

CITY OF KNOXVILLE

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

March 28, 2014

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

SUBJECT: Proposed Closure of Abilene Place between N Sixth Ave and eastern terminus
City Blocks 11582 and 11583

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 must coordinate with Sola Development LLC, who own property this day known as Tax Map 082, Insert P, Group D, Parcel 001.00, and have them provide a written statement to the City of Knoxville stating whether or not they approve of the proposed closure area. Engineering support may be subject to change, making this letter null and void, dependent upon Sola Development LLC's response.
2. Currently the only noted public access into the property is at the eastern terminus of Abilene Place. This access is unusable due to the removed railroad crossing in that area. The Sola Development should be involved in the decision making process to determine if they have any plans to enter into any new crossing agreements with the railroad for future access in this area. If there are feasible plans for a new crossing at the eastern terminus of Abilene Place, then the applicant may be required to grant an approvable easement to Sola Development LLC, subsequent owners, or heirs and assigns for ingress/egress to N Sixth Ave and over the closure area. Particular care should be taken by the affected landowners for this option, as minimum widths for access must be taken into consideration when drafting easement documentation. Other acceptable plans for access to a public right-of-way will also be considered for approval depending upon proposed agreements with any landowners in the vicinity.
3. Currently the Sola Development LLC accesses the property by crossing over the City of Knoxville property, this day known as Tax Map 082, Insert P, Group D, Parcel 004.00, to Jessamine St. No record easements for this passage have been noted at the time of this document. Should this area be closed with no other agreements made for access, Sola Development LLC must execute an agreement with the City of Knoxville, if feasible, and record applicable documentation, providing legal access to and from their property. This statement does not serve as a guarantee that the City of Knoxville will enter into any easement agreement for access with Sola Development LLC, only that consideration will be made.
4. 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.
5. There shall be one (1) year allotted for the above conditions to be met, or the closure shall be considered null and void and of no effect.

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6. 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.

Sincerely,

Benjamin D. Davidson

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

4-B-14-SC



Fire Prevention Bureau

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

Memorandum

Date: March 17, 2014
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. Cora St.	Approved	None
✓ 2. Abilene Pl.	Approved	None

4-B-14-SC-COR-KUB



Knoxville Utilities Board

RECEIVED

MAR 12 2014

Metropolitan
Planning Commission

March 12, 2014

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 4-B-14-SC
Block No. 11582 & 11583
CLT No. 82
Parcel No. 6**

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 – 25 feet on each side of the centerline of the electric line, 50 feet total width
Gas – 7.5 feet on each side of the centerline of the gas 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.

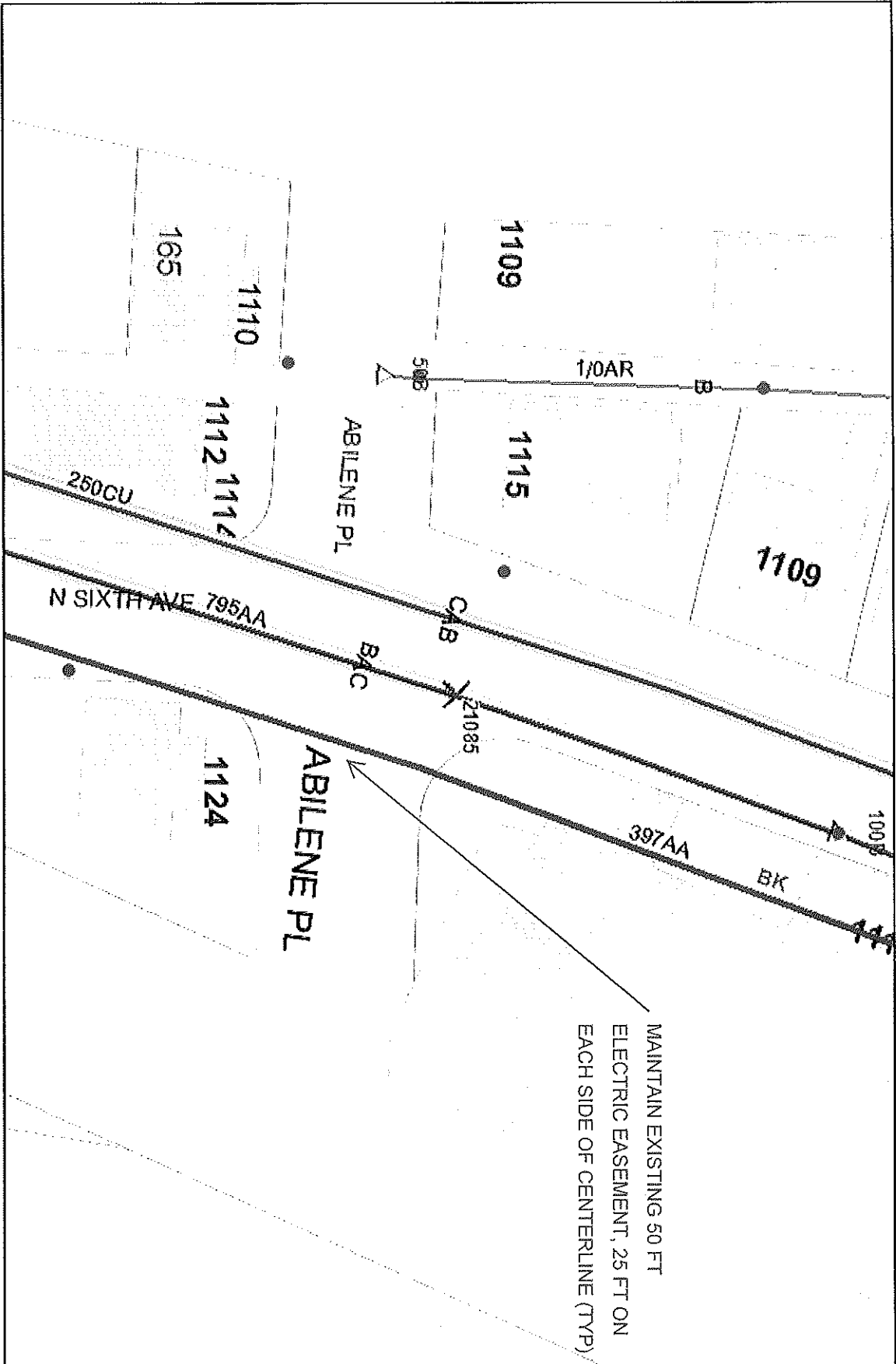
Sincerely,

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

Greg L. Patterson, P.E.
Engineering

GLP/ggt

Enclosure



File No. 4-B-14-SC Closure of Abilene Place (Electric)

Parcel #6 City Block #11582 & 11583 CLT Map #82



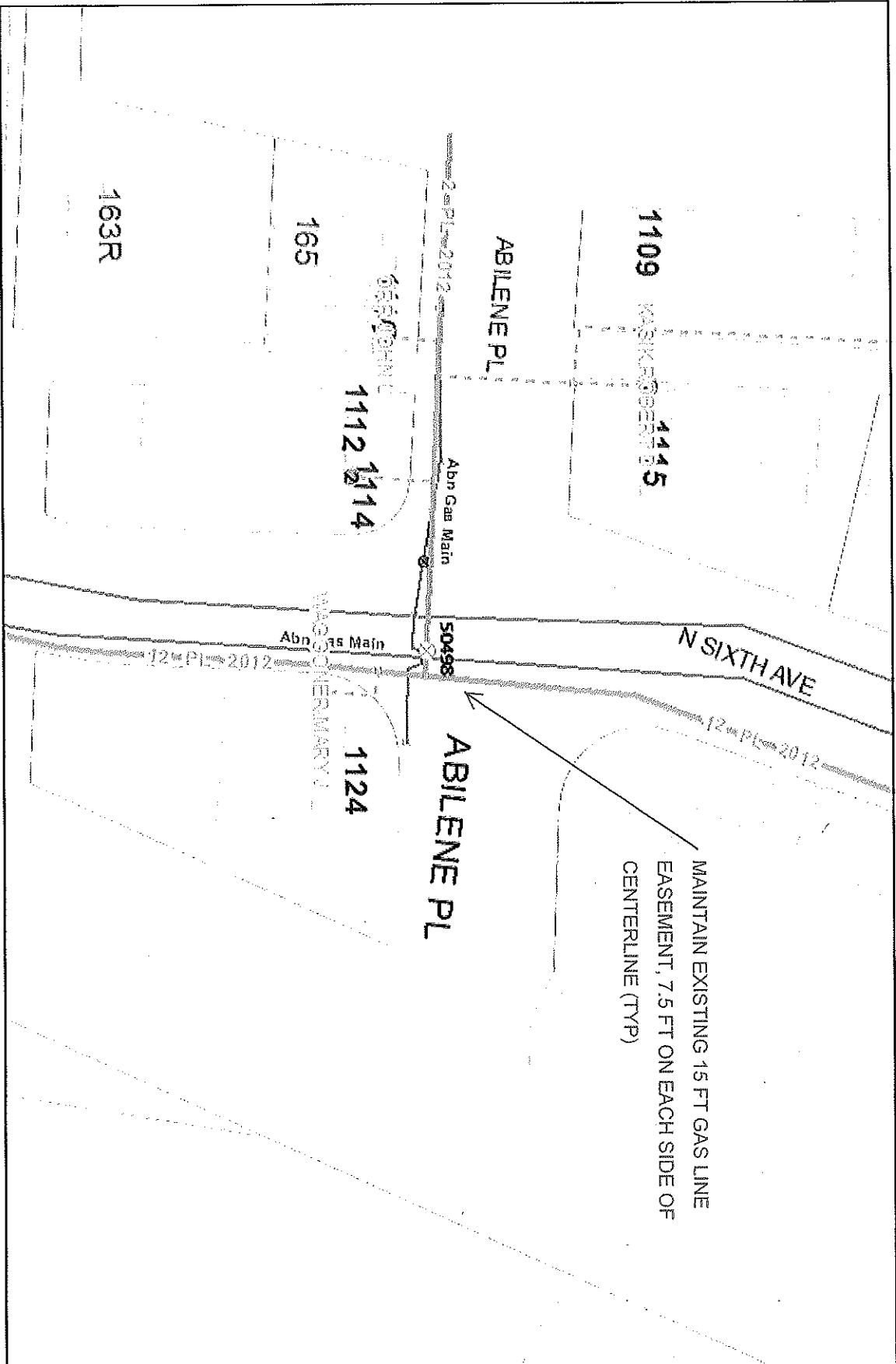
Knowable Utilities Board

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File No. 4-B-14-SC Closure of Abilene Place (Gas)

Parcel #6 City Block #11582 & 11583 CLT Map #82

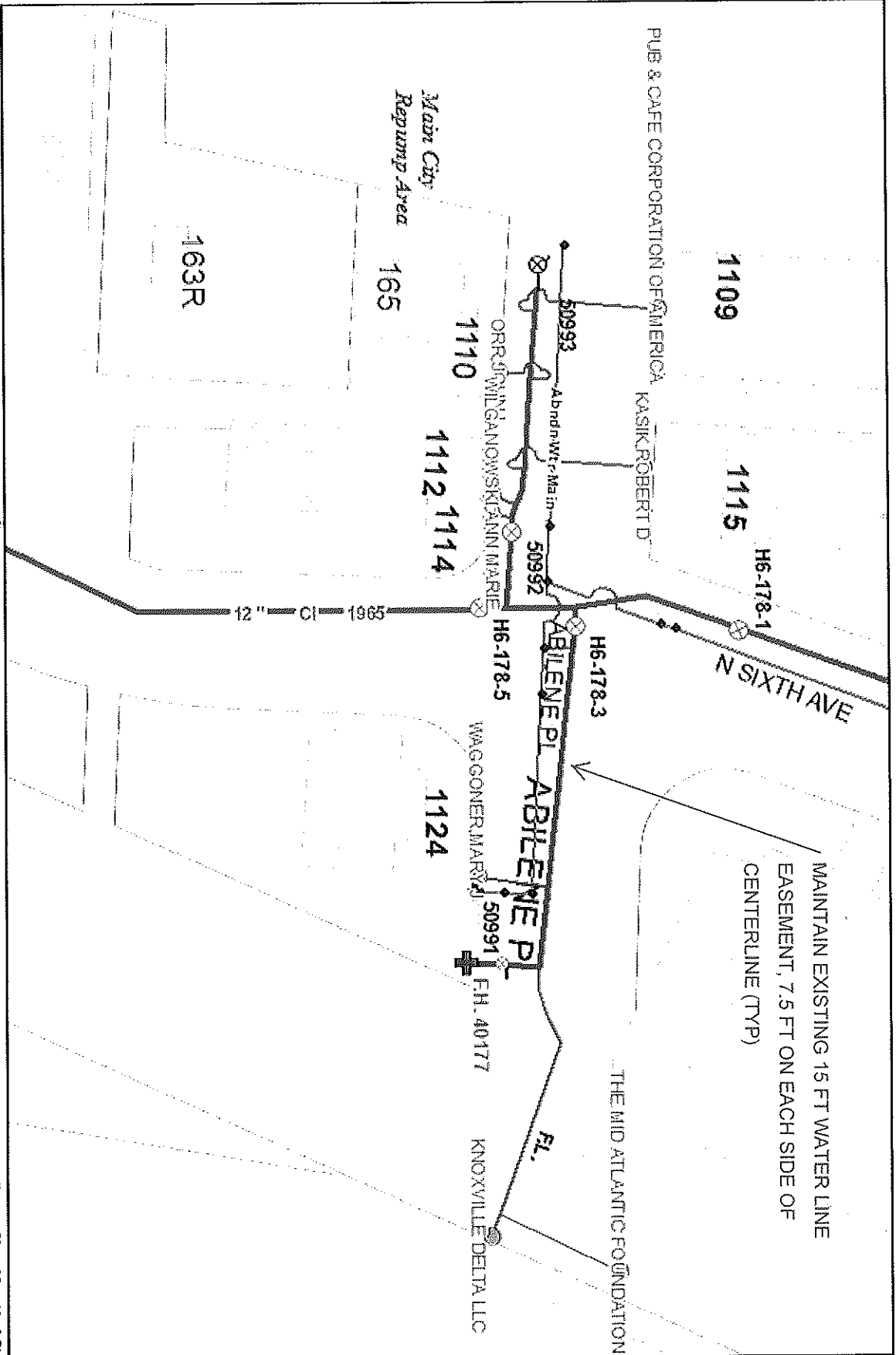


Kironido Utilities Board

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

File No. 4-B-14-SC Closure of Abilene Place (Water)

Parcel #6

City Block #11582 & 11583

CLT Map #82



Knoxville Utilities Board

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