



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

▶ **FILE #:** 8-F-13-SC

**AGENDA ITEM #:** 10

**AGENDA DATE:** 8/8/2013

▶ **APPLICANT:** UNIVERSITY OF TENNESSEE

TAX ID NUMBER: 108 C G 033  
 JURISDICTION: Council District 1  
 SECTOR PLAN: Central City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ZONING: O-2 (Civic and Institutional)  
 WATERSHED: Third Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Frances St

▶ **LOCATION:** Between Melrose Avenue and Andy Holt Avenue

IS STREET:  
 (1) IN USE?: Yes  
 (2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** This City street is completely contained within the existing institutional zone of the University of Tennessee campus. Implementation of the overall Campus Master Plan and Landscape Master Plan provides an opportunity to implement several projects which may also impact street and sidewalk improvements. The University assuming ownership of the street affords the campus an opportunity to expedite these projects and also comply with design guidelines.

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 Frances Street, as requested, subject to any required easements and subject to the following condition:

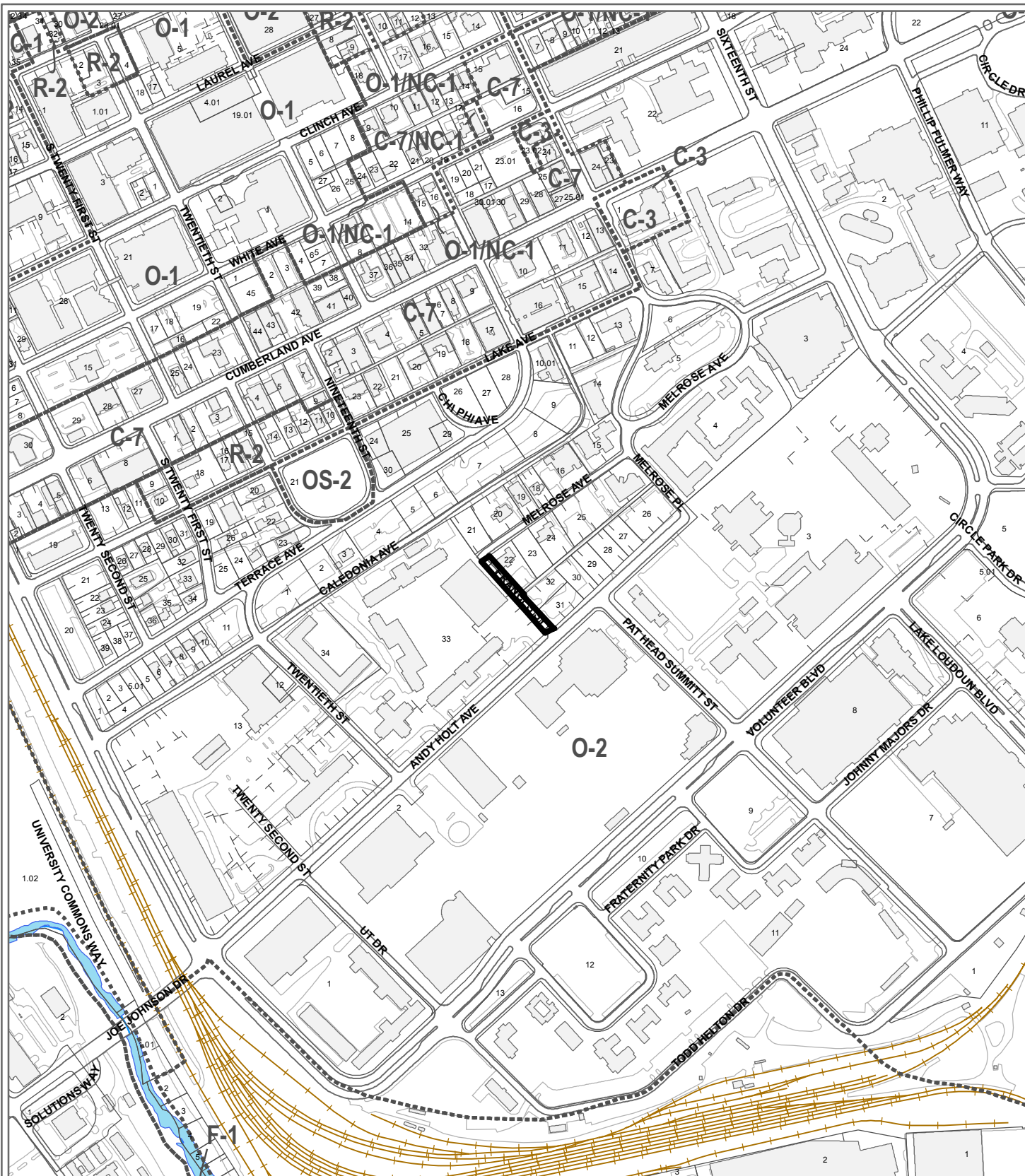
1. The 7 conditions included in the attached letter from City of Knoxville Engineering (dated July 22, 2013) must be addressed to the satisfaction of that department.

With the above condition included, staff has received no objections from reviewing departments to this closure

**COMMENTS:**

The result of UT's proposed closure of this and eight other streets within the campus will be that the University will take over ownership and maintenance of the streets from the City of Knoxville. It does not necessarily mean that the streets would be closed to traffic or that the street names would be changed, but those decisions would become the responsibility of UT. UT owns all of the properties adjacent to the subject street. Staff has not heard from any opposition to this closure as of the date of this report.

If approved, this item will be forwarded to Knoxville City Council for action on 9/3/2013 and 9/17/2013. 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.



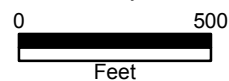
**8-F-13-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: University of Tennessee

Name of Street or Alley: Frances St  
 To be closed from: Melrose Avenue  
 To be closed to: Andy Holt Avenue

Map No: 108  
 Jurisdiction: City

Original Print Date: 7/19/2013      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





# CITY OF KNOXVILLE

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

July 22, 2013

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

**SUBJECT:** MPC File # 8-F-13-SC, closure of Frances St between Melrose Ave & Andy Holt Ave  
City Blocks 10600 & 10622

Mr. Brusseau:

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

1. Should this right-of-way be closed, the applicant assumes maintenance responsibility for all stormwater systems previously maintained by the City, within the closure area. The applicant will maintain the approved stormwater facilities in good working order acceptable to the City Department of Engineering. Minimum maintenance of the said facilities shall include sediment, debris, oil, hydrocarbons, and foreign materials removal so that the operation and capacity of the stormwater facilities continue to meet acceptable standards.
2. If the applicant subsequently conveys property abutting any closed areas, the applicant shall provide legal access to a public street for ingress/egress, utilities, etc. necessary to support conveyed property.
3. Melrose Ave is currently a 1 way street but will accommodate 2-way traffic. The applicant must allow for 2 way travel along Melrose Ave and provide a transitional plan subject to Engineering approval.
4. The applicant shall dedicated easements over portions of the proposed closure area of Frances St to accommodate a public turnaround for the resulting dead-end on Melrose Ave.
5. The dedicated easements in item no. 4 shall be abandoned and extinguished if Melrose Ave is ever closed or other approvable means is provided to prevent a dead-end situation.
6. All conditions must be met 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.
7. 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.

Sincerely,

*Benjamin D. Davidson*

Benjamin D. Davidson, PLS, Technical Services Administrator, Department of Engineering  
Ph: 865-215-2148

C: Brently J. Johnson, P.E., R.L.S., Engineering Planning Chief  
Christopher S. Howley, P.E., Plans Review and Development Inspections



Knoxville Utilities Board



July 9, 2013

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 8-F-13-SC  
 Block No. 10600 & 10622  
 CLT No. 108  
 Parcel No. 33**

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.

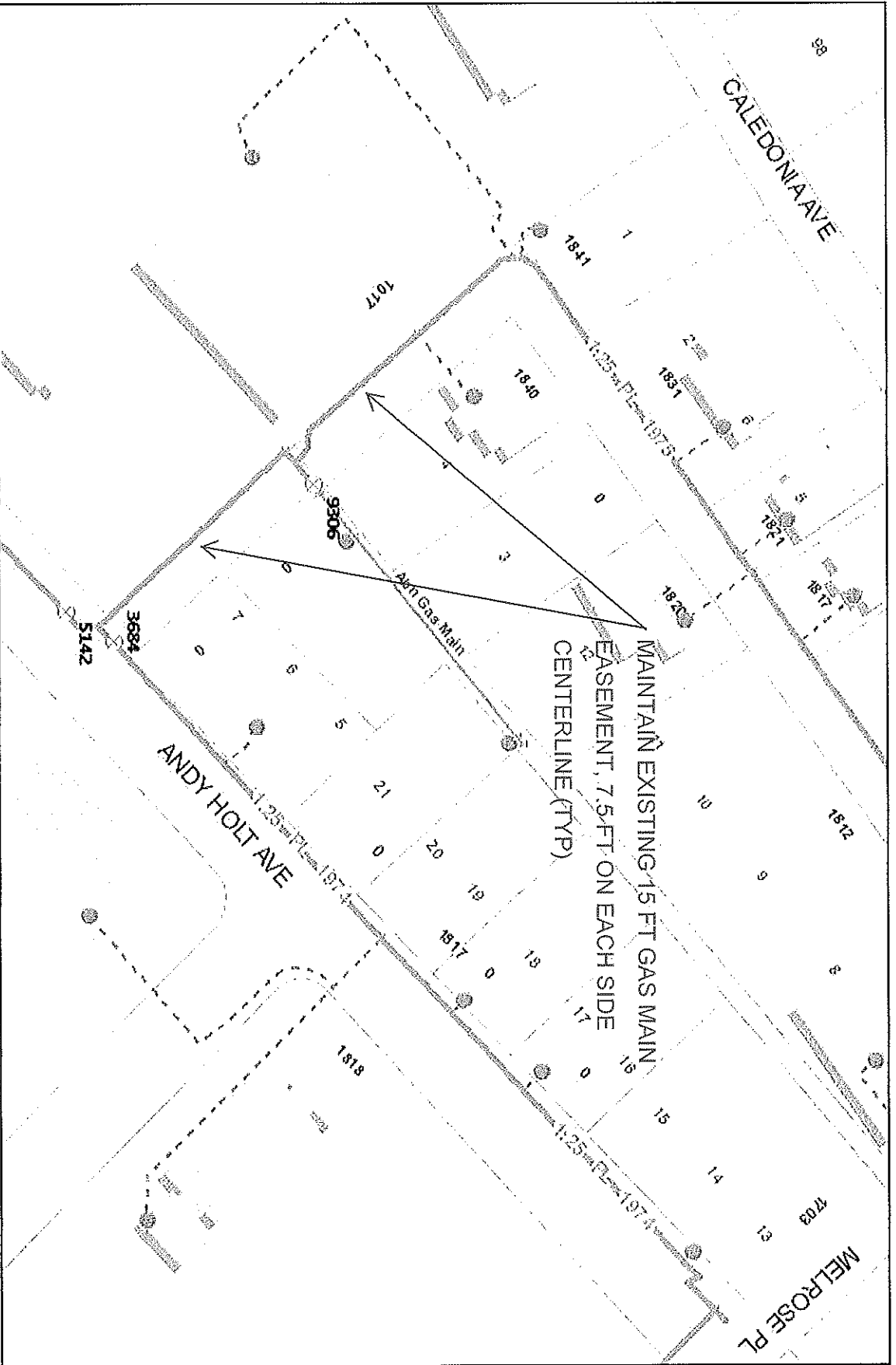
Sincerely,

Greg L. Patterson, P.E.  
 Engineering

glp/ggt

Enclosure





Knowlton Utilities Board

File No. 8-F-13-SC  
 Melrose Ave to Andy Holt Ave

Closure of Frances Street  
 CLT Map#108

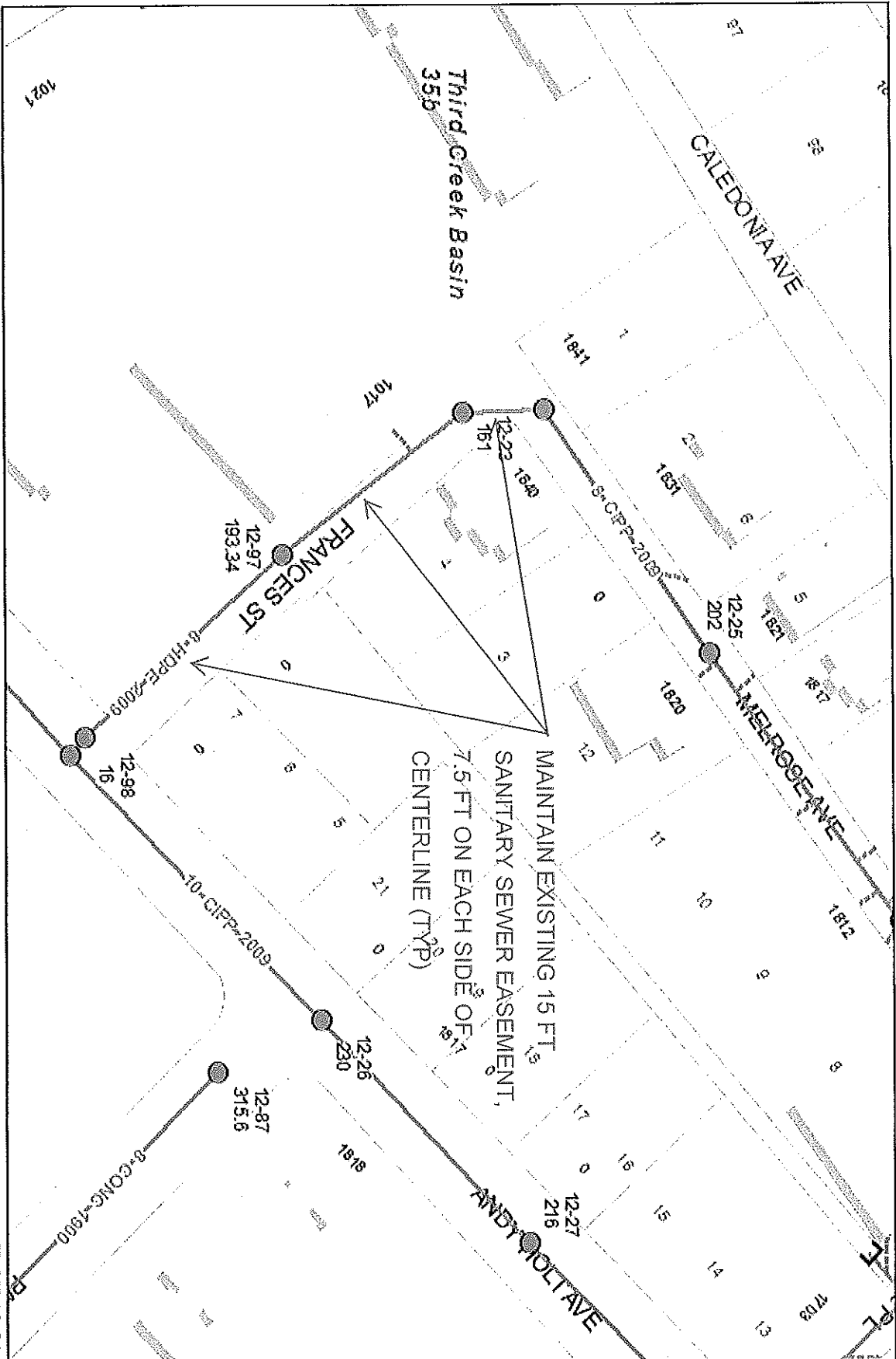
(Gas)  
 Parcel #33 City Block(s) 10600 & 10622

200 Feet

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Knowlton Utilities Board

**File No. 8-F-13-SC Closure of Frances Street (Sewer)**

Melrose Ave to Andy Holt Ave CLT Map #108 Parcel #33 City Block(s) 10600 & 10622



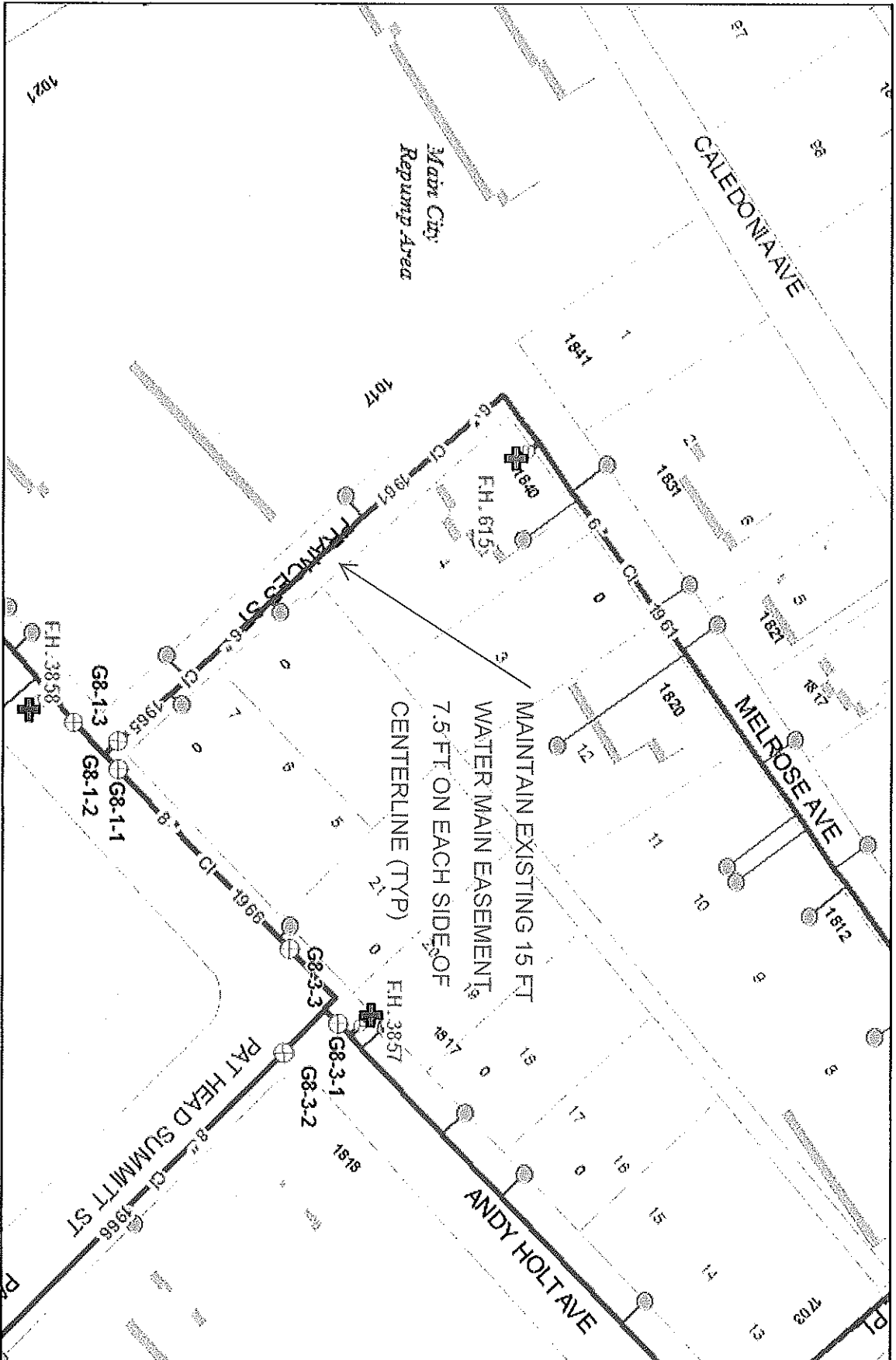
200 Feet

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File No. 8-F-13-SC

Melrose Ave to Andy Holt Ave

Closure of Frances Street (Water)

CLT Map #108

Parcel #33

City Block(s) 10600 & 10622

Known to Utilities Board

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