



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

▶ **FILE #:** 8-A-15-SC

AGENDA ITEM #: 10

AGENDA DATE: 8/13/2015

▶ **APPLICANT:** MICHAEL BRADY INC. JOHN PATTESON

TAX ID NUMBER: 108 M A 003
JURISDICTION: Council District 1
SECTOR PLAN: South City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ZONING: RP-1 (Planned Residential)
WATERSHED: Goose Creek

[View map on KGIS](#)

▶ **RIGHT-OF-WAY TO BE CLOSED:** Log Haven Dr

▶ **LOCATION:** Between Candora Road and eastern terminus

IS STREET:

(1) IN USE?: Yes

(2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** Combine adjacent properties into one lot.

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 Log Haven Drive, as requested, subject to any required easements and subject to the following condition:

1. The 4 conditions included in the attached letter from City of Knoxville Engineering (dated July 21, 2015) must be addressed to the satisfaction of that department.

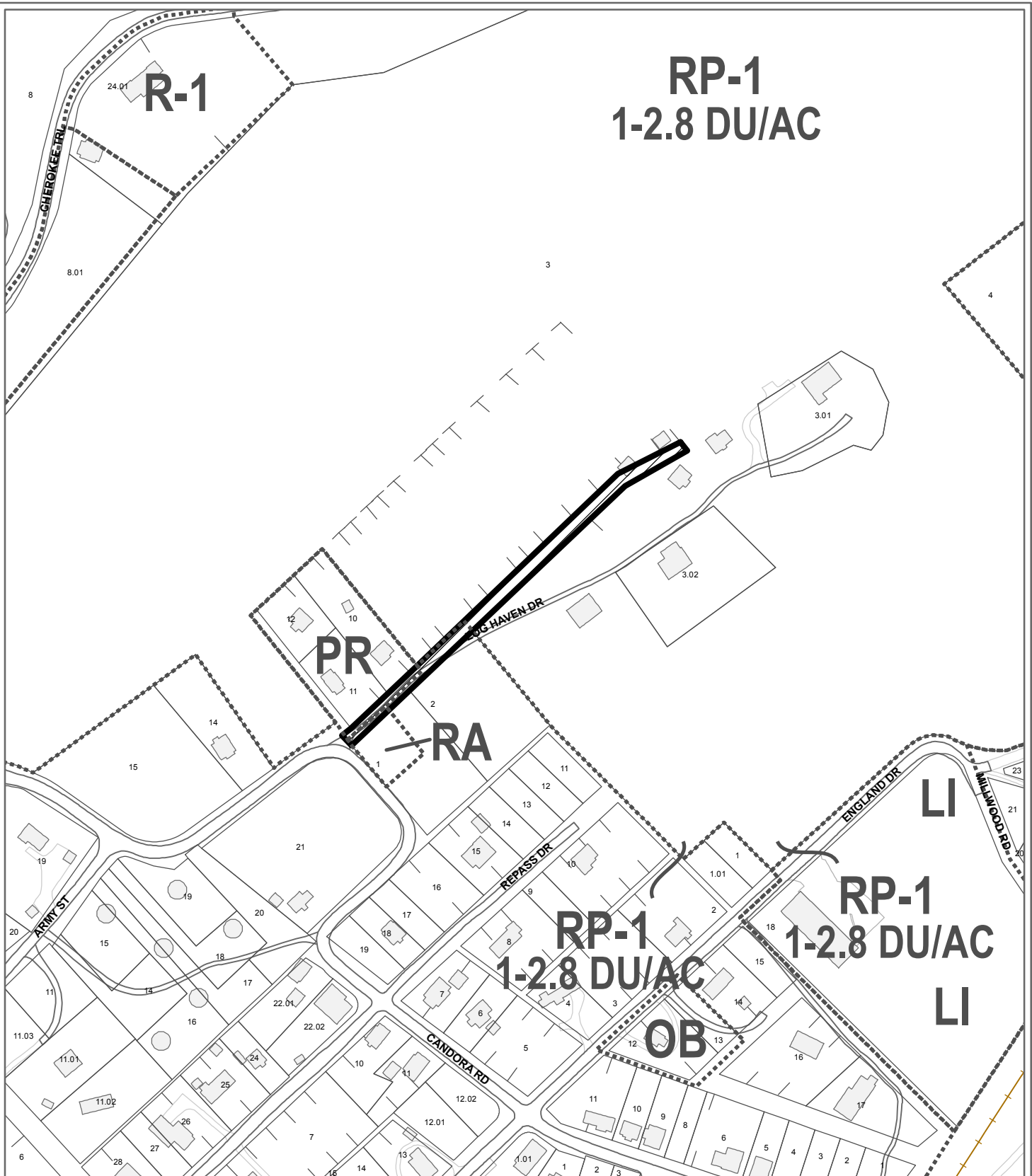
With the above condition included, staff has received no objections from reviewing departments or utilities to this closure.

COMMENTS:

Once closed, the right-of-way will be consolidated with the surrounding parcel. The applicant owns all of the adjacent property. The surrounding land is now owned by the Aslan Foundation.

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.

**RP-1
1-2.8 DU/AC**



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

Petitioner: Michael Brady Inc., John Pattenon

Name of Street or Alley: Log Haven Dr
 To be closed from: Candora Road
 To be closed to: eastern terminus

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

Map No: 108
 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 Log Haven Dr between Candora Rd and eastern terminus
MPC File # 8-A-15-SC; Near City Block 25022

Mr. Brusseau:

The City Engineering Department has no objections to close the above described right-of-way area provided the following conditions, subject to City Engineering approval, are met:

1. The applicant, as they have already proposed, shall complete the subdivision process to re-subdivide any abutting properties in such a way to create legal access to a public road.
2. 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.
3. 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.
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.

Sincerely,

A handwritten signature in cursive script that reads "Benjamin D. Davidson".

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

8-A-15-SC - 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-SC
Block No. 25022
CLT No. 108
Parcel No. 3**

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

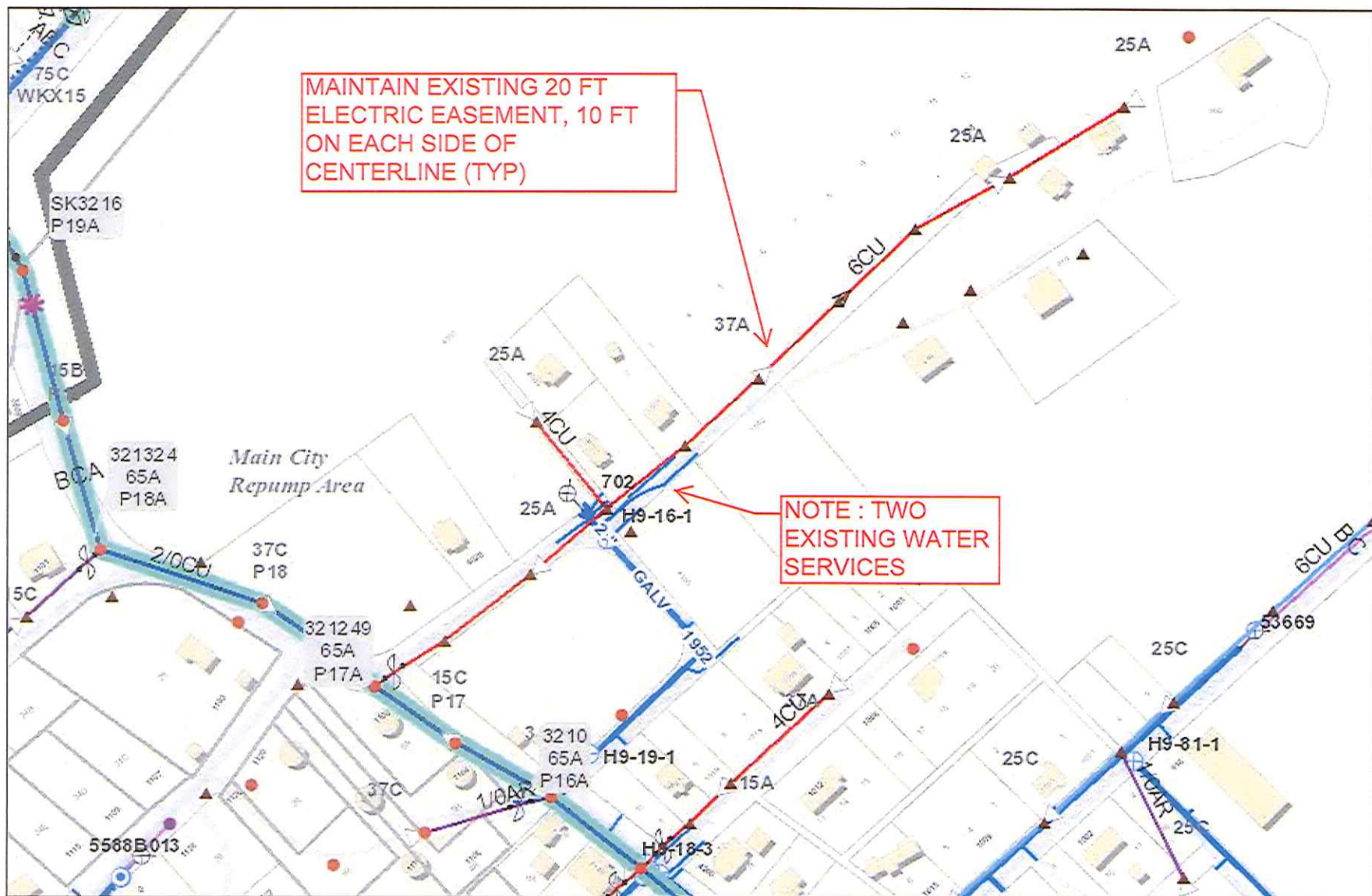
So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2291.

Sincerely,

Greg L. Patterson, P.E.
Engineering

GLP/ggt

Enclosure



MAINTAIN EXISTING 20 FT
ELECTRIC EASEMENT, 10 FT
ON EACH SIDE OF
CENTERLINE (TYP)

NOTE: TWO
EXISTING WATER
SERVICES



File No. 8-A-15-SC Log Haven Drive (Electric)

Printed: 07/20/2015 10:13 AM

(Between Candora Rd and Eastern Terminus) Parcel #3 CLT MAP #108 CITY BLOCK #25022



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.