



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

▶ **FILE #:** 8-A-15-AC

AGENDA ITEM #: 6

AGENDA DATE: 8/13/2015

▶ **APPLICANT:** REED'S ENTERPRISES

TAX ID NUMBER:	81 K A 019	View map on KGIS
JURISDICTION:	Council District 5	
SECTOR PLAN:	Central City	
GROWTH POLICY PLAN:	Urban Growth Area (Inside City Limits)	
ZONING:	I-4 (Heavy Industrial)	
WATERSHED:	Second Creek	

▶ **RIGHT-OF-WAY TO BE CLOSED:** Unnamed alley

▶ **LOCATION:** Between W. Caldwell Avenue and W. Quincy Avenue

IS ALLEY:

(1) IN USE?: Yes

(2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** Applicant owns all surrounding properties and requires unrestricted access between the contiguous properties across the alley located between them.

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

STAFF RECOMMENDATION:

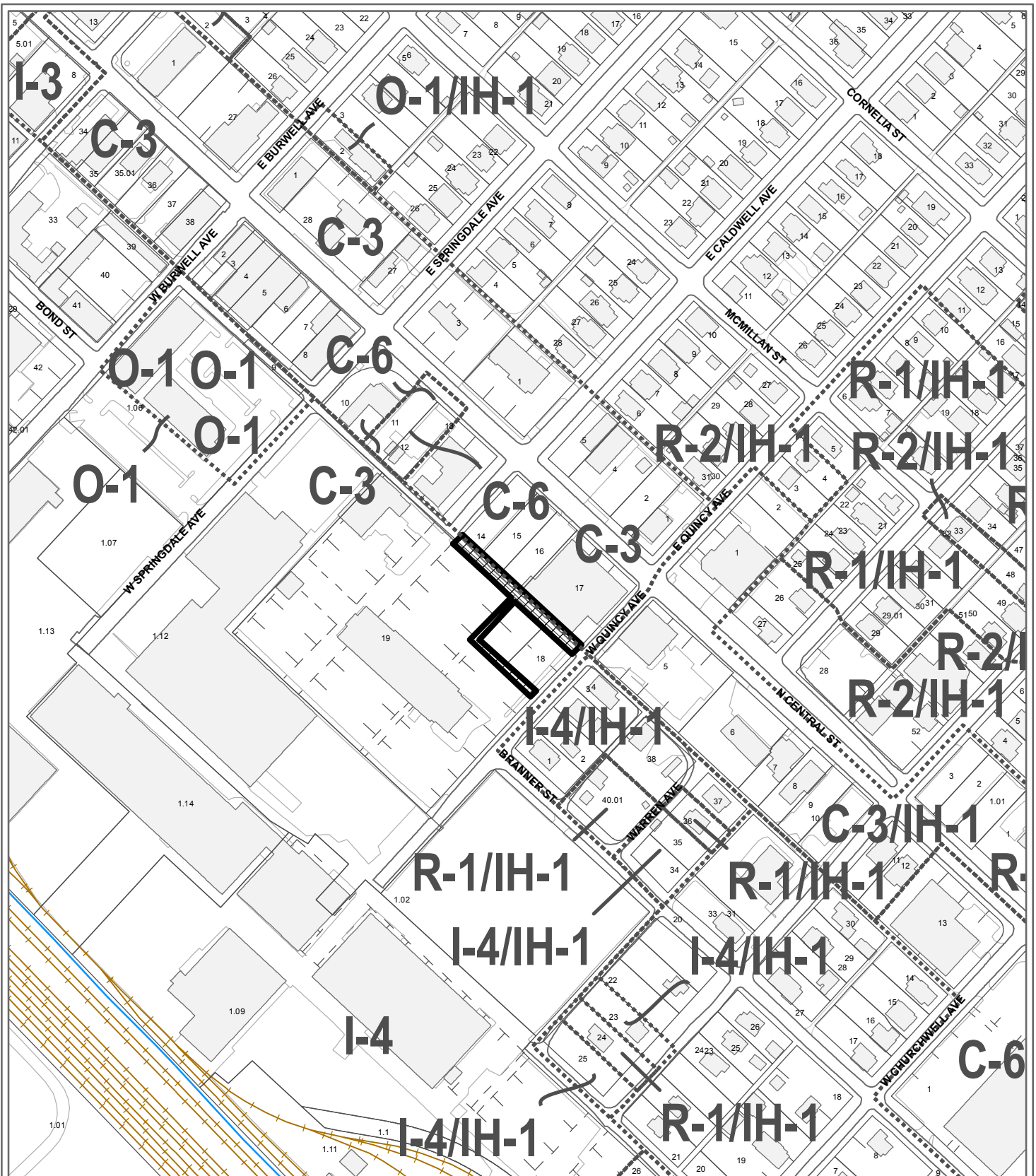
▶ **RECOMMEND** that City Council **APPROVE** the closure of the unnamed alley, as requested, subject to any required easements.

This alley is completely paved and used for parking area. It is not needed for access to any parcels.

COMMENTS:

Once closed, the right-of-way will be consolidated with the surrounding parcels to provide unrestricted access between adjacent parcels, all of which are under the same ownership.

If approved, this item will be forwarded to Knoxville City Council for action on 9/15/2015 and 9/29/2015. 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.



**8-A-15-AC
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Unnamed alley
 To be closed from: W. Caldwell Avenue
 To be closed to: W. Quincy Avenue

Original Print Date: 7/24/2015 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Reed's Enterprises

Map No: 81
 Jurisdiction: City
 0 250
 Feet





CITY OF KNOXVILLE

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

July 21, 2015

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

SUBJECT: Proposed Closure for unnamed alley between W Caldwell Ave and W Quincy Ave
MPC File # 8-A-15-AC; City Block 17343

Mr. Brusseau:

The City Engineering Department has no objections to close the above described right-of-way area, however, 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.

It should be noted that closure of this right-of-way increases a pre-existing condition of certain platted lots in the area being severed from abutting a public road. However, the applicant holds title to these lots and they are encompassed as Tax Map 081, Insert K, Group A, Parcel 019.00. Therefore, in this case, City Engineering is not requiring a re-subdivision plat to provide access, but wishes to emphasize that if the applicant ever decides to sell any of these lots, legal access must be granted and that a re-subdivision plat may be required before conveyance.

Sincerely,

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

8-A-15-AC - cor - City Fire



Fire Prevention Bureau

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



Memorandum

Date: July 30, 2015

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. Alley between W. Caldwell and W. Quincy	Approved	None 8-A-15-AC ✓
2. Alley- Geyland Hgts.	Disapproved	Provide more detail on map 8-B-15-AC
3. Alley between White and Cumberland	Approved	None 8-C-15-AC
4. Alley between Thirteenth and western terminus	Approved	None 8-D-15-AC
5. Log Haven Dr.	Disapproved	Provide more detail on map 8-A-15-SC
6. Cherokee Cove Rd.	Disapproved	Provide more detail on map 8-B-15-SC
7. Chi Phi Ave.	Approved	None 8-C-15-SC
8. Melrose Ave.	Approved	Road width cannot be reduced 8-D-15-SC
9. Melrose Pl.	Approved	Road width cannot be reduced 8-E-15-SC
10. Volunteer	Approved	Road width cannot be reduced 8-F-15-SC
11. Horizon	Approved	None 8-G-15-SC



Knoxville Utilities Board

July 21, 2015



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 8-A-15-AC
Block No. 17343
CLT No. 81
Parcel No. 19**

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
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

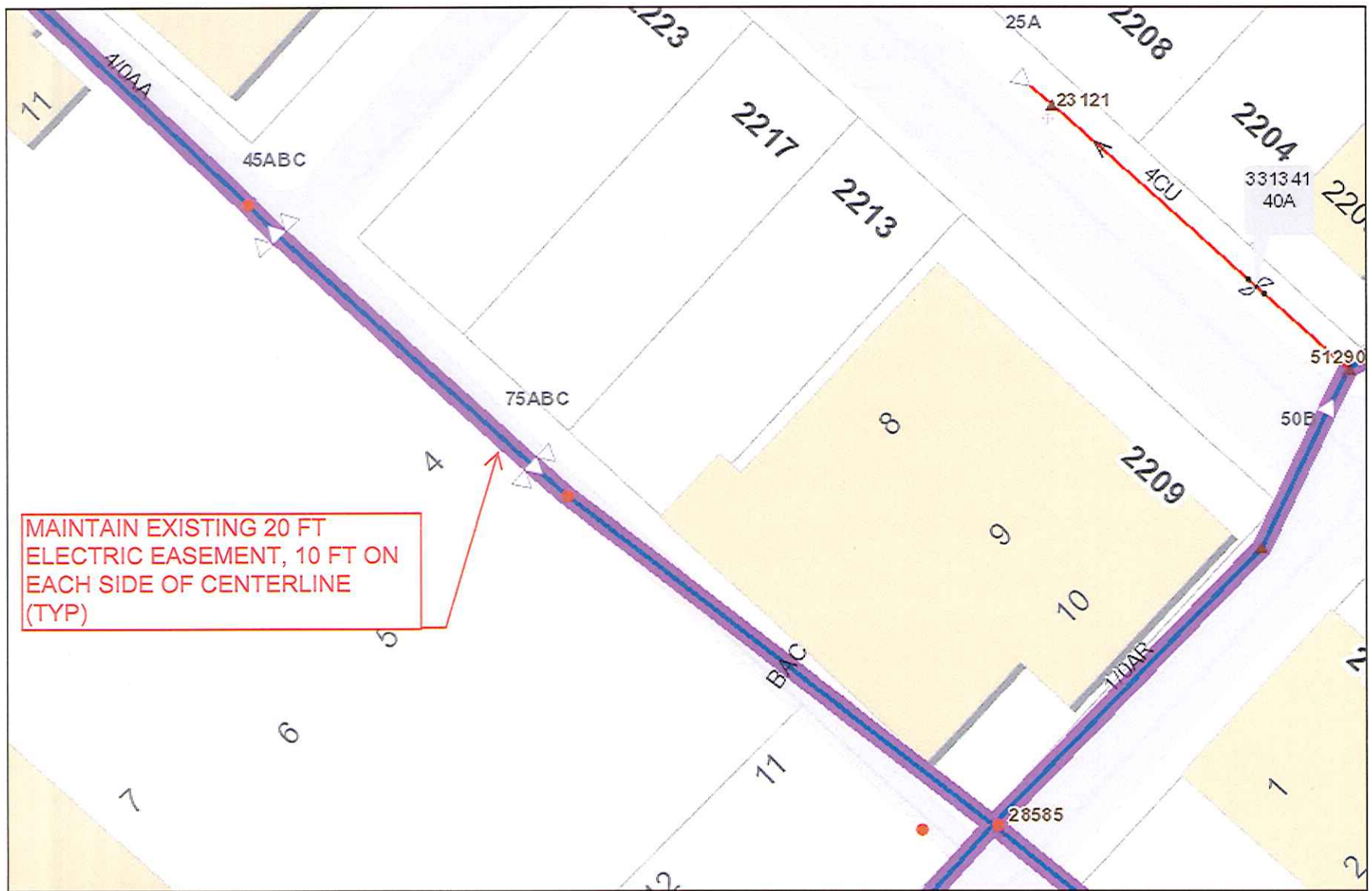
So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2291.

Sincerely,

Greg L. Patterson, P.E.
Engineering

GLP/ggt

Enclosure



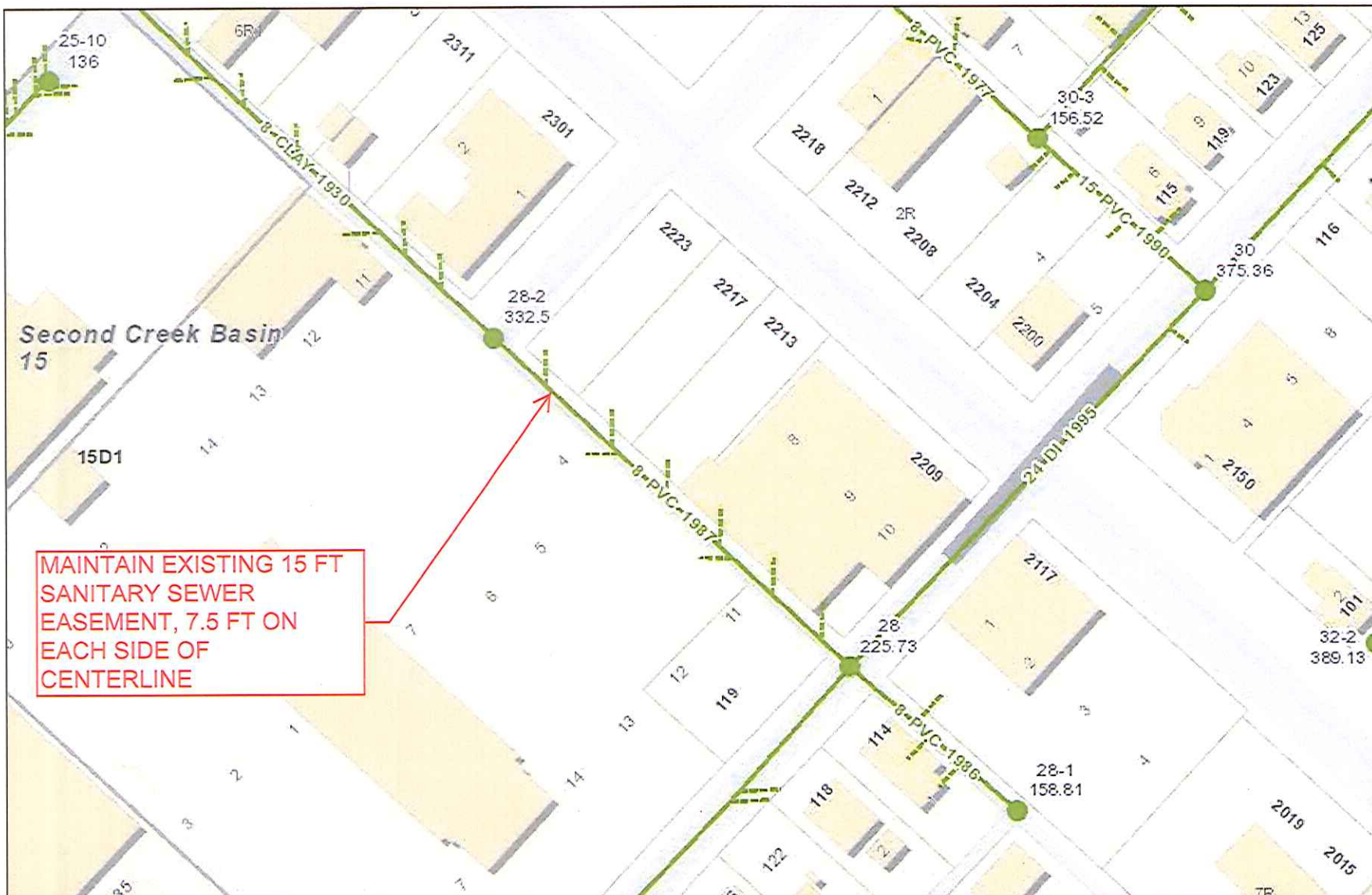
File No. 8-A-15-AC Un-named Alley Closure (Electric)

Printed: 07/20/2015 10:13 AM

(Between W Caldwell Ave & W Quincy Ave) Parcel #19 CLT MAP #81 CITY BLOCK #17343



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

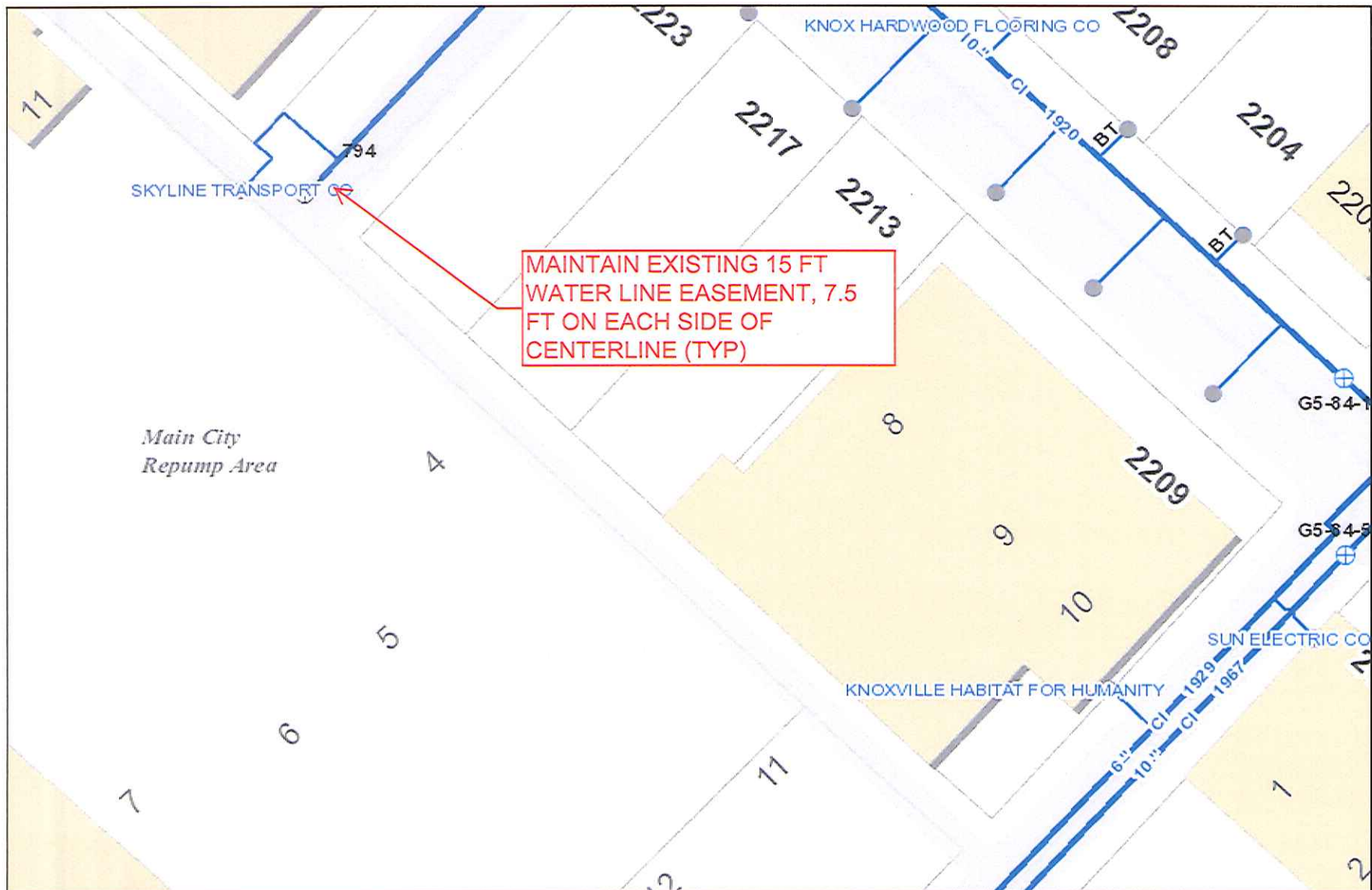
File No. 8-A-15-AC Un-named Alley Closure (Sewer)

(Between W Caldwell Ave & W Quincy Ave) Parcel #19 CLT MAP #81 CITY BLOCK #17343

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



Knoxville Utilities Board

File No. 8-A-15-AC Un-named Alley Closure (Water)

(Between W Caldwell Ave & W Quincy Ave) Parcel #19 CLT MAP #81 CITY BLOCK #17343

Printed: 07/20/2015 10:13 AM



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