as Instrument No. 200704230066280. The property owner shall complete the platting process and record a subdivision plat that combines all resulting land-locked lots in such a way that all have legal access to a public road.
2. Obtain permit to install dead end sign (MUTCD #W14-1A) on existing street signage on Monterey Rd near the intersection of Globe Dr.
3. Obtain permit and install a berm and five (5) red diamond signs (MUTCD # OM4-1) in front of berm for northbound traffic at the resulting terminus of Monterey Rd.
4. Items described in items 1,2, and 3 above must be completed within one (1) year upon the final approval by City Council. Otherwise, this process will be deemed to be null and void and of no effect.
5. 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.

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

12-B-12-SC - con KUB

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METROPOLITAN  
PLANNING COMMISSION

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-B-12-SC  
Block No. 40130  
CLT No. 68  
Parcel No. 14.02**

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

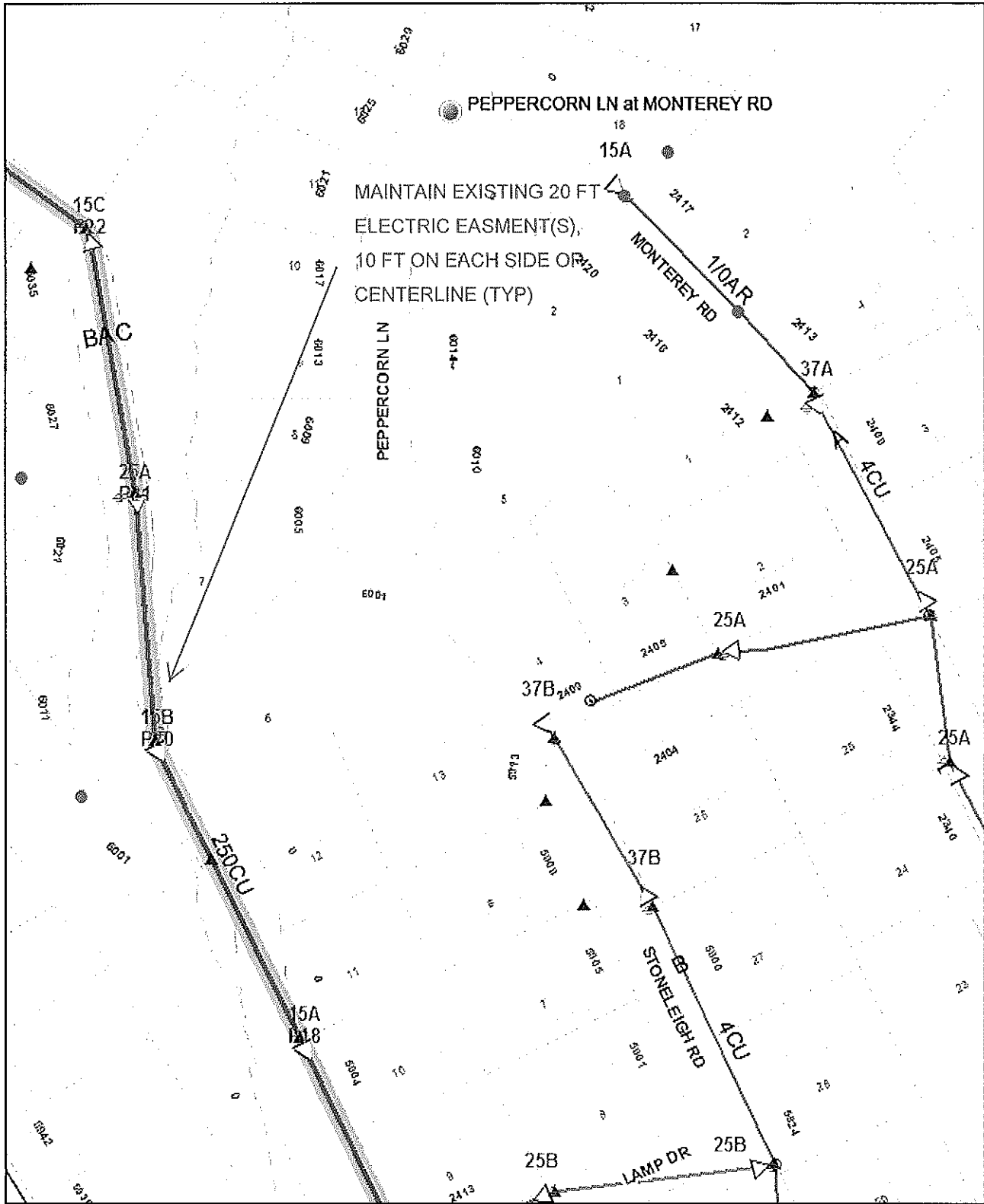
So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2291.

Sincerely,

Greg L. Patterson, P.E.  
Engineering

glp/ggt

Enclosure



MAINTAIN EXISTING 20 FT  
ELECTRIC EASEMENT(S),  
10 FT ON EACH SIDE OF  
CENTERLINE (TYP)

Closure of Peppercorn Lane File No. 12-B-12-SC Electric

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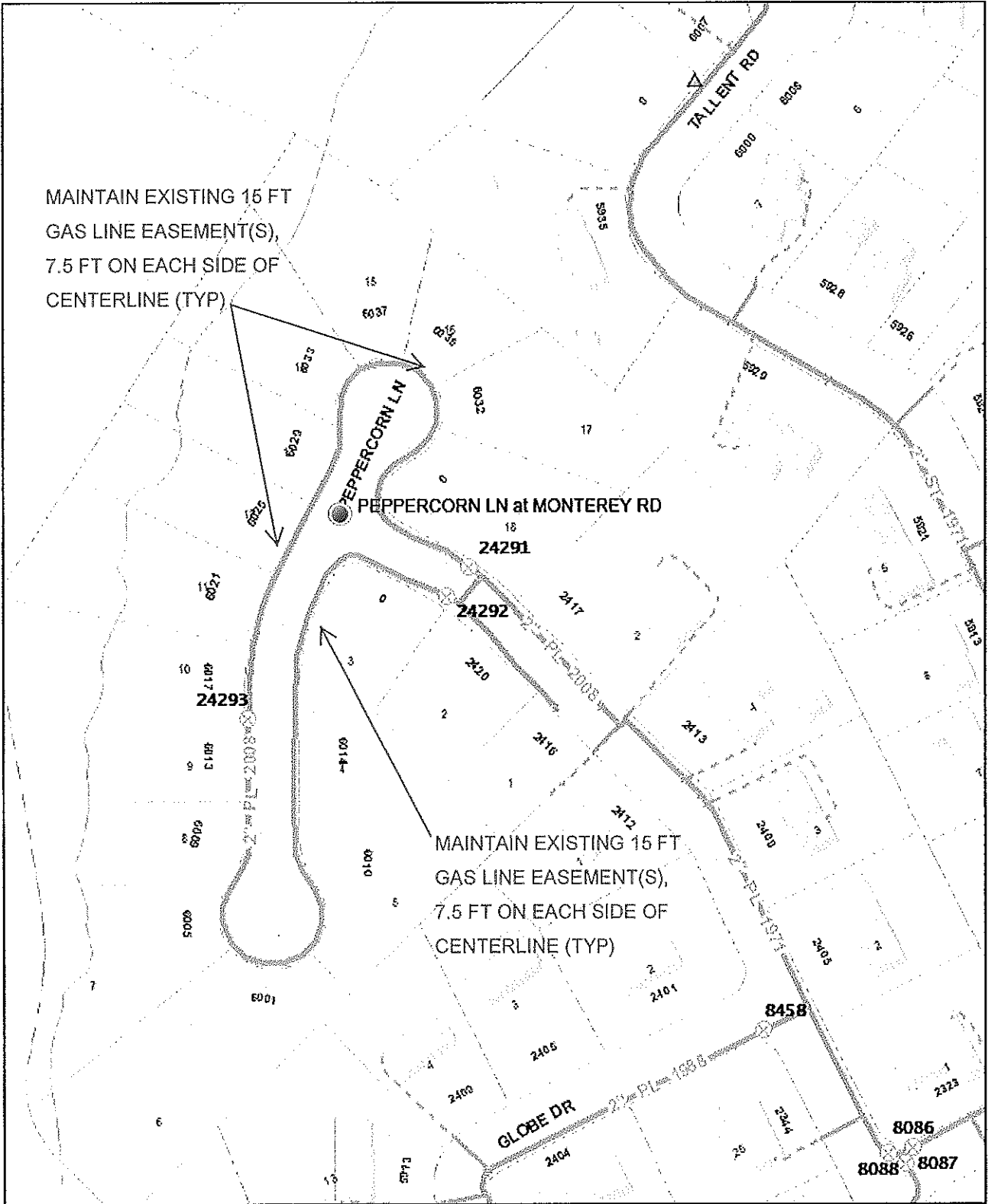


Parcel #14.02 CLT Map #68 City Block #40130



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MAINTAIN EXISTING 15 FT  
GAS LINE EASEMENT(S),  
7.5 FT ON EACH SIDE OF  
CENTERLINE (TYP)



Closure of Peppercorn Lane File No. 12-B-12-SC Gas

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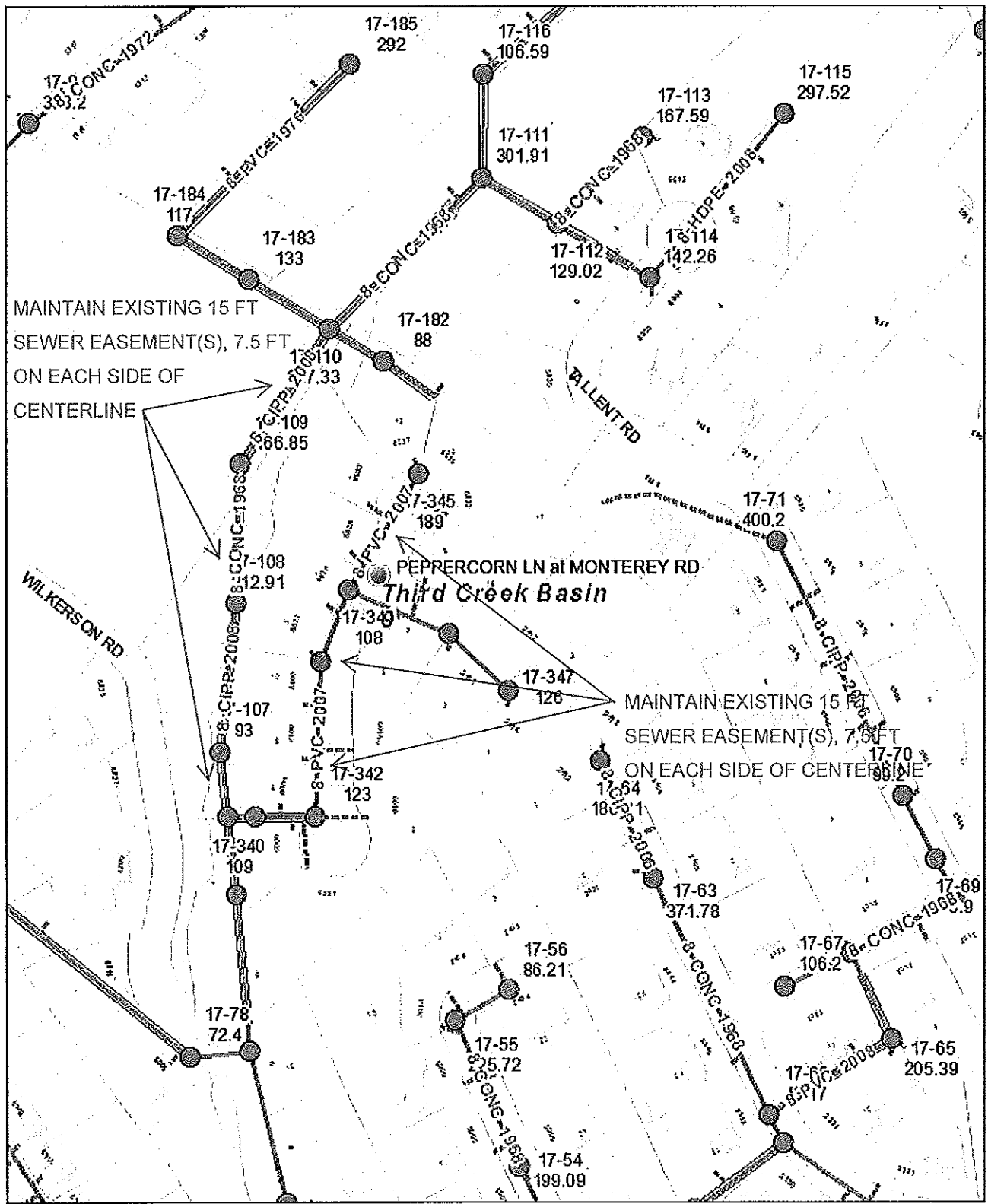
Parcel #14.02

CLT Map #68

City Block #40130



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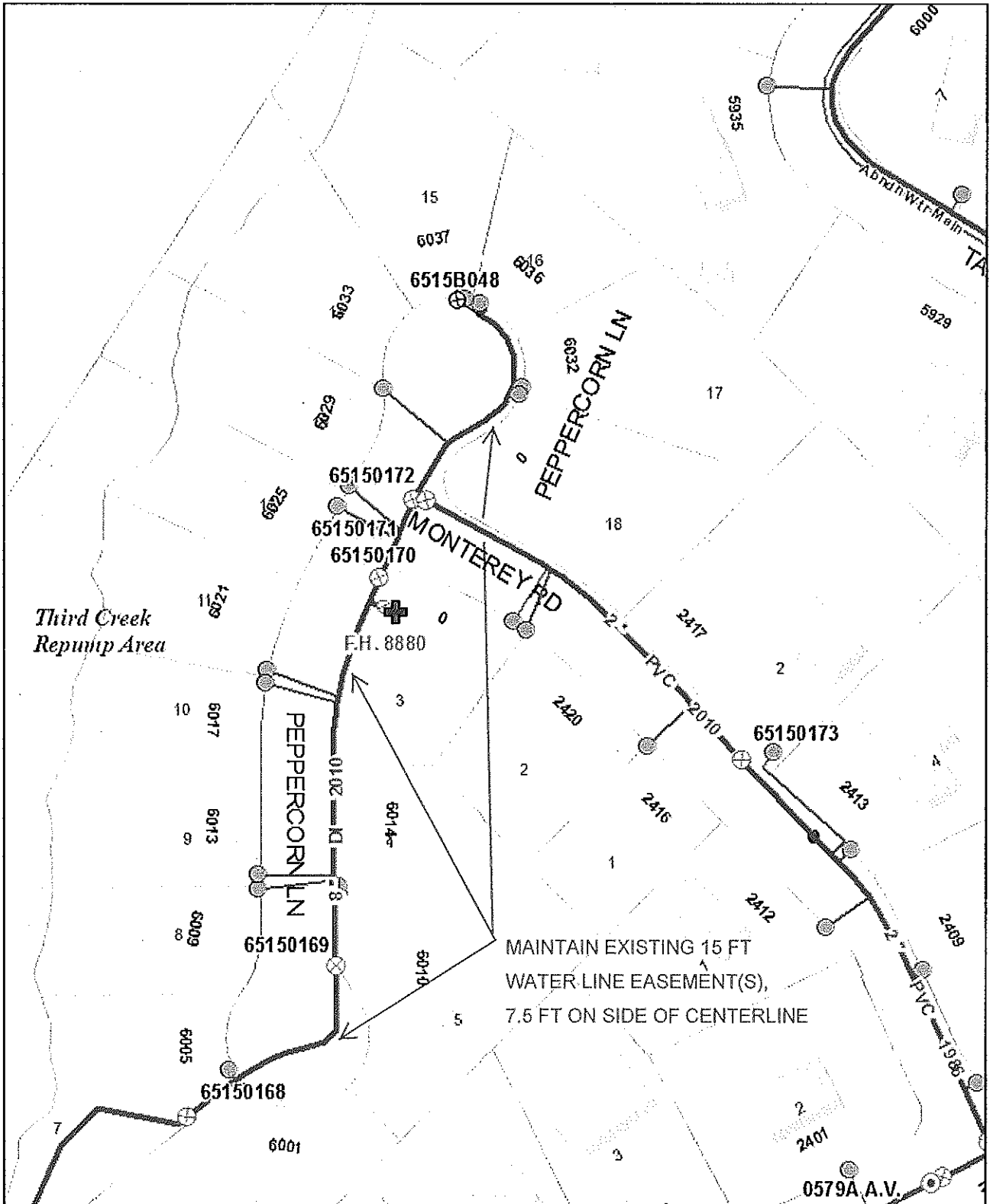
Closure of Peppercorn Lane File No. 12-B-12-SC Sewer

Parcel #14.02 CLT Map #68 City Block #40130



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Knoxville Utilities Board

Closure of Peppercorn Lane File No. 12-B-12-SC Water

Parcel No. 14.02 CLT Map #88 City Block #40130



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