



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

▶ **FILE #:** 8-G-13-SC

**AGENDA ITEM #:** 11

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

▶ **APPLICANT:** UNIVERSITY OF TENNESSEE

TAX ID NUMBER: 108 F C 002  
 JURISDICTION: Council District 2  
 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:** Andy Holt Ave

▶ **LOCATION:** Between Volunteer Boulevard and Melrose Place

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 Andy Holt Avenue, as requested, subject to any required easements and subject to the following condition:

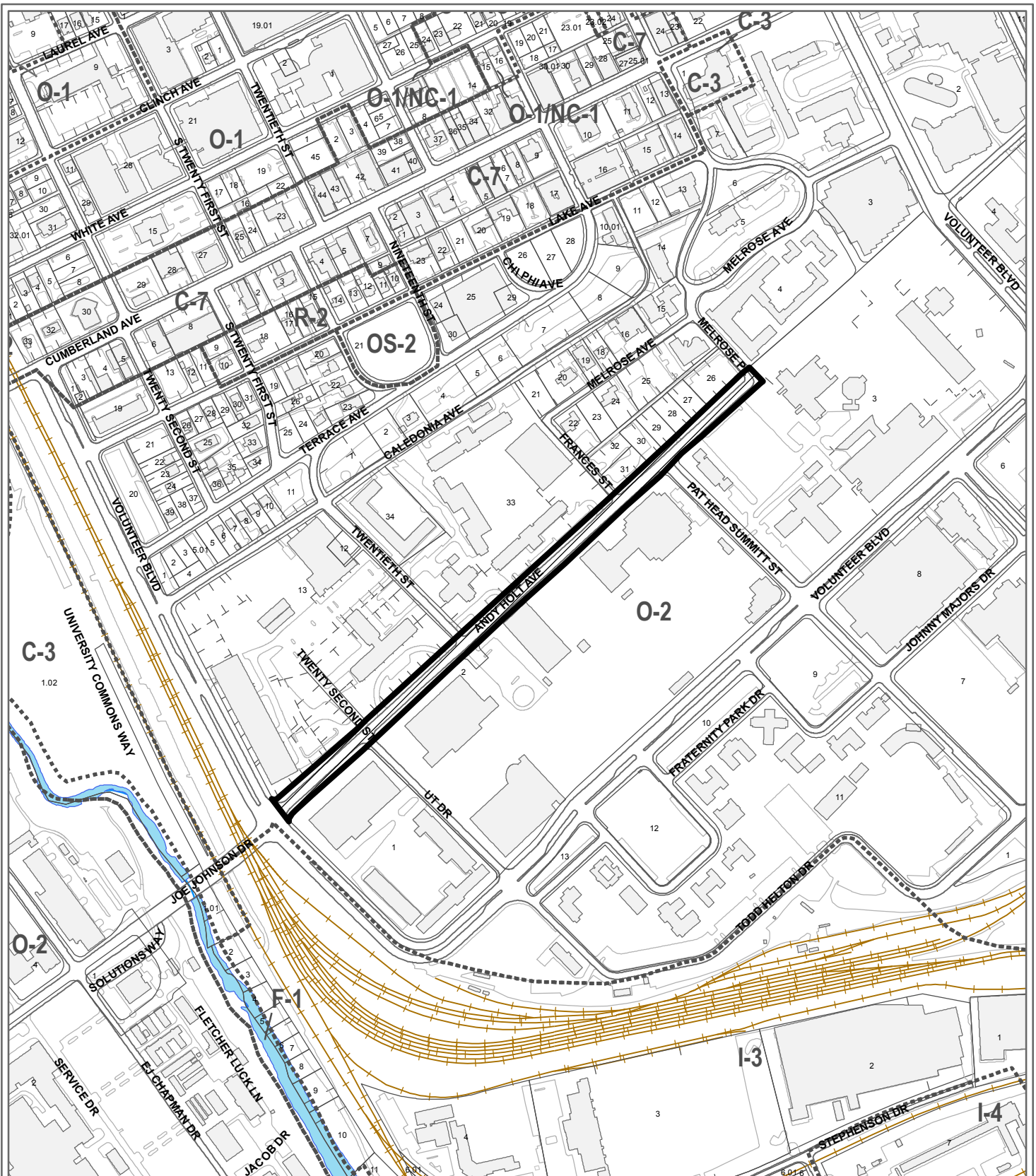
1. The 9 conditions included in the attached letter from City of Knoxville Engineering (dated July 22, 2013) must be addressed to the satisfaction of that department.

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.



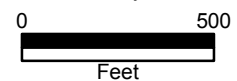
**8-G-13-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Andy Holt Ave  
 To be closed from: Volunteer Boulevard  
 To be closed to: Melrose Place

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

Petitioner: University of Tennessee

Map No: 108  
 Jurisdiction: City





# 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-G-13-SC, closure of Andy Holt Ave between Volunteer Blvd & Melrose Place  
City Blocks 10580, 10582, 10600, 10622, 10680, 10690, 10700, & 10710

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. The applicant shall dedicate easements over portions of the proposed closure area of Andy Holt Ave to accommodate a public turnaround for the resulting dead-end on Melrose Place. This dedication will be unnecessary provided that Melrose Place is closed as proposed per MPC File No. 8-I-13-SC.
4. The dedicated easements in item no. 3 shall be abandoned and extinguished if Melrose Place is ever closed or other approvable means is provided to prevent a dead-end situation on Melrose Place.
5. The proposed closure area of Andy Holt Ave will prevent ingress/egress to Twenty Second St, which is a public right-of-way. Twenty Second St must be closed by the applicant before the closure of Andy Holt Ave can become effective, or other approvable means must be created to allow for ingress/egress and turnarounds for Twenty Second St.
6. The applicant shall dedicate easements for all control devices located within the proposed closure area of Andy Holt Ave near the intersection of Volunteer Blvd.
7. The easements stated in item no. 6 shall be abandoned and extinguished if the intersecting open public right-of-way areas, on which the traffic control devices are located, are ever closed.
8. 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.
9. 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

8-G-13-SC-con KUB



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-G-13-SC**  
**Block No. 10700 & 10600**  
**CLT No. 108**  
**Parcel No. 002**

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.

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 Patterson'.

Greg L. Patterson, P.E.  
Engineering

glp/ggt

Enclosure



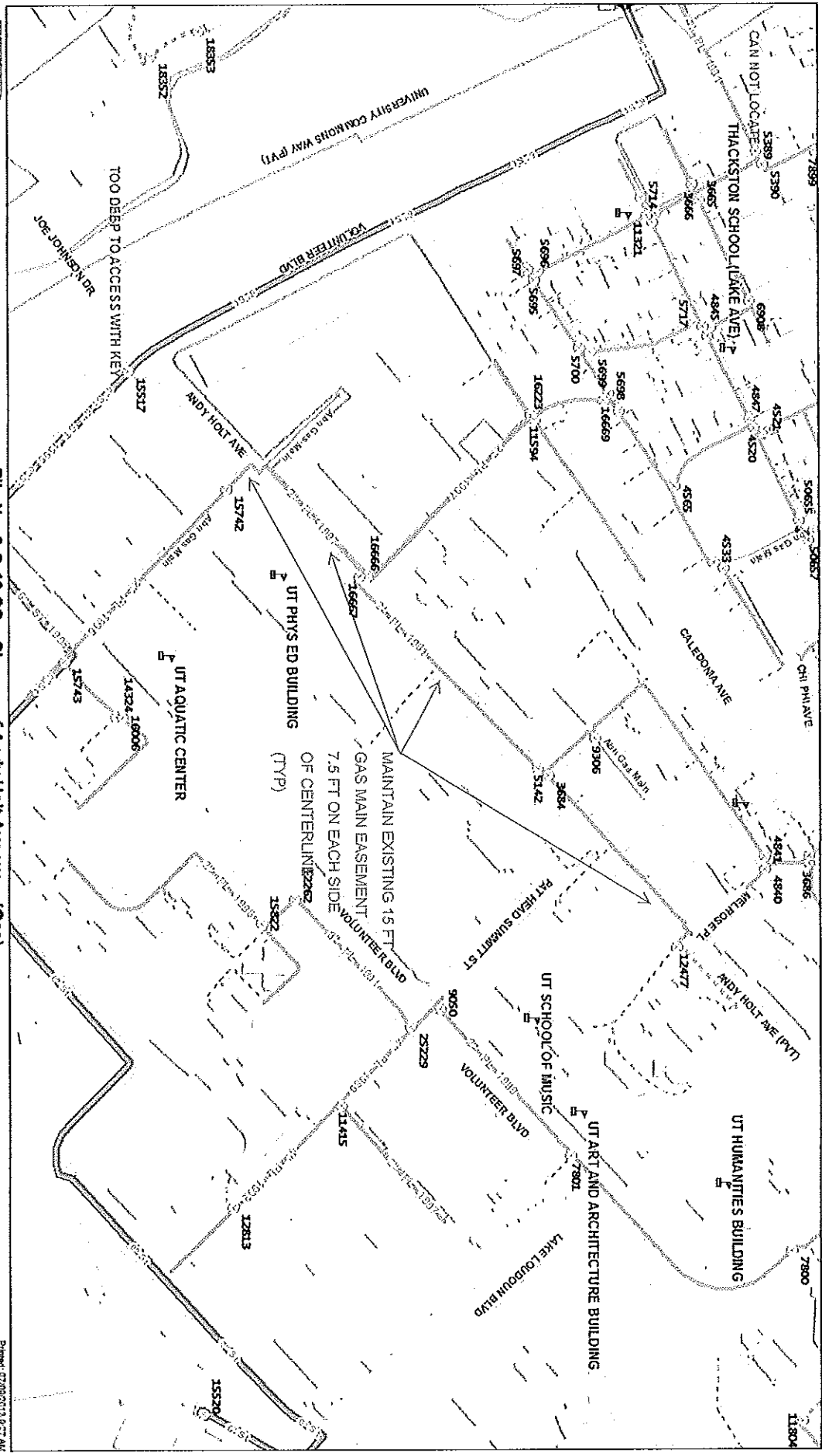
Known as: Unknown Board  
 Product Warning: This map was produced from the Landbase Information System maintained by KUB. This map should not be relied on for engineering, design, or surveying work or other similar type work. The information on this map is dated and has no warranty of interchangeability or warranty for fitness of use for a particular purpose, source or method. This map is provided, printed, and distributed as is, with all faults.

**File No. 8-G-13-SC Closure of Andy Holt Avenue (Gas)**  
 Volunteer Blvd to Merrose Place  
 CLT Map #108 Parcel #302 City Block(s) 10790 & 10800



250 Feet

Printed: 07/08/2013 0:27 AM

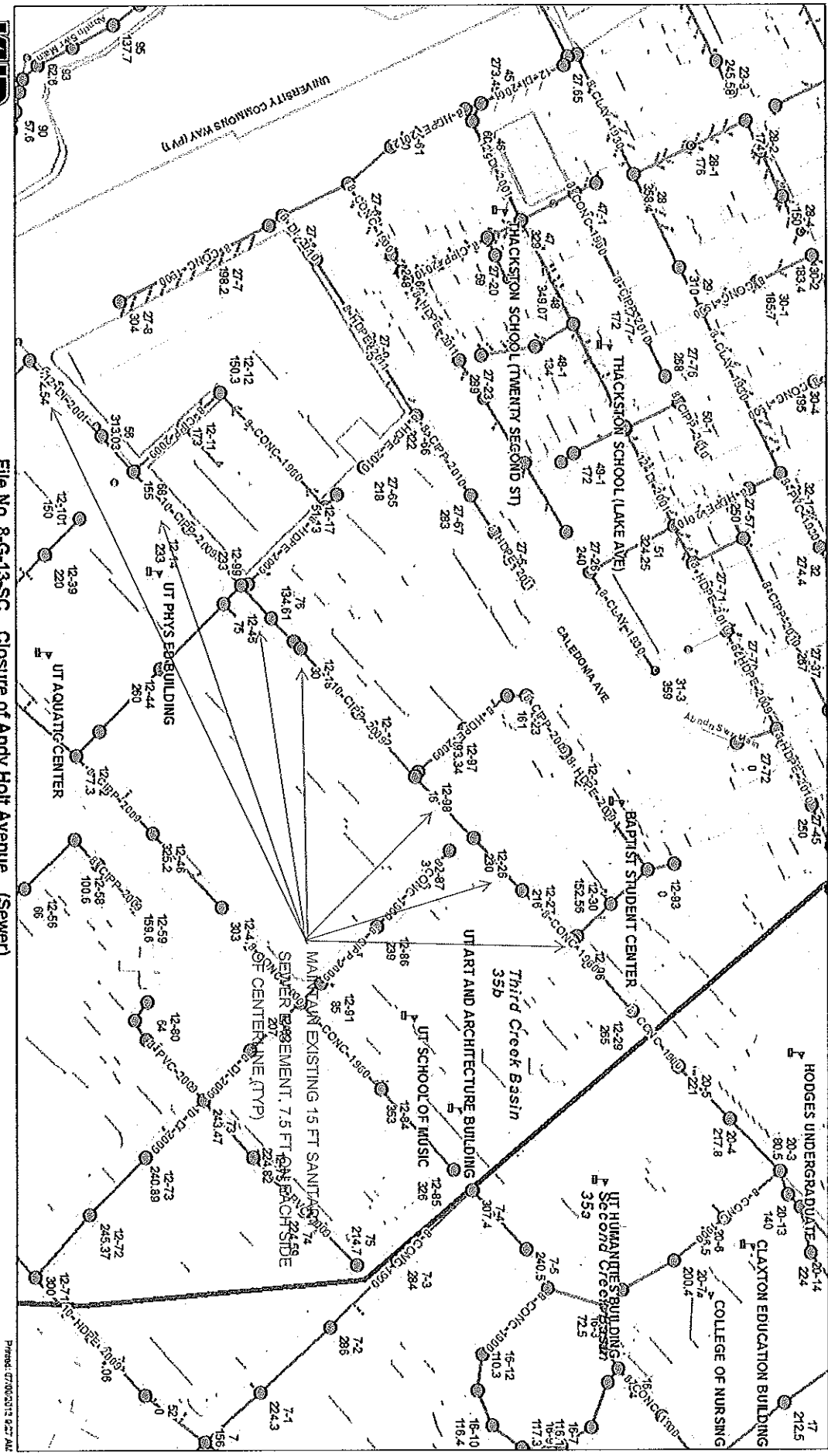


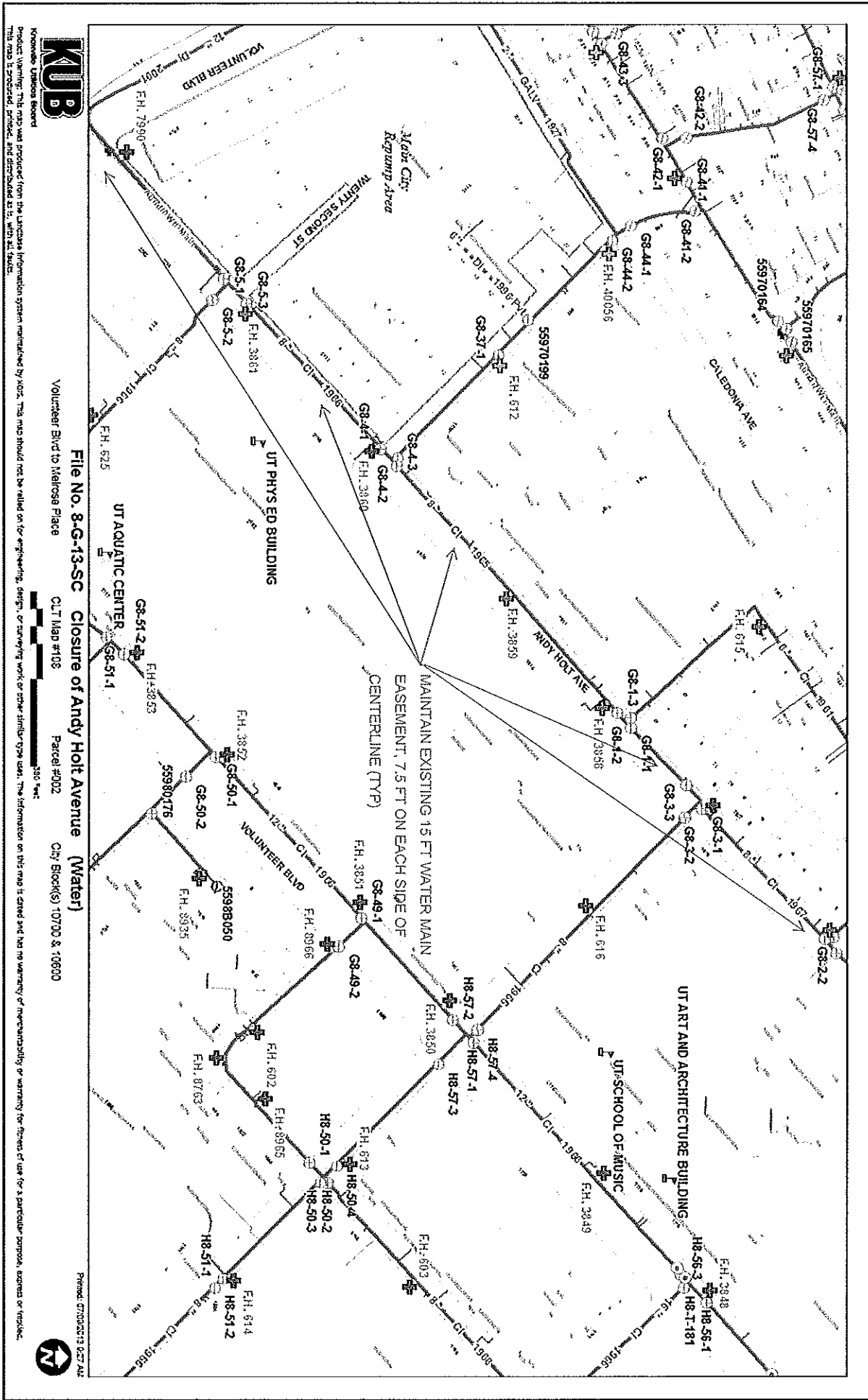
Known to Utahns Board  
Product Warning: This map was produced from the Landbase Information System maintained by KUB. This map should not be relied on for engineering, design, or surveying work or other similar type work. The information on this map is created and has no warranty of merchantability or warranty for fitness of use for a particular purpose, express or implied. This map is provided, printed, and distributed as is, with all faults.



**File No. 8-G-13-SC Closure of Andy Holt Avenue (Sewer)**  
Volunteer Blvd to Melrose Place  
Parcel #502  
City Block(s) 10700 & 10800

CLT Map #7108  
255 Feet





Known as Utah Gas  
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File No. 8-G-13-SC Closure of Andy Holt Avenue (Water)  
 Volunteer Blvd to Melissa Place  
 Parcel #002  
 City Block(s) 10700 & 10600

CLT Map #108  
 Scale: 1" = 300' feet

