

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

▶ **FILE #:** 8-B-15-AC

AGENDA ITEM #: 7

AGENDA DATE: 8/13/2015

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

TAX ID NUMBER: 108 M A 003

[View map on KGIS](#)

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

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

▶ **LOCATION:** Between Northwest corner of Lot 6, Block 16, Geyland Heights Subdivision and Southeast corner of Lot 20, Block 15, Geyland Heights Subdivision

IS ALLEY:

(1) IN USE?: No

(2) IMPROVED (paved)?: No

▶ **APPLICANT'S REASON FOR CLOSURE:** Combine all 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 the unnamed alley, as requested, subject to any required easements.

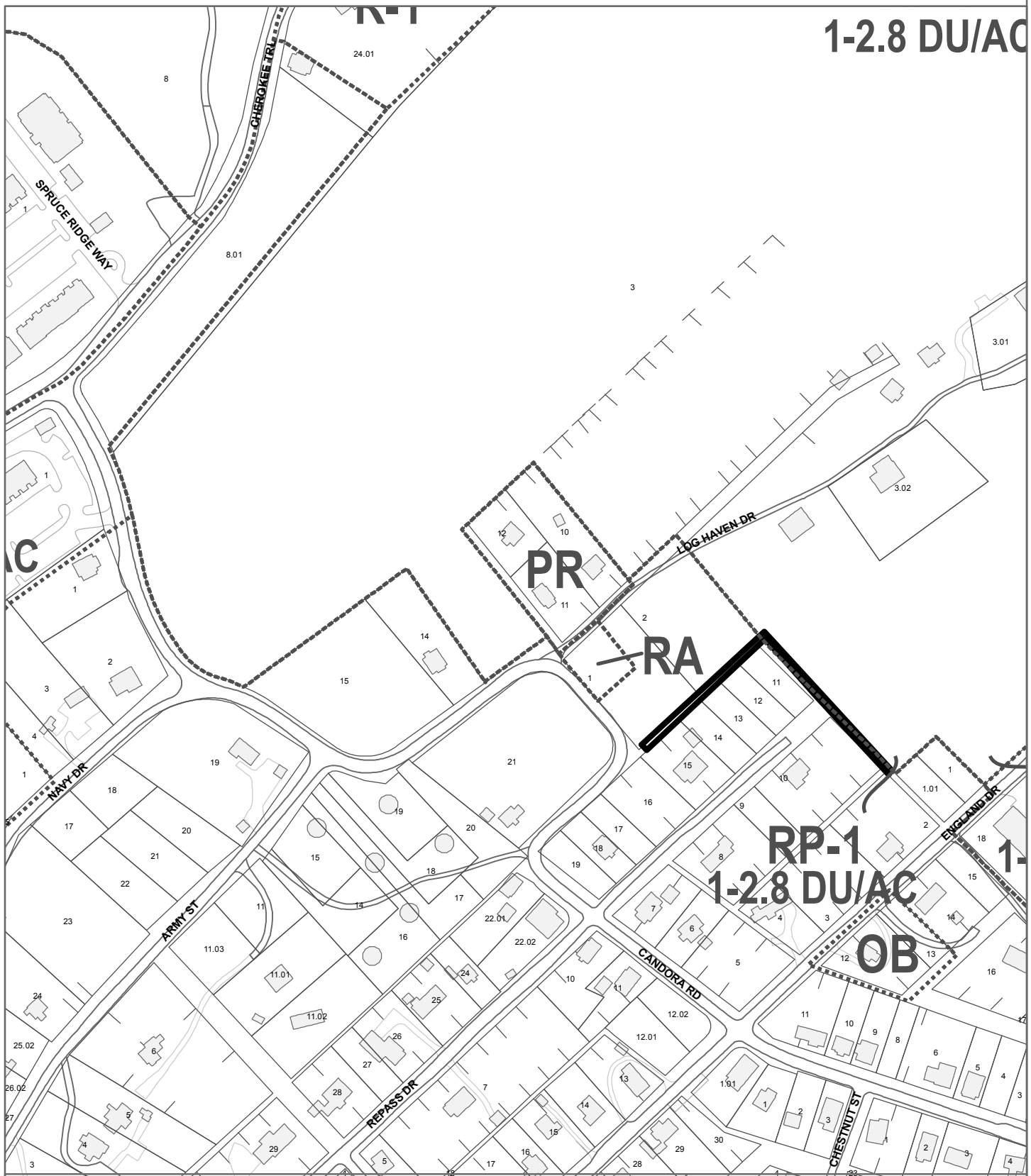
This paper alley is completely vegetated and is not needed for access to any parcels.

COMMENTS:

Once closed, the right-of-way will be consolidated with the surrounding parcel. The applicant owns all of the adjacent property. This alley was originally created for access to 11 lots, which were never developed. The surrounding land is now owned by the Aslan Foundation. The City of Knoxville Engineering Department does not object to this closure, but noted some considerations for the future in the attached letter, dated July 21, 2015.

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.

1-2.8 DU/AC



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

Name of Street or Alley: Unnamed alley
 To be closed from: Northwest corner of Lot 6, Block 16, Geyland Heights Subdivision
 To be closed to: Southeast corner of Lot 20, Block 15, Geyland Heights Subdivision

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

Petitioner: Michael Brady, Inc., John Pattenon

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: Closure of an unnamed alley
MPC File # 8-B-15-AC; City Block 25022

Mr. Brusseau:

The City Engineering Department has no objections to close the above reference 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.

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-B-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

8-B-15-AC / 8-C-15-AC - cor KUB

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-B-15-AC and 8-C-15-AC

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the subject right-of-way and we have no objection to the requested closure. However, KUB does not release and hereby retains all easements and rights for existing utility facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2291.

Sincerely,

Greg L. Patterson, P.E.
Engineering

GLP/ggt