

9-C-12-SC - cityeng



CITY OF KNOXVILLE

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

August 28, 2012

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

SUBJECT: Request to close Peppercorn Lane Between southwest terminus and northeast terminus
MPC File # 9-C-12-SC / City Block 40130

Mr. Brusseau:

The City Engineering Department has no objections to close the above described right-of-way provided the following conditions are met:

1. Peppercorn Lane serves Monterey Oaks Subdivision, which is recorded as Instrument No. 200704230066280. The property owner shall complete the platting process, to include a revised concept and design plan, and record a subdivision plat that combines all resulting land-locked properties in such a way that all have legal access to a public road.
2. Any resulting dead-end right-of-way shall terminate only with a dedicated public turn-around bonded and approved by the City Engineering Department.
3. The subdivision plat must be recorded 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.
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.

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

C: James R. Hagerman, P.E., Director of Engineering
Brently J. Johnson, P.E., R.L.S., Engineering Planning Chief

9-C-12-SC cor KUB



Knoxville Utilities Board



August 13, 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 9-C-12-SC
Block No. 40130
CLT No. 68
Parcel No. 41.02**

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.

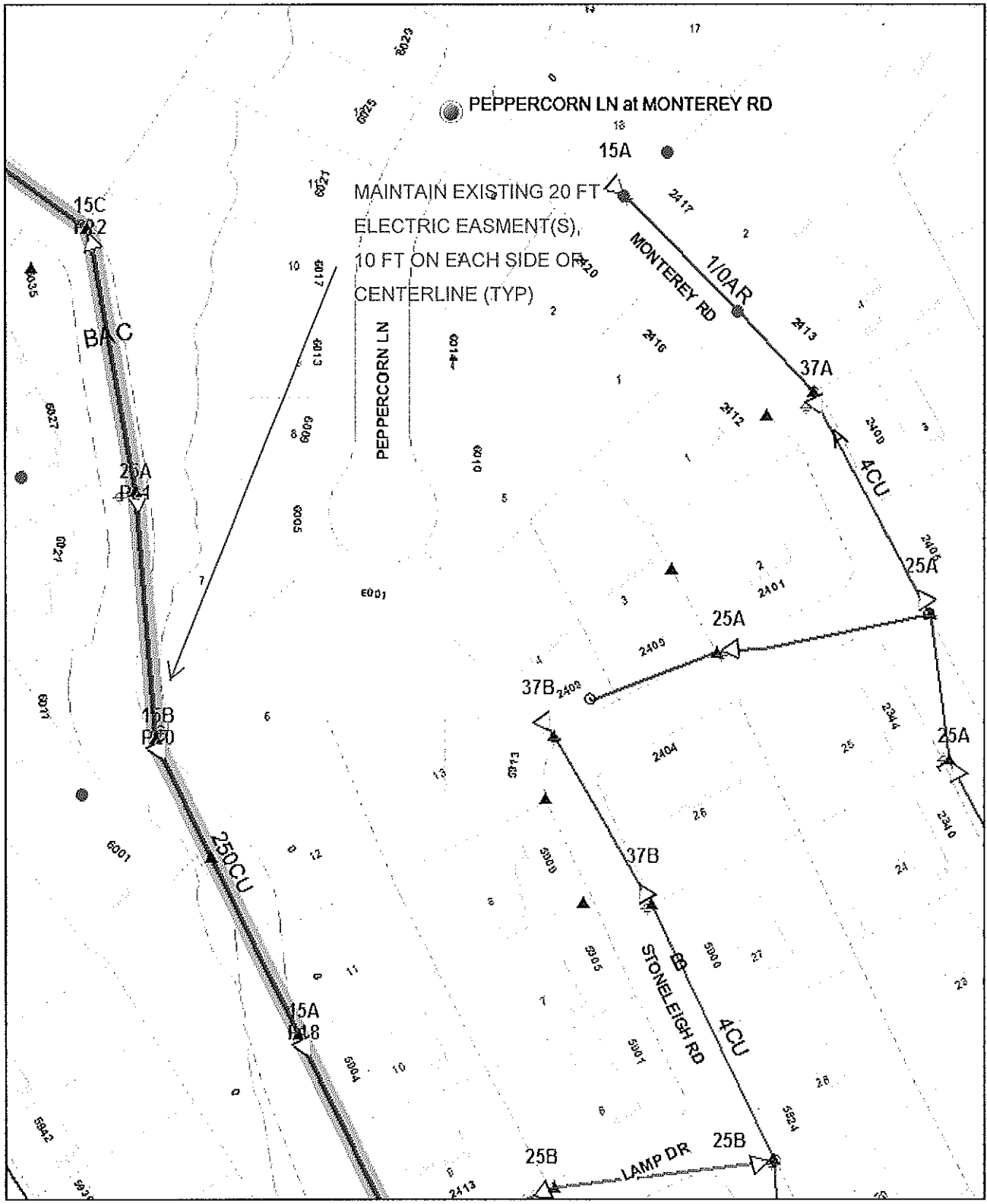
Sincerely,

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

Greg L. Patterson, P.E.
Engineering

glt/ggt

Enclosure



Closure of Peppercorn Lane File No. 9-C-12-SC Electric

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Knoxville Utilities Board

Parcel #14.02

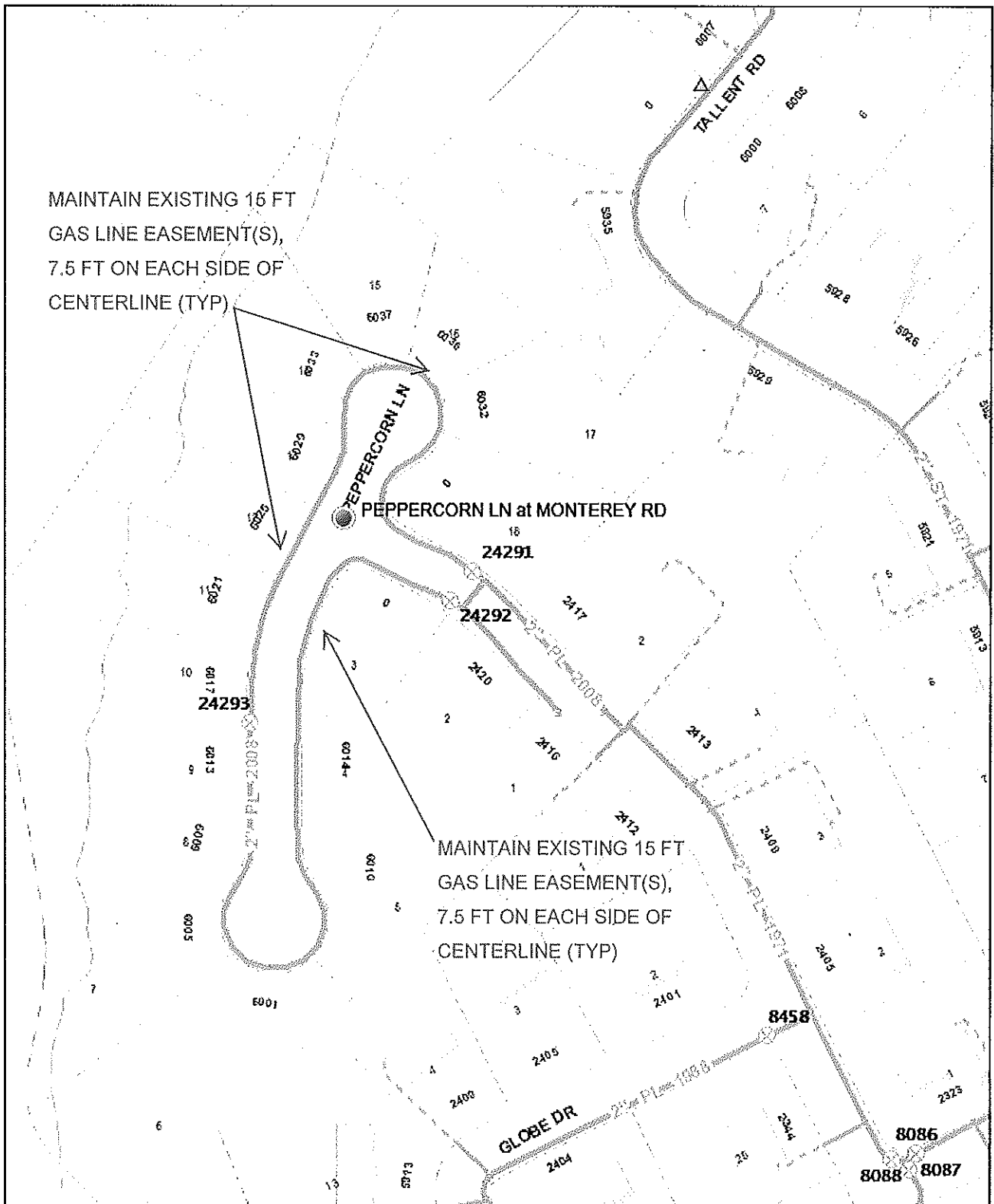
CLT Map #68

City Block #40130



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



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



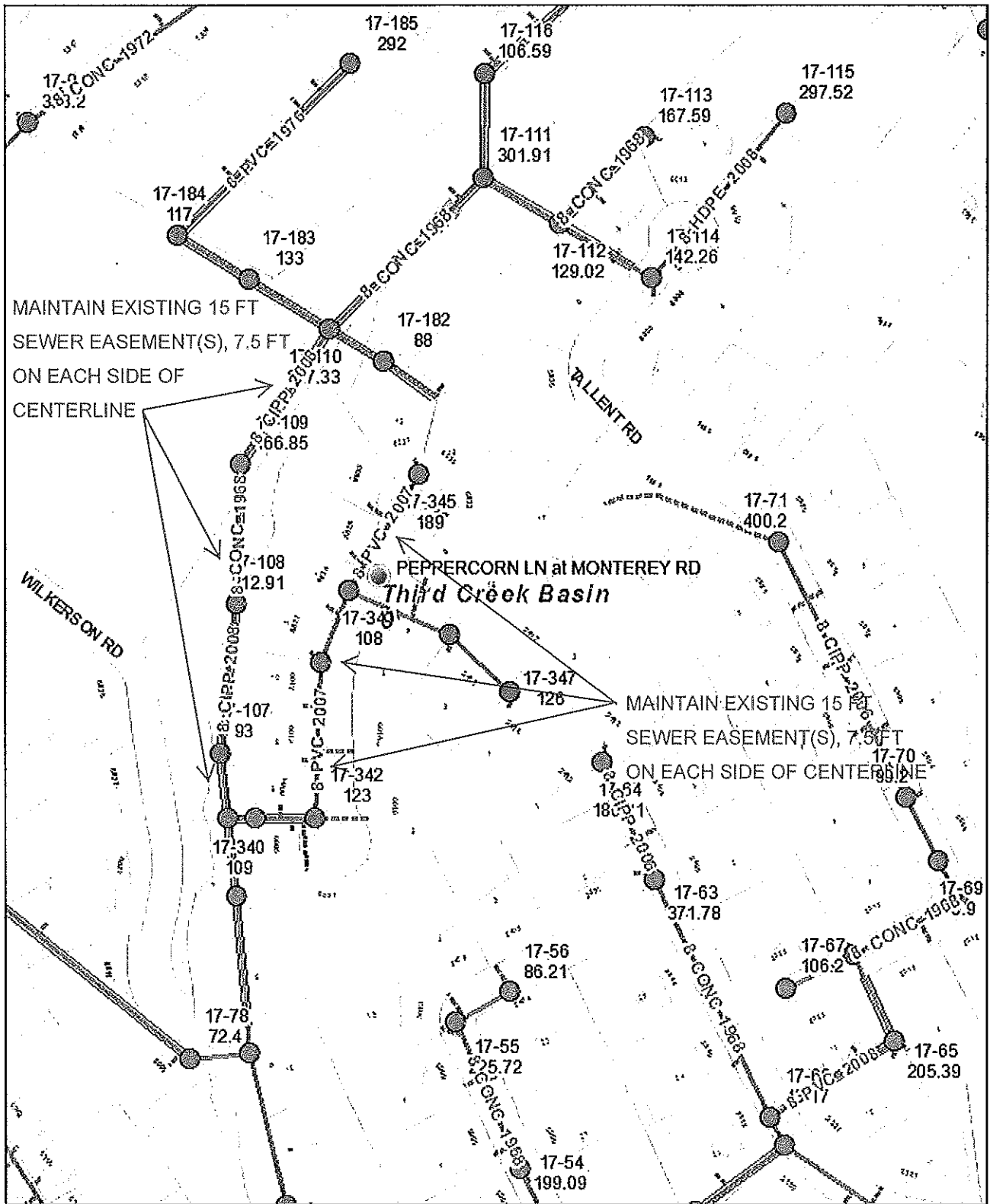
Closure of Peppercorn Lane File No. 9-C-12-SC Gas

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Parcel #14.02 CLT Map #68 City Block #40130



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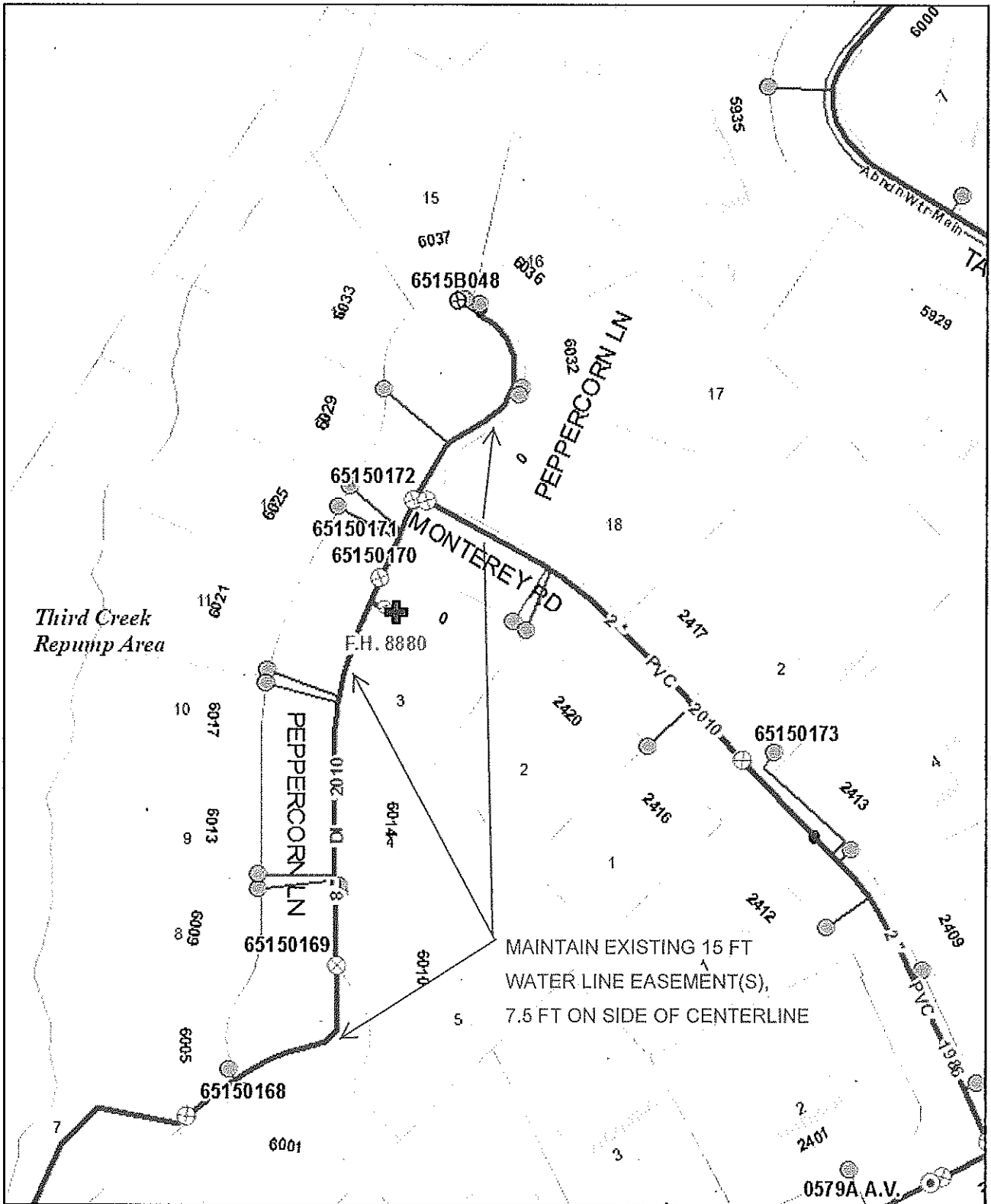
Closure of Peppercorn Lane File No. 9-C-12-SC Sewer

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Parcel #14.02 CLT Map #68 City Block #40130



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Closure of Peppercorn Lane File No. 9-C-12-SC Water

Parcel No. 14.02 CLT Map #68 City Block #40130

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