

▶ **FILE #:** 11-B-14-SC

AGENDA ITEM #: 8

AGENDA DATE: 11/13/2014

▶ **APPLICANT:** TREVOR HILL

TAX ID NUMBER: 94 L M 008
 JURISDICTION: Council District 1
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: C-3 (General Commercial)
 WATERSHED: Second Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Twelfth St.

▶ **LOCATION:** Between northern edge of Hedge Ave. right-of-way and southern edge of World's Fair Park Dr. right-of-way

IS STREET:

(1) IN USE?: No

(2) IMPROVED (paved)?: No

▶ **APPLICANT'S REASON FOR CLOSURE:** The City Engineering office suggested the closure.

DEPARTMENT-UTILITY REPORTS: Several City of Knoxville departments have submitted correspondence regarding this proposed street closure. There are no formal objections, but conditions to the closure are recommended.

STAFF RECOMMENDATION:

▶ **RECOMMEND** that City Council **APPROVE** the closure of the recommended portion of Twelfth St. (see attached map from Engineering, varies from request), subject to any required easements and subject to the following condition:

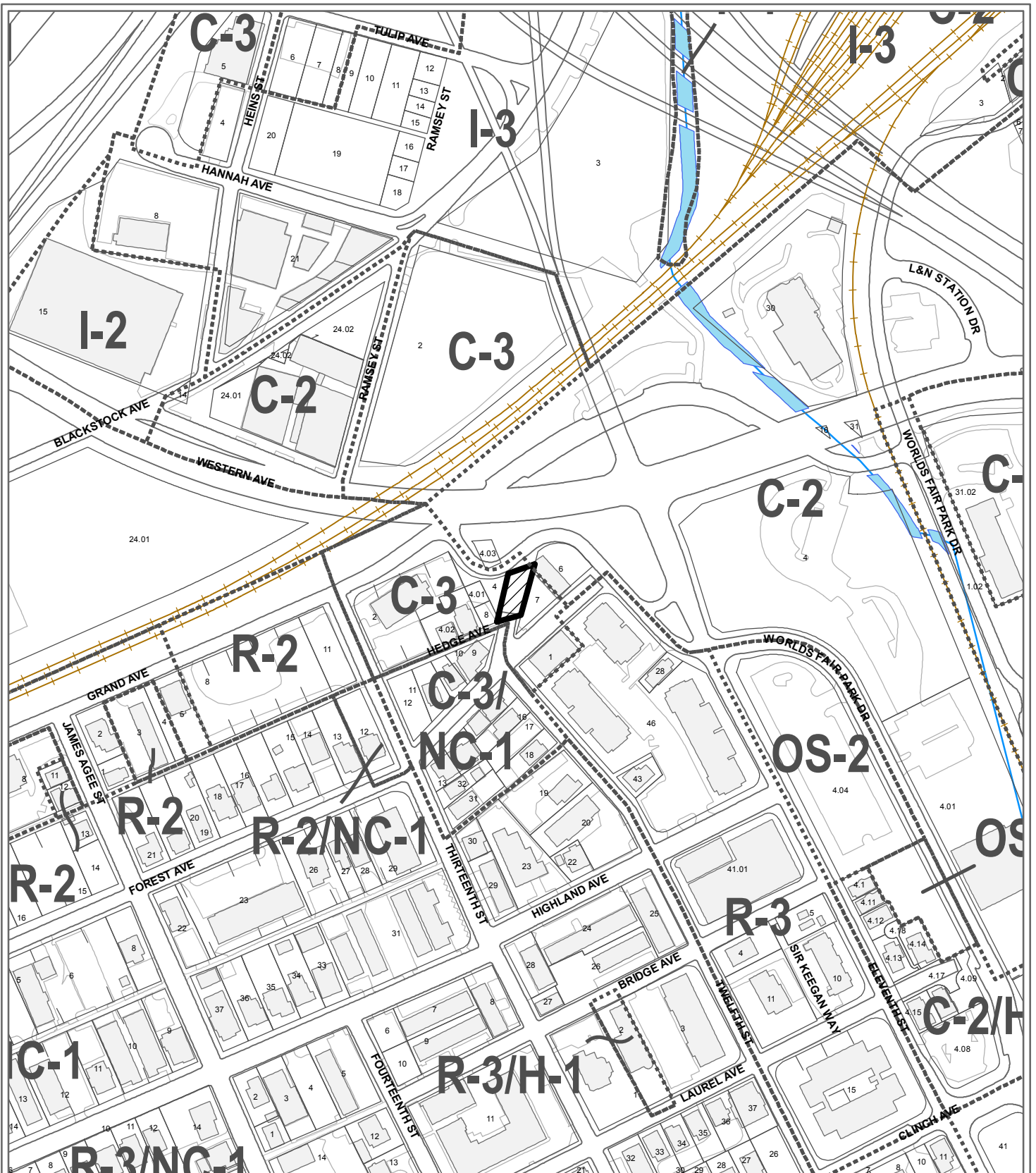
1. The 2 conditions included in the attached letter from City of Knoxville Engineering (dated November 3, 2014) must be addressed to the satisfaction of that department.

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

COMMENTS:

The applicant has control of all properties adjacent to the right-of-way. If approved, the ownership of the right-of-way would be transferred to the adjacent property owners.

If approved, this item will be forwarded to Knoxville City Council for action on 12/9/2014 and 12/23/2014. 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.



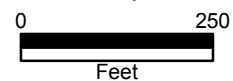
**11-B-14-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

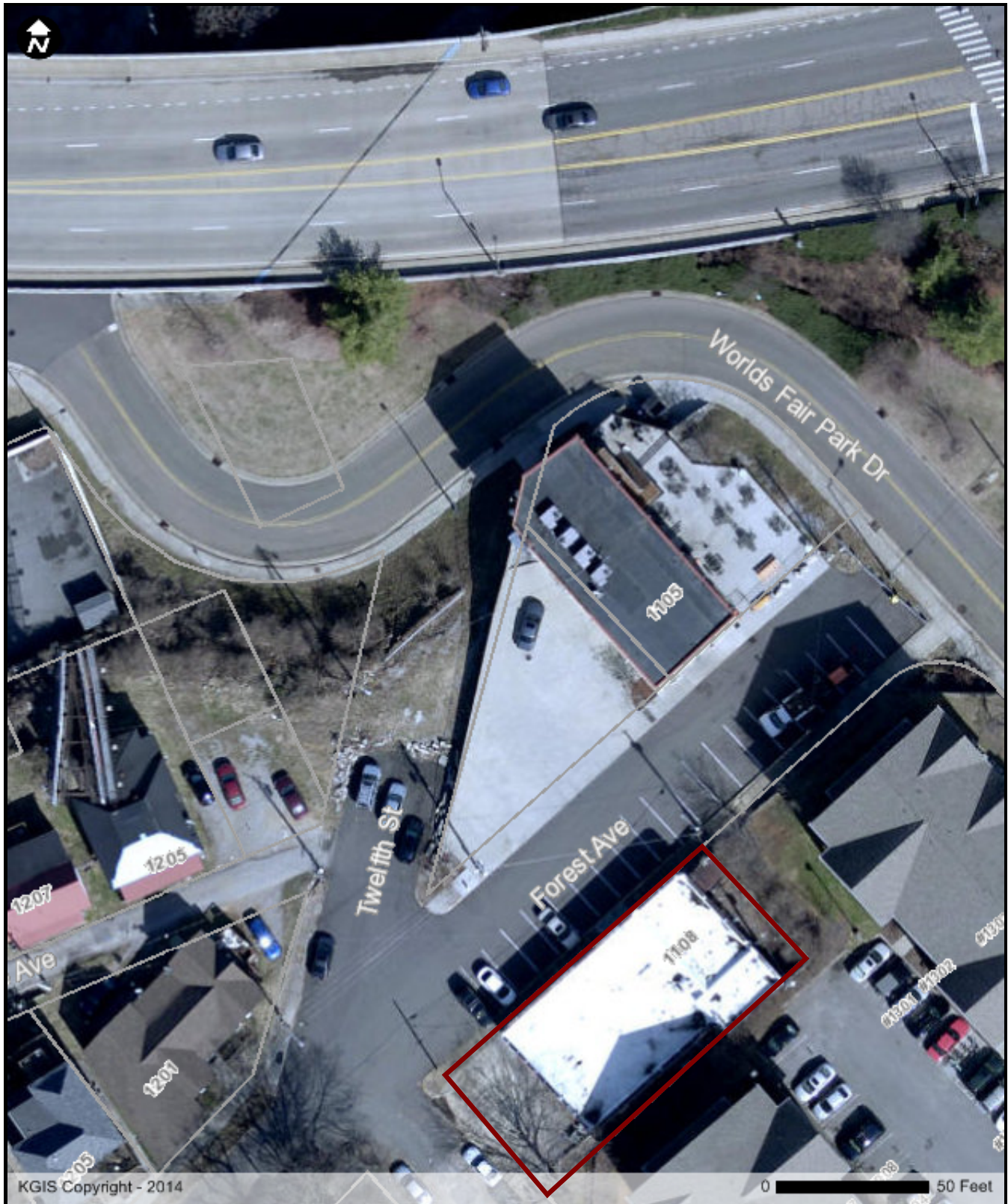
Name of Street or Alley: Twelfth St.
 To be closed from: northern edge of Hedge Ave. right-of-way
 To be closed to: southern edge of World's Fair Park Dr. right-of-way

Original Print Date: 10/27/2014 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Hill, Trevor

Map No: 94
 Jurisdiction: City





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0 50 Feet

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11-B-14-SC



11-B-14-SC





CITY OF KNOXVILLE

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

November 3, 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 a Portion of Twelfth St between Forest Ave and World's Fair Park Dr
MPC File # 11-B-14-SC; Adjacent City Block 10143

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 agree to adjust the closure area to allow ingress/egress from intersecting Hedge Ave to the portion of Twelfth St remaining open, which is near the intersection of Forest Ave. This adjusted closure area will be all of the portion of Twelfth St running from the southern right-of-way line of World's Fair Park Drive and bounded on the south, by a new severance line, running from the southwestern most corner of CLT 094LM004.00 (Deed Inst. No. 200903110056817) to the southwest corner of CLT 094LM007.00 (Deed Inst. No. 200510040030873). Please, see the attached exhibit map for a representation of the intended closure area.
2. Should this right-of-way area 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, PLS, Technical Services Administrator, Department of Engineering
Ph: 865-215-2148

Attachment

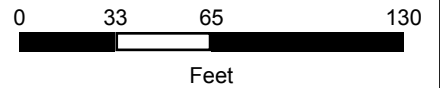
C: Brentley J. Johnson, P.E., R.L.S., Engineering Planning Chief
Christopher S. Howley, P.E., Plans Review and Development Inspections



City Eng. Supported Closure Area



Twelfth St (11-B-14-SC)



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11-B-14-SC-cor-KPD



KNOXVILLE POLICE DEPARTMENT
THE CITY OF KNOXVILLE, TENNESSEE



MAYOR MADELINE ROGERO

CHIEF DAVID B. RAUSCH

October 31, 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 a Portion of Twelfth St between Forest Ave and World's
Fair Park Dr
MPC File # 11-B-14-SC; Adjacent City Block 10143

Mr. Brusseau:

The Knoxville Police Department concurs with the City Engineering Department
recommendation on this closure.

Respectfully,

David B. Rausch
Chief of Police
865-215-7229

"PROTECT AND SERVE"

P.O. BOX 3610 * KNOXVILLE, TENNESSEE 37927

PHONE (865) 215-7000 * FAX (865) 215-7412

www.cityofknoxville.org

11-B-14-SC-cor-City Fire



Fire Prevention Bureau

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

Memorandum

Date: November 6, 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. Twelfth St.	Disapproved	We are unfamiliar with this project and it appears to restrict access to businesses.
2. Forest Ave.	Disapproved	We are unfamiliar with this project and it appears to restrict access to businesses.



Michael Brusseau <mike.brusseau@knoxmpc.org>

11-A-14-SC & 11-B-14-SC responses

Sonny Partin <spartin@cityofknoxville.org>
To: Michael Brusseau <mike.brusseau@knoxmpc.org>

Thu, Nov 6, 2014 at 10:50 AM

Mike,

Our office agrees with the recommendation of City Engineering and KPD.

Sonny

Captain Donald M. Partin Jr., C.F.P.S.

Deputy Fire Marshal

City of Knoxville Fire Dept.

Fire Marshals Office

City County Bldg.

400 W. Main St. Suite 539

Knoxville, Tn. 37902

865.215.2283 Office

865.215.4249 Fax

From: Michael Brusseau [mailto:mike.brusseau@knoxmpc.org]

Sent: Thursday, November 06, 2014 10:26 AM

To: Sonny Partin

Subject: Re: 11-A-14-SC & 11-B-14-SC responses

[Quoted text hidden]

11-B-14-SC-cor-KUB



Knoxville Utilities Board



October 16, 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 11-B-14-SC
Block No. 10142 & 10143
CLT No. 94
Parcel No. 7**

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
Water – 7.5 feet on each side of the centerline of the water line, 15 feet total width

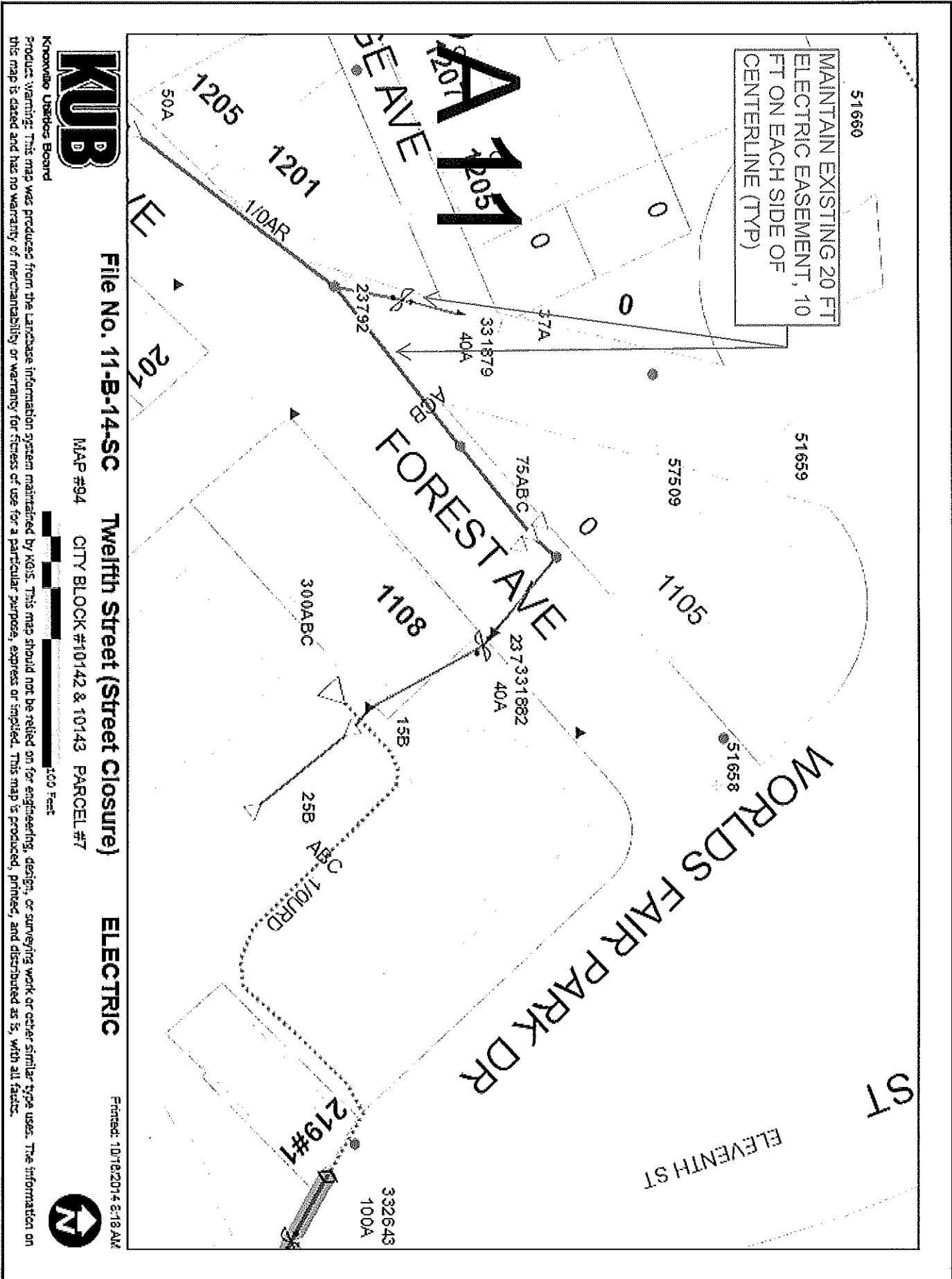
So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2291.

Sincerely,

Greg L. Patterson, P.E.
Engineering

GLP/ggt

Enclosure



Knowlton Utilities Board

File No. 11-B-14-SC Twelfth Street (Street Closure)

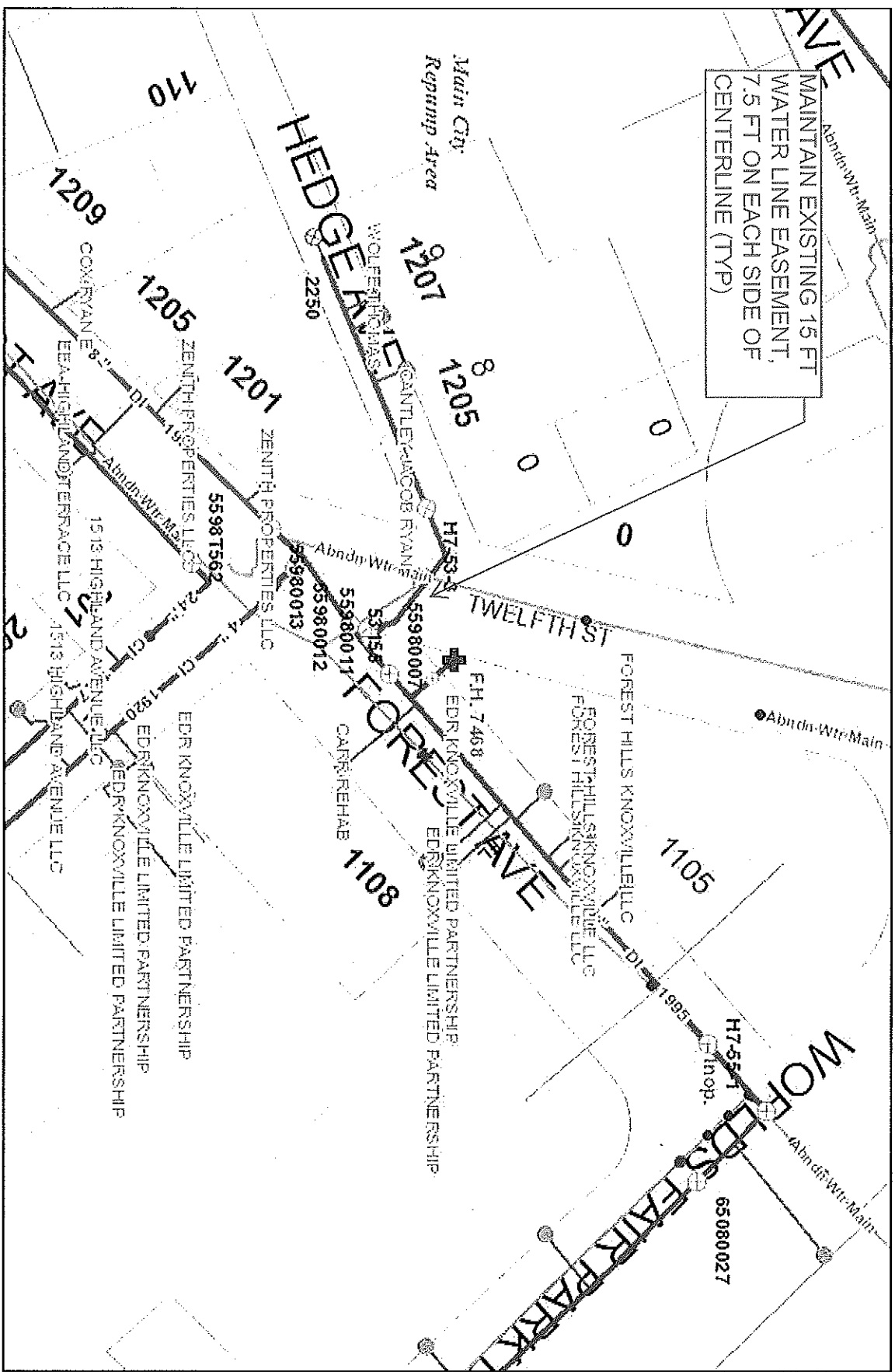
MAP #94 CITY BLOCK #10142 & 10143 PARCEL #7

ELECTRIC

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



File No. 11-B-14-SC Twelfth Street (Street Closure) WATER

MAP #94 CITY BLOCK #10142 & 10143 PARCEL #7



Knoxville Utilities Board

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