

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

▶ **FILE #:** 9-C-13-SC

AGENDA ITEM #: 9

AGENDA DATE: 9/12/2013

▶ **APPLICANT:** PELLISSIPPI STATE COMMUNITY COLLEGE

TAX ID NUMBER: 108 A A 001
 JURISDICTION: Council District 6
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: R-2 (General Residential)
 WATERSHED: Third Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Knott Ave

▶ **LOCATION:** Between Division Street and northeast corner of parcel 108AA004

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

▶ **APPLICANT'S REASON FOR CLOSURE:** To increase the safety of traffic circulation for PSCC students parking on either side of Knott Ave.

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 portion of Knott Ave., as requested, subject to any required easements and subject to the following condition:

1. The 1 condition included in the attached letter from City of Knoxville Engineering (dated August 15, 2013) must be addressed to the satisfaction of that department.

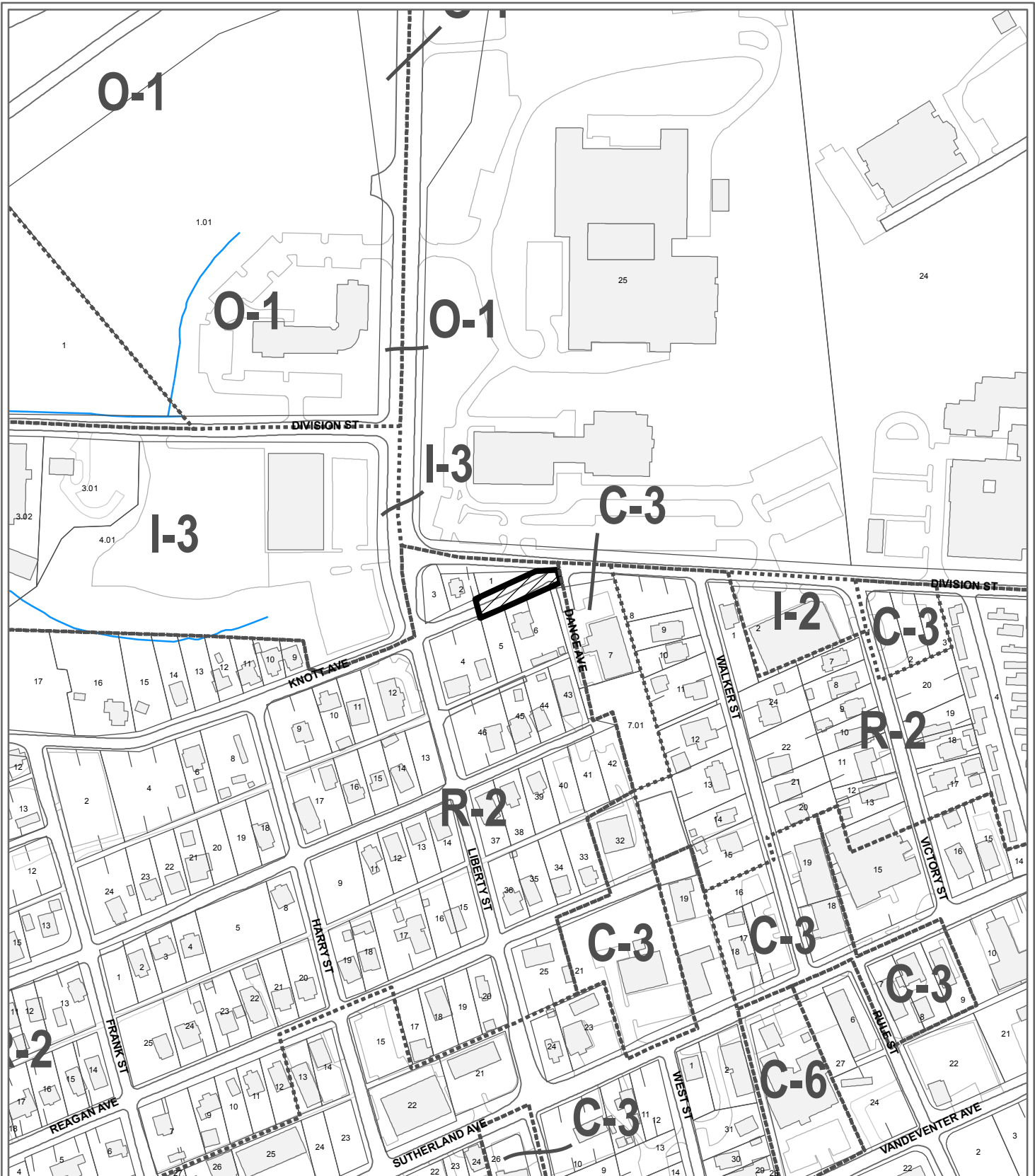
With the above condition included, staff has received no objections from reviewing departments or utilities to this closure.

COMMENTS:

The purpose of this closure is to increase the safety of vehicle and pedestrian circulation in the area. Pellissippi State Community College (PSCC) has a facility to the north, on the north side of Division St. PSCC owns the properties on either side of the proposed right-of-way to be closed. Student parking is located on parcels 5 and 6 on the south side of Knott Ave. PSCC wishes to close the portion of Knott Avenue adjacent to the parking, in order to eliminate the need for students to cross Knott Ave. to get to the college. With the recommended conditions from City Engineering and no objections received, staff recommends approval. The property owner of parcel 4 to the west signed the application, indicating disagreement with the closure, but that property does not front on the portion of Knott Ave. proposed to be closed.

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.



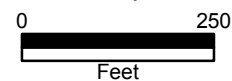
**9-C-13-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Knott Ave
 To be closed from: Division Street
 To be closed to: northeast corner of parcel 108AA004

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

Petitioner: Pellissippi State Community College

Map No: 108
 Jurisdiction: City



9-C-13-SC-cor-cityeng

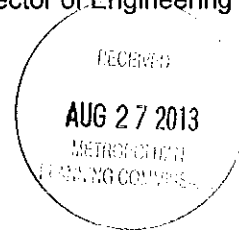


CITY OF KNOXVILLE

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

August 27, 2013

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



SUBJECT: Closure of a portion of Knott Ave from Division St to Tax Map 108, Insert A, Group A, Parcel 004
MPC File # 9-C-13-SC; City Block 24072

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. 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



Knoxville Utilities Board

August 8, 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-C-13-SC
Block No. N/A
CLT No. 108
Parcel No. 1**

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

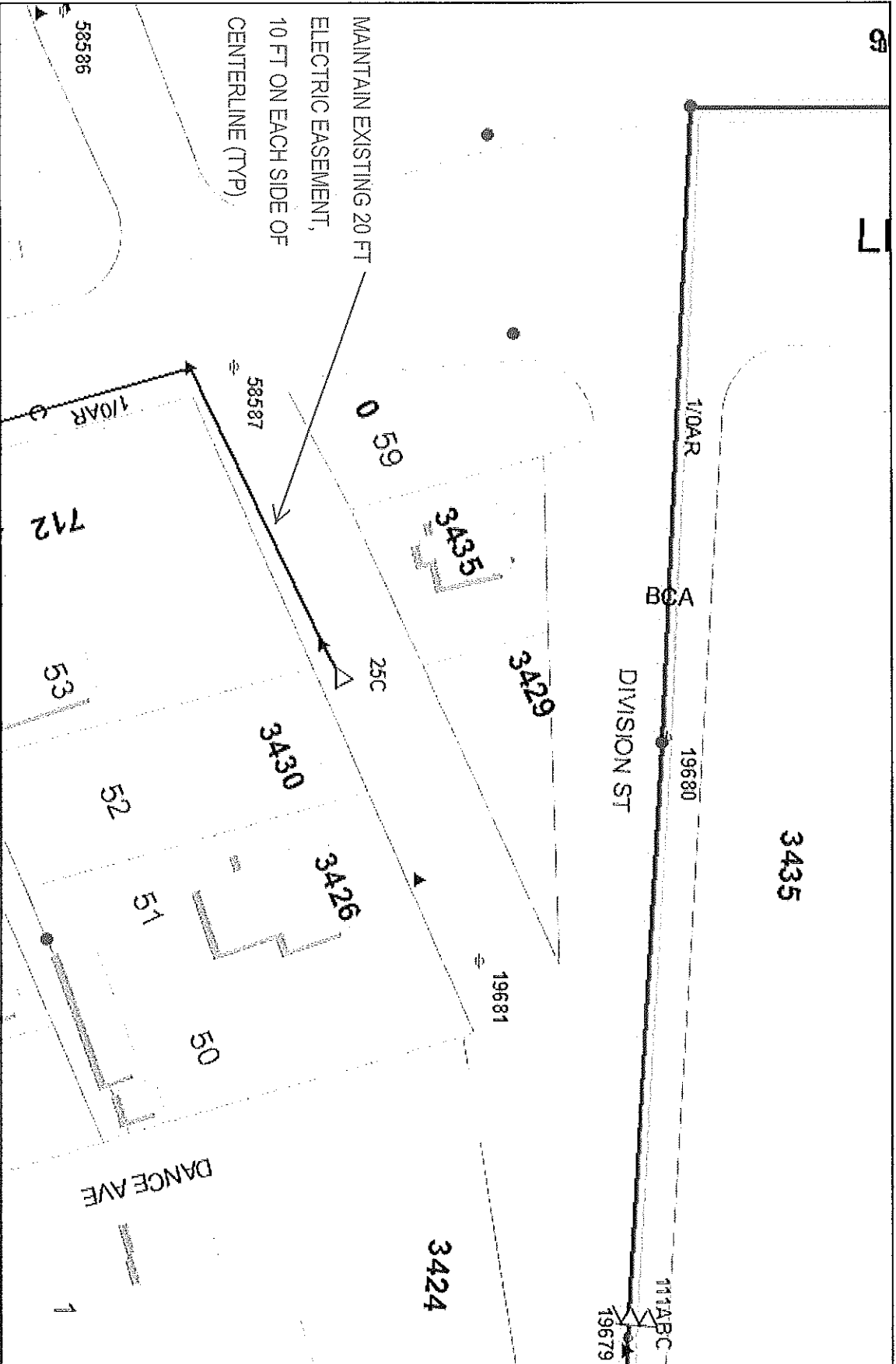
So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2291.

Sincerely,

Greg L. Patterson, P.E.
Engineering

GLP/ggt

Enclosure



File No. 9-C-13-SC Knott Ave (Electric)

CLT Map #108 Parcel #1 City Block #N/A

100 Feet

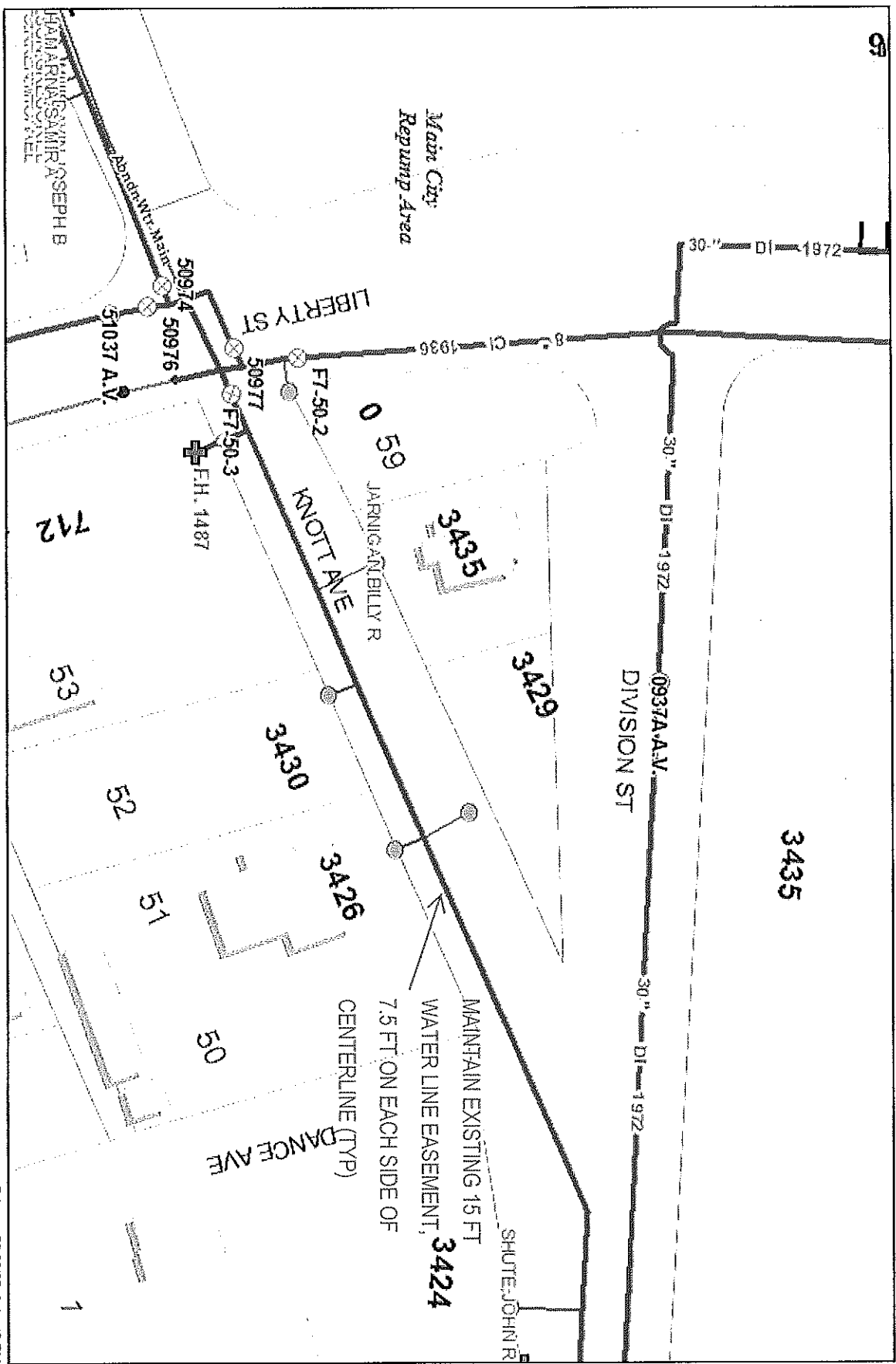


Knowable Utilities Board



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File No. 9-C-13-SC Knott Ave (Water)

CLT Map #108 Parcel #1 City Block #N/A

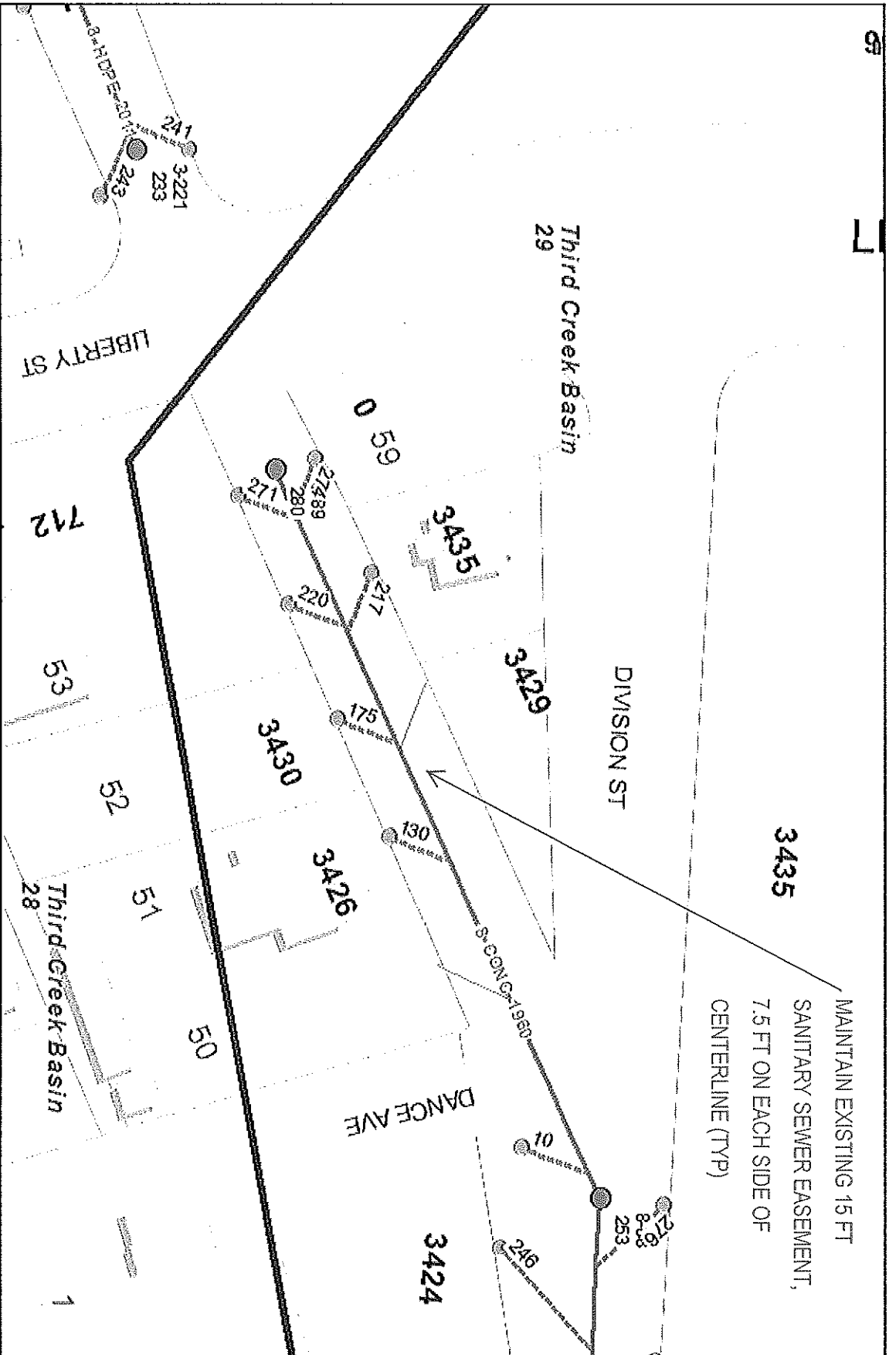


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Knowable Utilities Board

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MAINTAIN EXISTING 15 FT
SANITARY SEWER EASEMENT,
7.5 FT ON EACH SIDE OF
CENTERLINE (TYP)

File No. 9-C-13-SC Knott Ave (Sewer)

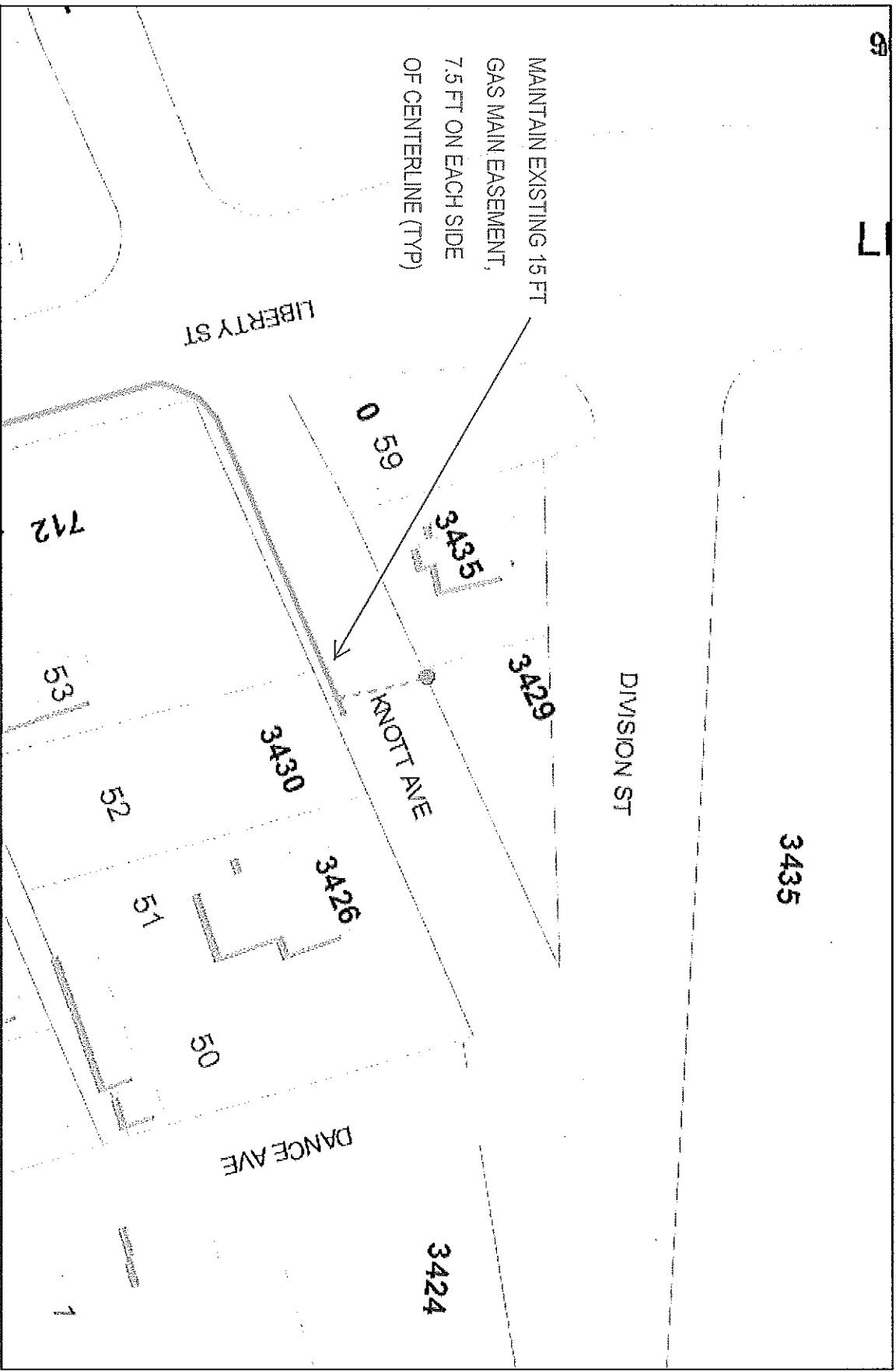
CLT Map #108 Parcel #1 City Block #N/A



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Knowledge Utilities Board
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MAINTAIN EXISTING 15 FT
GAS MAIN EASEMENT,
7.5 FT ON EACH SIDE
OF CENTERLINE (TYP)

File No. 9-C-13-SC Knott Ave (Gas)

CLT Map #108 Parcel #1 City Block #N/A



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Knowable Utilities Board
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Fire Prevention Bureau

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

9-C-13-SC-COR-
FireDept

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

July 29, 2013

Knoxville-Knox County Metropolitan Planning Commission
Attn. Mike Brusseau
Suite 403
City County Building
400 Main St.
Knoxville, TN 37902

Dear Mike,

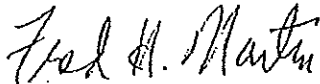
We have discussed by phone PSCC's request to close part of Knott Ave. at our Division St. campus. The college has acquired several parcels of property at that campus to provide additional student parking. Closing part of Knott Ave. would enhance the safety of student traffic circulation in that area.

At your suggestion, I also have talked with Ben Davidson with City Engineering. He suggested that we only request closing the street from Division St. to the point that Lot 4 at 712 Liberty St. begins, even though that property does not access to/from Knott Ave.

I have been in contact with Sara McBride, the owner of 712 Liberty St. and thought she would not object to the partial street closure. However, when she returned the form to me, she indicated disagreement with the closure. Perhaps she is just concerned that we have been acquiring property around her (she lives at 3447 Dance Ave.)

Our application and fee for Right-of-Way Closure is enclosed.

Please call me at 539-7161 with any questions. Thanks.



Fred H. Martin
Facilities Planning Consultant