

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

▶ **FILE #:** 12-A-14-SC

AGENDA ITEM #: 9

AGENDA DATE: 12/11/2014

▶ **APPLICANT:** UNIVERSITY OF TENNESSEE

TAX ID NUMBER: 108 C G 025
 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:** Melrose Ave

▶ **LOCATION:** Between Frances Street and Melrose Place

IS STREET:

(1) IN USE?: Yes

(2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** This City street is along a residential area of campus, and it is heavily utilized by pedestrians. The University plans to maintain this street for vehicular use, but because of the heavy residential component, there is a desire to implement a beautification project, with new lighting and landscaping, which adhere to the campus landscaping standards.

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 Melrose Ave., subject to any required easements and subject to the following condition:

1. The 5 conditions included in the attached letter from City of Knoxville Engineering (dated November 26, 2014) must be addressed to the satisfaction of that department.

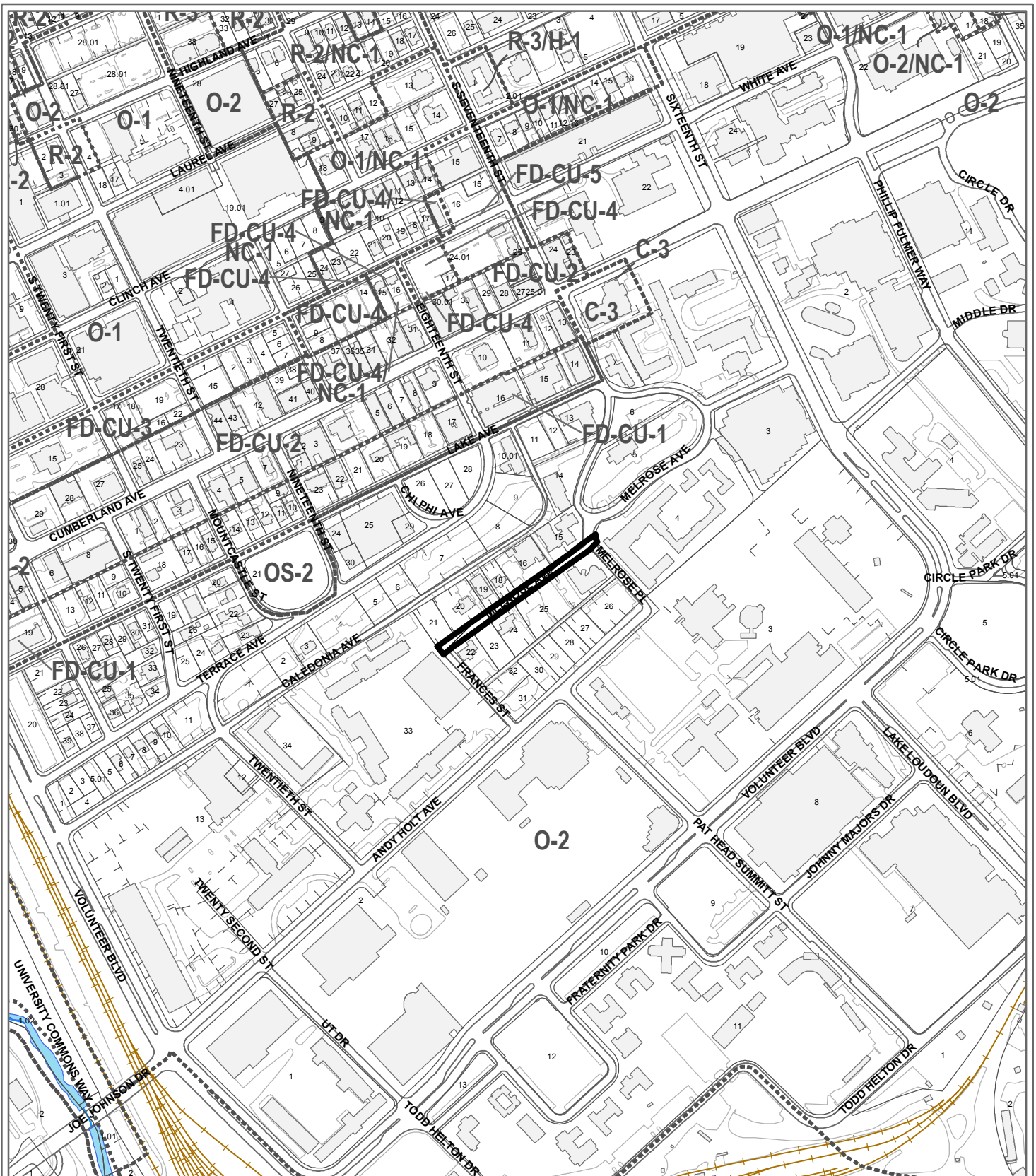
With the above condition included, staff has received no objections from reviewing departments or utilities to this closure.

COMMENTS:

The result of UT's proposed closures of this and four other streets/alleys 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 1/6/2015 and 1/20/2015. 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.



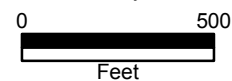
**12-A-14-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Melrose Ave
 To be closed from: Frances Street
 To be closed to: Melrose Place

Original Print Date: 11/24/2014 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

November 26, 2014

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

SUBJECT: Proposed Closure Melrose Ave between Frances St and Melrose Place
MPC File # 12-A-14-SC; City Blocks 10621 and 10622

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 be responsible for providing legal access to a public right-of-way for any properties that would be landlocked by this closure, or by perfecting any other approvable means to resolve any landlocking issues, subject to approval by the City Engineering Department.
2. The applicant assumes maintenance responsibility for all stormwater systems previously maintained by the City, within or near the closure areas. The applicant will maintain the approved stormwater facilities in good working order that would be normally 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.
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.
4. The applicant shall have one (1) year to complete conditions listed above, unless otherwise stated in a particular item, or the closure shall be considered null and void and of no effect.
5. 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, PLS, Technical Services Administrator, Department of Engineering
Ph: 865-215-2148

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

12-A-14-SC-cor-KUB



Knoxville Utilities Board

November 21, 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 12-A-14-SC
Block No. 10621\10622
CLT No. 108
Parcel No. 25**

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 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.

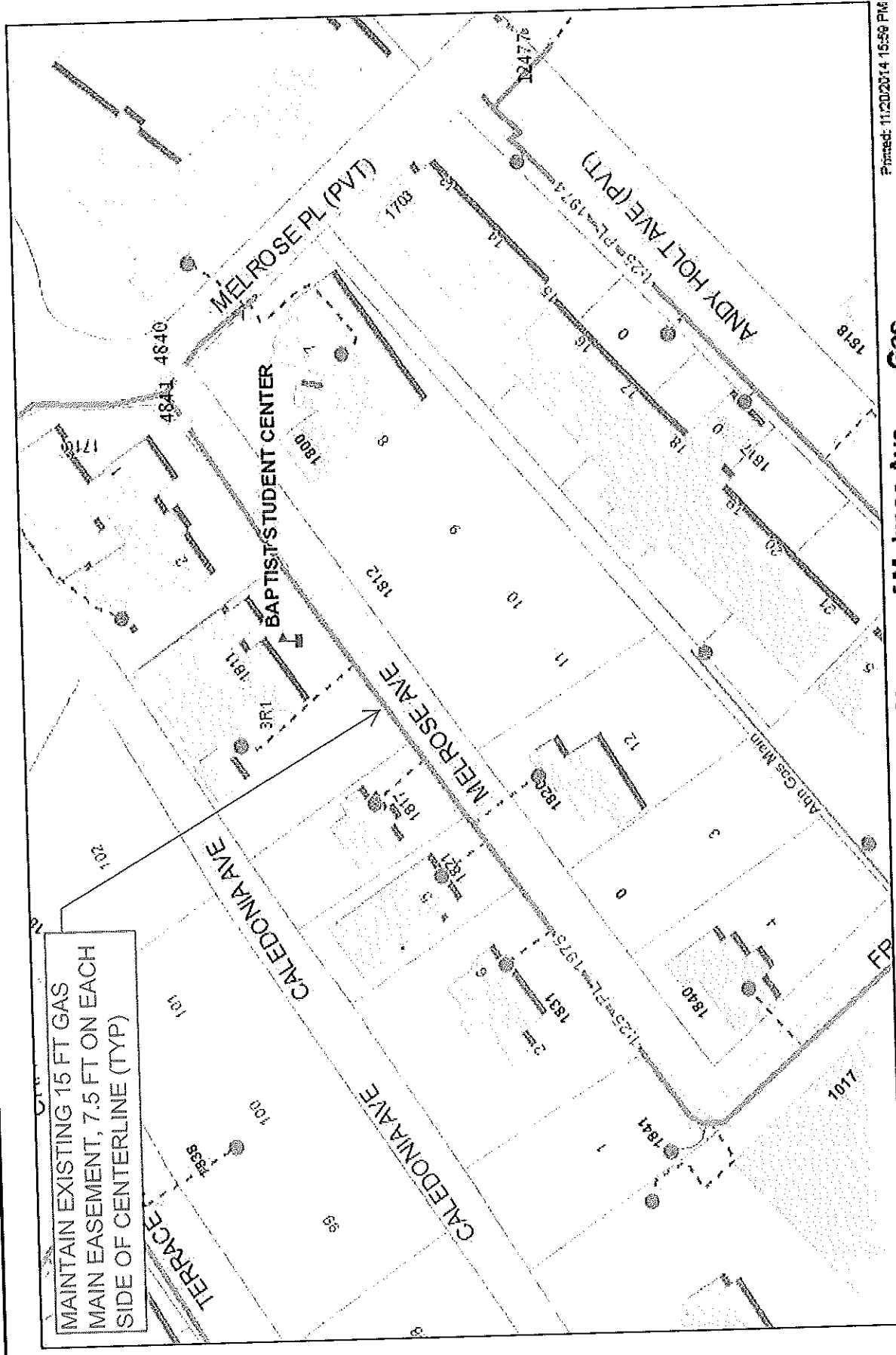
Sincerely,

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

Greg L. Patterson, P.E.
Engineering

GLP/ggt

Enclosure



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



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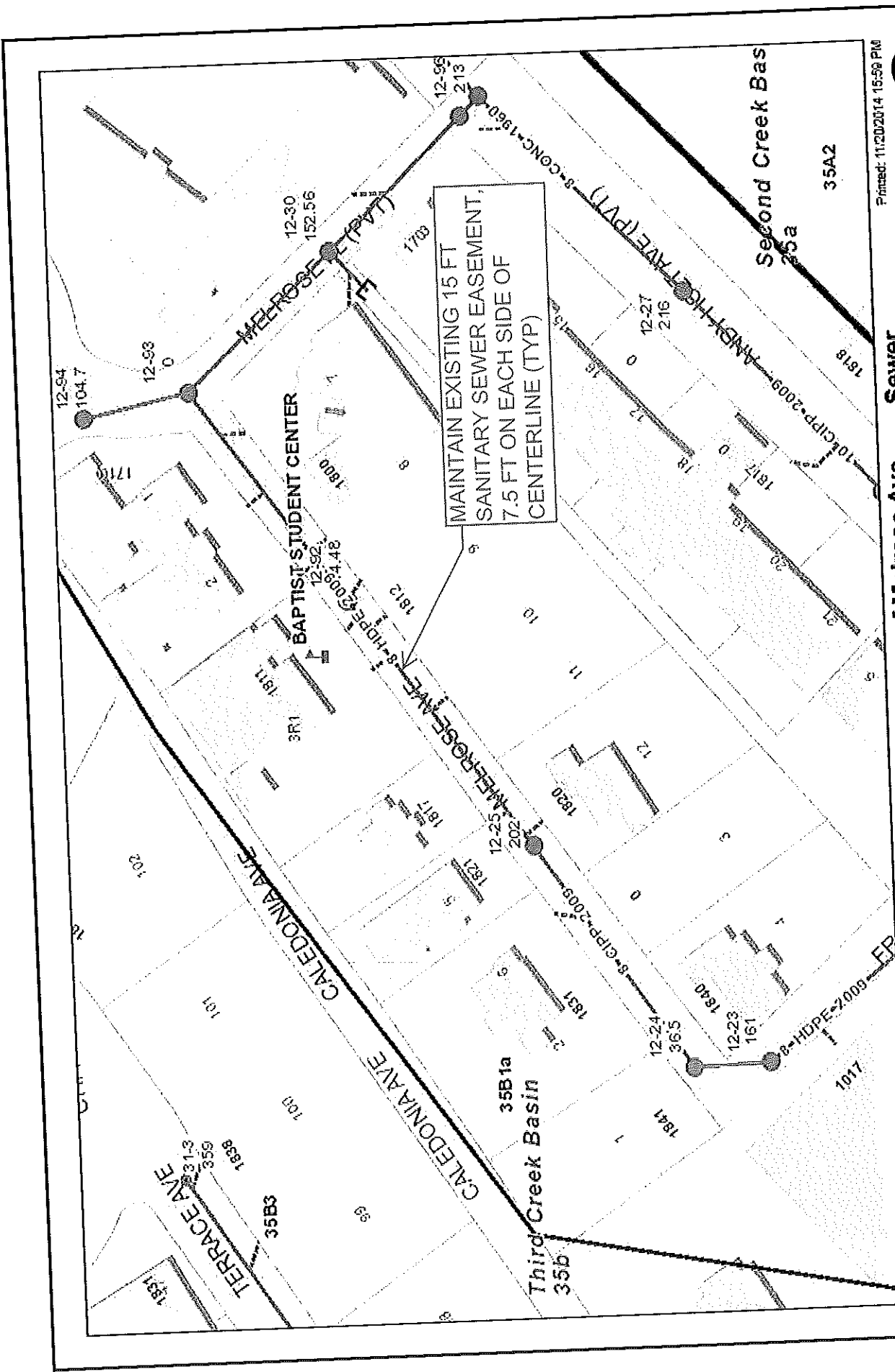
File No. 12-A-14-SC Closure of Melrose Ave Gas

BETWEEN Frances St and Melrose Pl CLI MAP#108 PARCEL #25 CITY BLOCK #1062110622

300 Feet



Knoxville 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.



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



Printed: 11/20/2014 15:59 PM

File No. 12-A-14-SC Closure of Melrose Ave Sewer

BETWEEN Frances St and Melrose Pl CLT MAP#108 PARCEL#25 CITY BLOCK#10622

300 Feet



Knoxville Utilities Board
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