

▶ **FILE #:** 9-B-13-SC

AGENDA ITEM #: 8

AGENDA DATE: 9/12/2013

▶ **APPLICANT:** JMC PROFESSIONAL SURVEYING & MAPPING DENNIS RUSSELL

TAX ID NUMBER: 94 N C 009
 JURISDICTION: Council District 1
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: I-2 (Restricted Manufacturing and Warehousing)
 WATERSHED: Third Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Portion Eighteenth St. west side

▶ **LOCATION:** Between Grand Avenue and unnamed public alley

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

▶ **APPLICANT'S REASON FOR CLOSURE:** To reduce right-of-way from 25 ft. to centerline to 19 ft. Existing building extends into right-of-way approximately 5.4 ft. Property (lots) being consolidated into a single lot.

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

STAFF RECOMMENDATION:

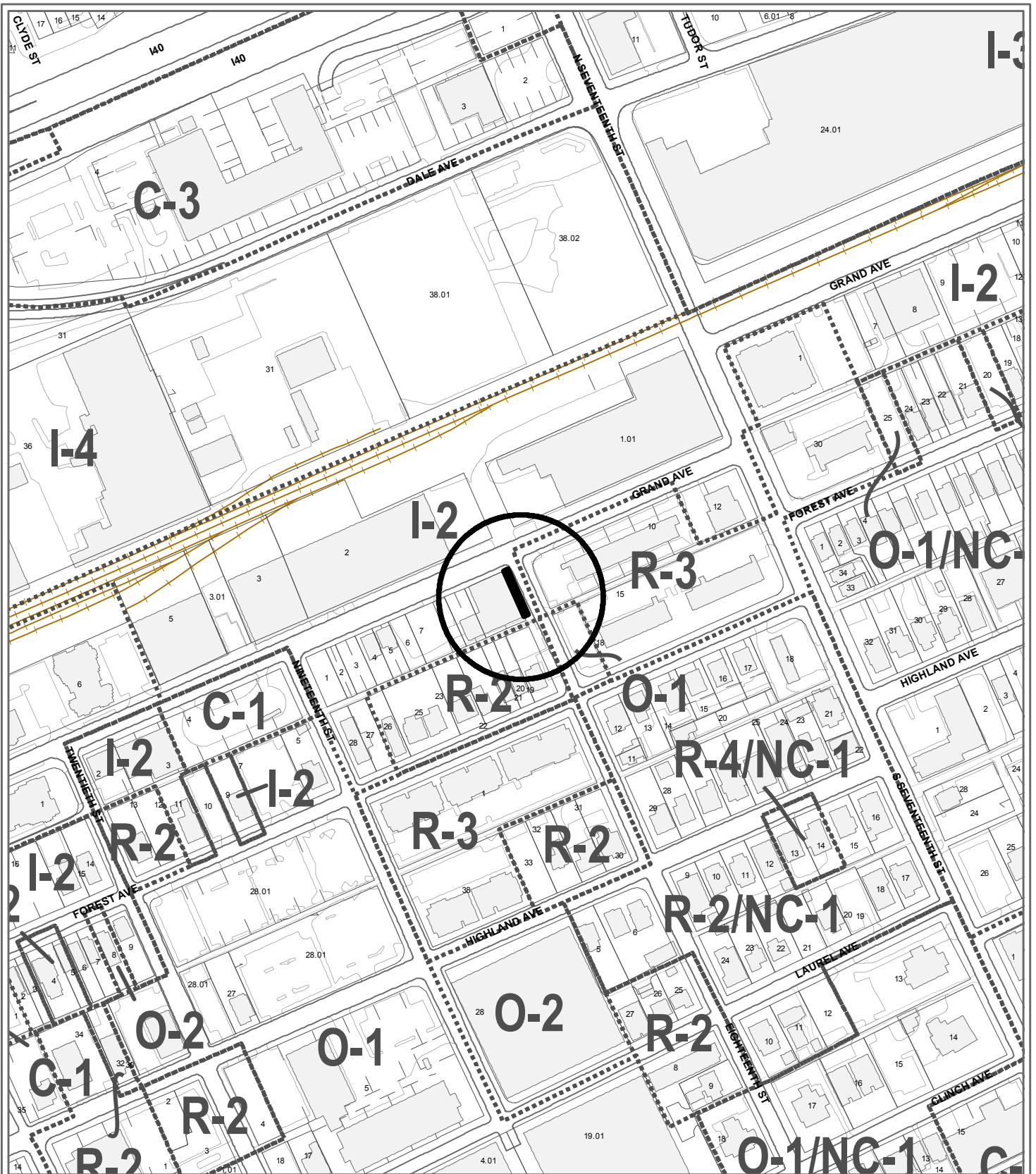
- ▶ **RECOMMEND** that City Council **APPROVE** the closure of the proposed portion of right-of-way, as requested, subject to any required easements and subject to the following condition:
1. The 3 conditions included in the attached letter from City of Knoxville Engineering (dated August 15, 2013) must be addressed to the satisfaction of that department.

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

COMMENTS:

The purpose of this closure is to reduce the Eighteenth St. right-of-way from 25 feet to centerline down to 19 feet. The existing building on parcel 9 extends approximately 5.4 feet into the existing right-of-way. With approval of this closure, the building will no longer be located within the right-of-way. This closure will not have any physical impact to Eighteenth St. and will not result in any change in traffic patterns. With the recommended conditions from City Engineering and no objections received, staff recommends approval.

If approved, this item will be forwarded to Knoxville City Council for action on 10/15/2013 and 10/29/2013. 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.



**9-B-13-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: portion Eighteenth St. west side
 To be closed from: Grand Avenue
 To be closed to: unnamed public alley

Original Print Date: 8/16/2013 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: JMC Professional Surveying & Mapping, Dennis Russell

Map No: 94
 Jurisdiction: City

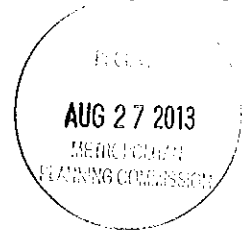




CITY OF KNOXVILLE

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

August 15, 2013



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

SUBJECT: Eighteenth St Portion Closure
MPC File # 9-B-13-SC; City Block 10087

Mr. Brusseau:

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

1. The applicant shall furnish a survey exhibit map, certified by a licensed land surveyor, adequately describing the closure area for descriptive purposes. The map shall be on legal size paper and is due no later than October 10, 2013.
2. The closing ordinance shall state that this closure shall become effective only after the Engineering Department has provided written verification, to the City Recorder, that conditions have been satisfactorily met.
3. 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.

Sincerely,

Benjamin D. Davidson

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

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

9-B-13-SC-COR-
Fire Dept



Fire Prevention Bureau

City of Knoxville
400 Main Street, Suite 539
Knoxville, TN 37902

Memorandum

Date: August 12, 2013
To: Mike Brusseau
From: Sonny Partin, Deputy Fire Marshal
Subject: Request for Information on Right of Way Closures, Fire Department Review

Road Name	Review Status	Comments
1. Knott Ave.	Approved	None
2. Curie Place	Approved	None
3. Eighteenth Street	Approved	None



Knoxville Utilities Board



August 7, 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 9-B-13-SC
Block No. 10087 & 10084
CLT No. 94
Parcel No. 9**

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

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.

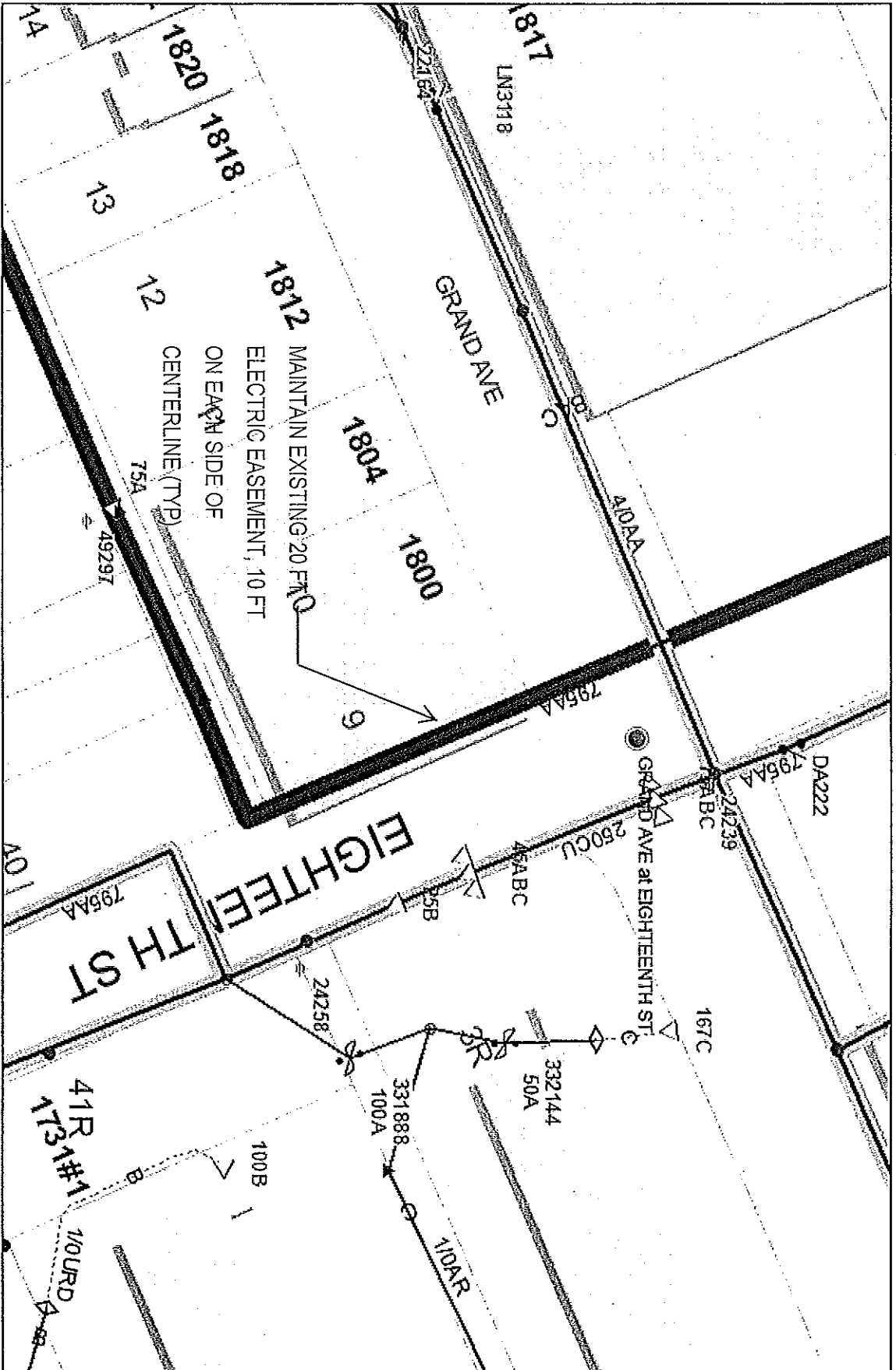
Sincerely,

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

Greg L. Patterson, P.E.
Engineering

GLP/ggt

Enclosure



File No. 9-B-13-SC Grand Ave (Electric)

MAP #94 PARCEL #9 CITY BLOCK(S) 10087 & 10084



Knowlton 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.