

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

▶ **FILE #:** 8-F-15-SC

**AGENDA ITEM #:** 15

**AGENDA DATE:** 8/13/2015

▶ **APPLICANT:** UNIVERSITY OF TENNESSEE

TAX ID NUMBER: 108 F C 003

[View map on KGIS](#)

JURISDICTION: Council District 1 and 2

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ZONING: O-2 (Civic and Institutional)

WATERSHED: Third Creek and Tennessee River

▶ **RIGHT-OF-WAY TO BE CLOSED:** Volunteer Blvd

▶ **LOCATION:** Between Todd Helton Drive and Cumberland Avenue

IS STREET:

(1) IN USE?: Yes

(2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** This City street traverses through the core of the campus and is contained within the defined institutional zone. Implementation of the Campus Master Plan provides an opportunity to implement several capital improvement projects, which includes an extensive streetscape project along this specific street. The University assuming control of this section of the boulevard affords an opportunity to expedite the projects and standardize design guidelines. This shall continue to be a major road through the campus, which also serves the public and mass transit.

DEPARTMENT-UTILITY REPORTS: The City of Knoxville Department of Engineering has submitted the attached letter (dated July 28, 2015), indicating that they object to this proposed street closure.

**STAFF RECOMMENDATION:**

▶ **DENY the closure of the proposed portion of Volunteer Blvd.**

The City of Knoxville Engineering Department has objections to this proposed closure, as outlined in the attached letter (dated July 28, 2015). The letter lists 4 reasons for the objection to the closure. MPC staff's recommendation to deny is based on the objections by the City.

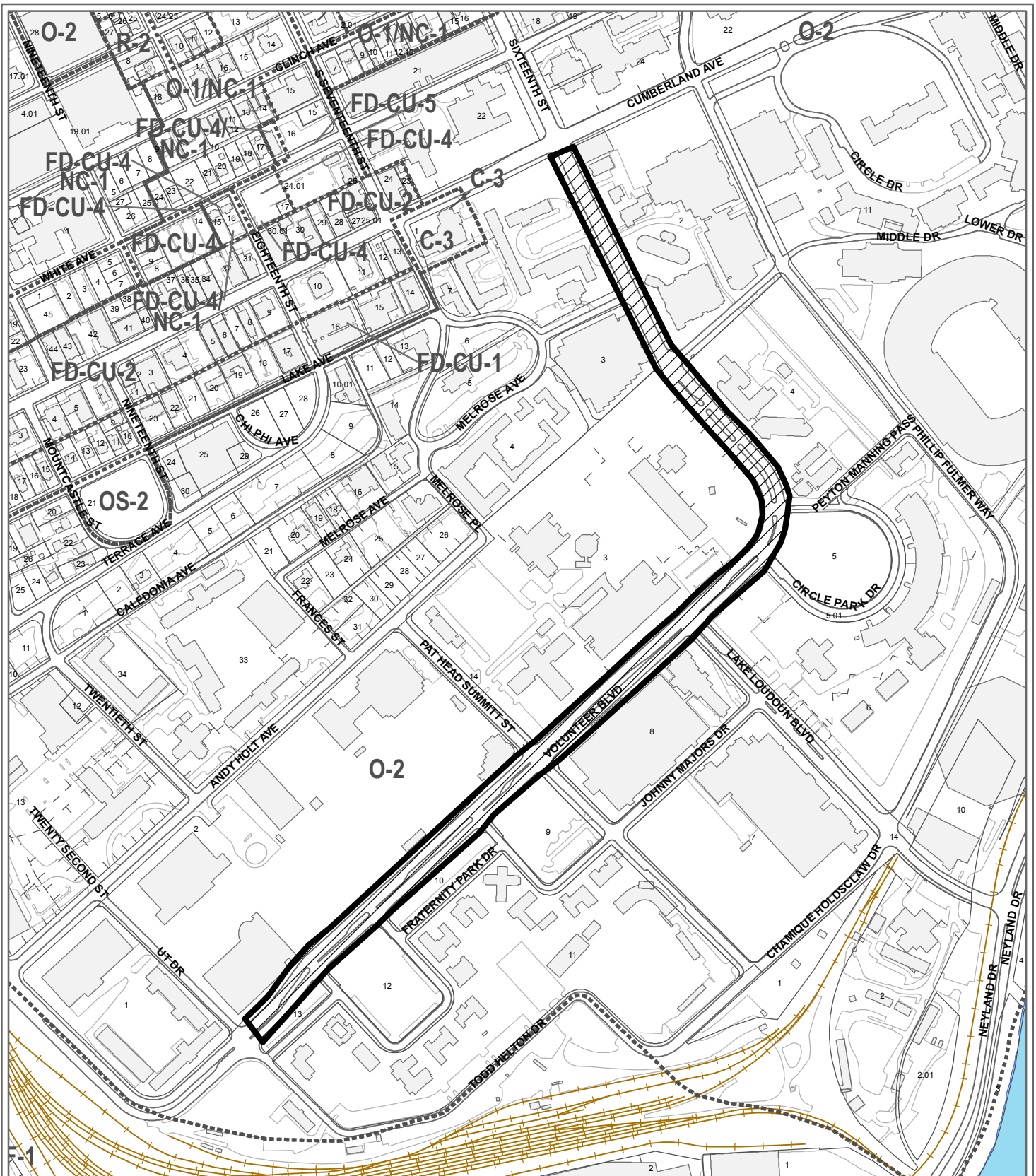
**COMMENTS:**

If closed, the right-of-way will be consolidated with the surrounding parcels. The applicant (UT) owns all of the adjacent property. Should any area of Volunteer Blvd be closed, the letter from the City of Knoxville Engineering Department noted some considerations for the future in the attached letter, dated July 28, 2015.

The result of UT's proposed closures of this and five 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.

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.



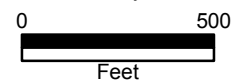
**8-F-15-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Volunteer Blvd  
 To be closed from: Todd Helton Drive  
 To be closed to: Cumberland Avenue

Original Print Date: 7/24/2015      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

July 28, 2015

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

SUBJECT: Proposed Closure of Volunteer Blvd between Todd Helton Dr and Cumberland Ave  
MPC File # 8-F-15-SC; City Blocks 10482, 10582, 10600, 10640, 10720, 10750, 10790, 10820.

Mr. Brusseau:

The City Engineering Department objects to the proposed closure area of Volunteer Blvd between Todd Helton Drive and Cumberland Ave. Reasons for objection, in no particular order, are outlined below:

1. The Office of Redevelopment has concerns about the requested closure of ROW along the western area of Volunteer Blvd from Cumberland Avenue to Joe Johnson Bridge. In the short term, the route has been designated as a key detour for the Phase I Cumberland Avenue construction. In Phase II, it is anticipated that W. Volunteer Blvd will be utilized as an alternate route from campus to avoid construction in the road diet portion of the project which is scheduled to be completed August 2017. Additionally, beyond the reconstruction of Cumberland Avenue, W. Volunteer Blvd. has more than 50 on street parking spaces that could be utilized to support the businesses as well as university use. The city is currently working to improve on street parking enforcement in the district and long term revenue is an important component of being able to fund this enforcement. (see attached email from Anne Wallace, AICP, Associate ASLA, Project Manager for the Office of Redevelopment dated July 23, 2015)
2. If closed as proposed, a dead-end condition would be created at the eastern end of Joe Johnson Drive, which is a State Route designated as SR 450. As of the date of this letter, TDOT has not addressed whether or not they would be in support of this closure and the resulting dead-end situation on Joe Johnson Drive. Separate from any recommendations from TDOT, the City Engineering Department wants to prevent this dead-end condition and cites anticipated traffic flow problems as this area is heavily used for connectivity to and from Cumberland Ave. This need is anticipated to be greater both during the Cumberland Ave Project and after with the expected increased activities around Cumberland Ave once construction is complete. The University Commons Shopping Center is another reason that traffic flow increases are expected to remain in this vicinity furthering the need for the Volunteer Blvd connectivity.
3. The City Engineering Department wants to reiterate that any closure area of Volunteer Blvd abutting along the C.S.X. Railroad property may result in the railroad perfecting on certain property rights that may invalidate the rights of use for U.T.'s proposed plans going forward.
4. In order for the Engineering Department to support any closure area of Volunteer Blvd at this time, the proposed closure area would have to be adjusted to begin at the southern right-of-way line of Cumberland Ave and terminate at the eastern line of Todd Helton Drive. This would allow for access to Todd Helton Drive, which has reserved turnaround easements at its terminus, and should accommodate an available U-turn option at the intersection of Volunteer Blvd and Todd Helton Dr should Todd Helton Dr be closed in the future.

Should any area of Volunteer Blvd be closed, the applicant assumes maintenance responsibility for all stormwater systems previously maintained by the City, within or near the closure area. The applicant will maintain the approved stormwater facilities in good working order acceptable to the City Department of Engineering. Minimum

# CITY OF KNOXVILLE

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

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.

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

**From:** [Anne Wallace](#)  
**To:** [Ben Davidson](#)  
**Cc:** [Bob Whetzel](#)  
**Subject:** RE: U.T. road closure requests  
**Date:** Thursday, July 23, 2015 2:24:13 PM  
**Attachments:** [image001.gif](#)

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Good afternoon Ben,

In follow up to our meeting yesterday regarding UT road closure requests, you asked that I provide a brief statement about the requested closure of W. Volunteer Blvd (the section from Joe Johnson to Cumberland Avenue). Please see below and let me know if you need anything else. I'll be in touch later on the Chi Phi request.

Thank you!

Anne

**Anne Wallace**, AICP, Associate ASLA  
Project Manager  
Office of Redevelopment  
400 Main Street, Ste. 655, Knoxville, TN 37902  
865.215.2644 (o) 865.215.3035 (f)  
email: [awallace@knoxvillekn.gov](mailto:awallace@knoxvillekn.gov) \*  
web: [www.knoxvillekn.gov/cumberland](http://www.knoxvillekn.gov/cumberland) \*



\*Please note the city has launched a new website and email addresses have changed.

The Office of Redevelopment has concerns about the requested closure of ROW along W. Volunteer Blvd. from Cumberland Avenue to Joe Johnson bridge. In the short term, the route has been designated as a key detour for the Phase I Cumberland Avenue construction. In Phase II, it is anticipated that W. Volunteer Blvd. will be utilized as an alternate route from campus to avoid construction in the road diet portion of the project which is scheduled to be completed August 2017. Additionally, beyond the reconstruction of Cumberland Avenue, W. Volunteer Blvd. has more than 50 on street parking spaces that could be utilized to support the businesses as well as university use. The city is currently working to improve on street parking enforcement in the district and long term revenue is an important component of being able to fund this enforcement.

8-F-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

8-F-15-SC-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-F-15-SC  
Block No. 10482, 10582, 10600, 10640, 10720 and 10750  
CLT No. 108  
Parcel No. 11**

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 of the 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,

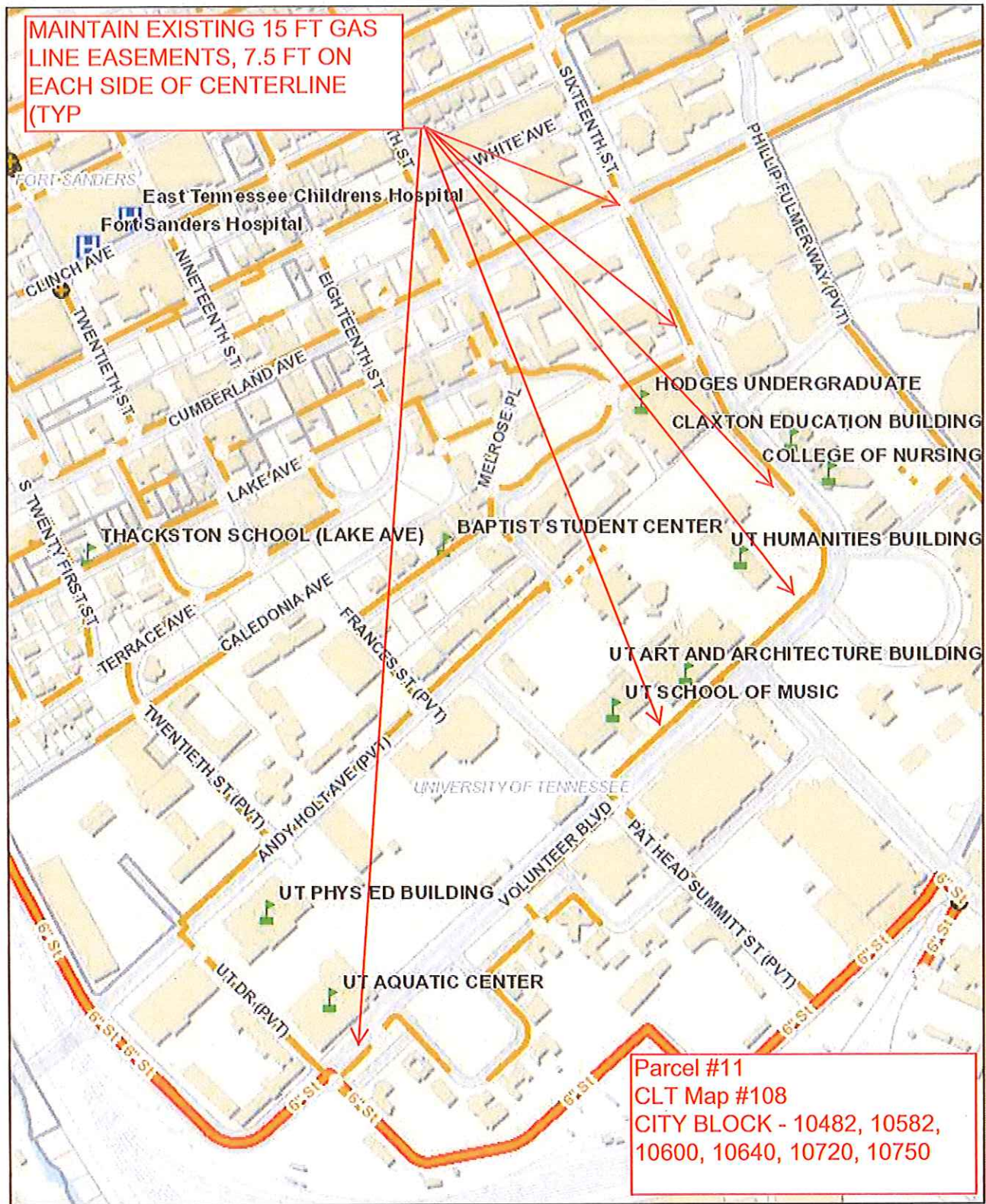
Greg L. Patterson, P.E.  
Engineering

GLP/ggt

Enclosure



**MAINTAIN EXISTING 15 FT GAS LINE EASEMENTS, 7.5 FT ON EACH SIDE OF CENTERLINE (TYP)**



**Parcel #11  
CLT Map #108  
CITY BLOCK - 10482, 10582,  
10600, 10640, 10720, 10750**



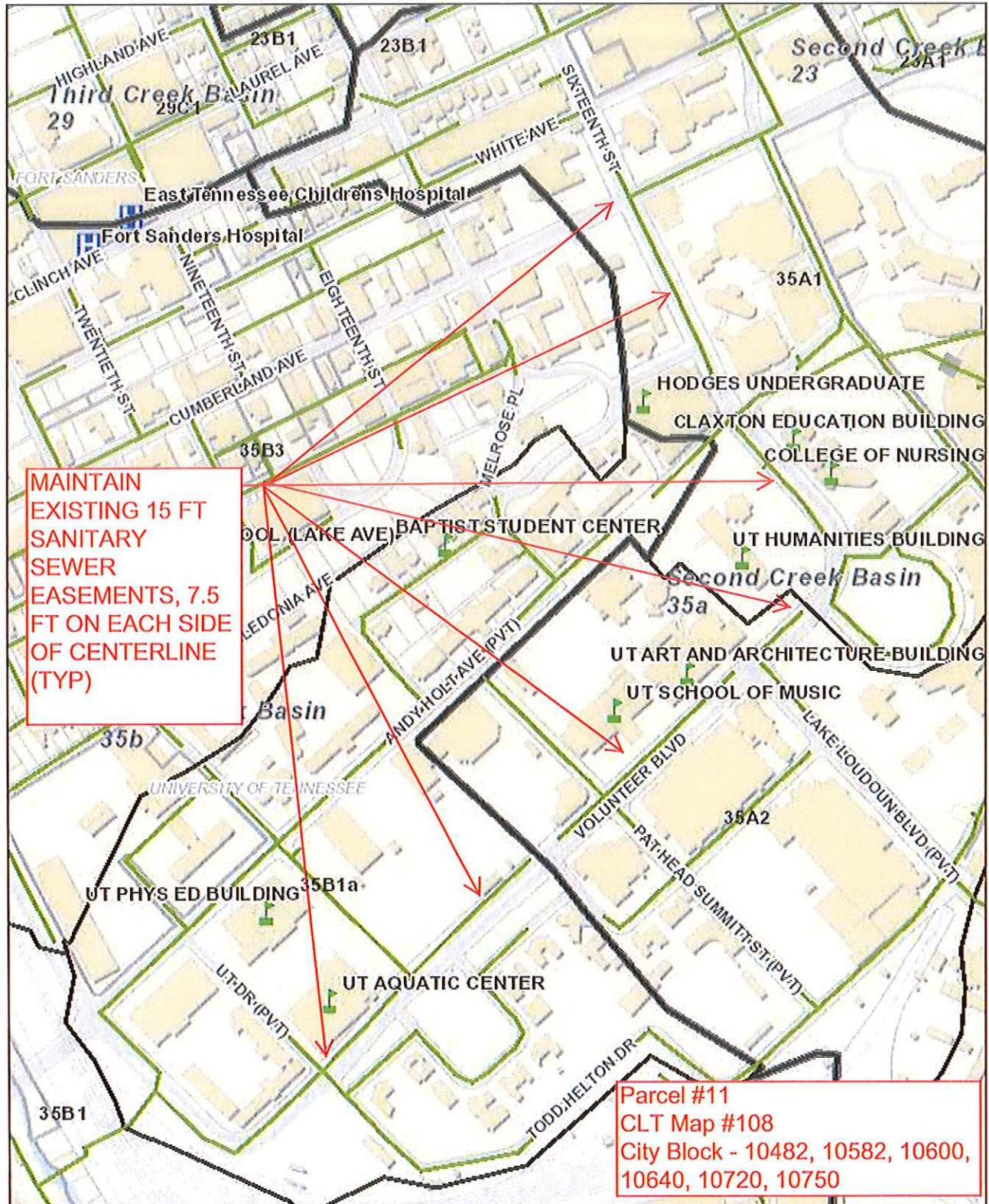
**File No. 8-F-15-SC Volunteer Blvd (Gas)**

ted: 07/20/2015 13:34 PM

Street Closure Between Todd Helton Dr & Volunteer Blvd



Product Warning: This map was produced from the Landbase information system maintained by GIS. 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.



Knoxville Utilities Board

**File No. 8-F-15-SC Volunteer Blvd (Sewer)**

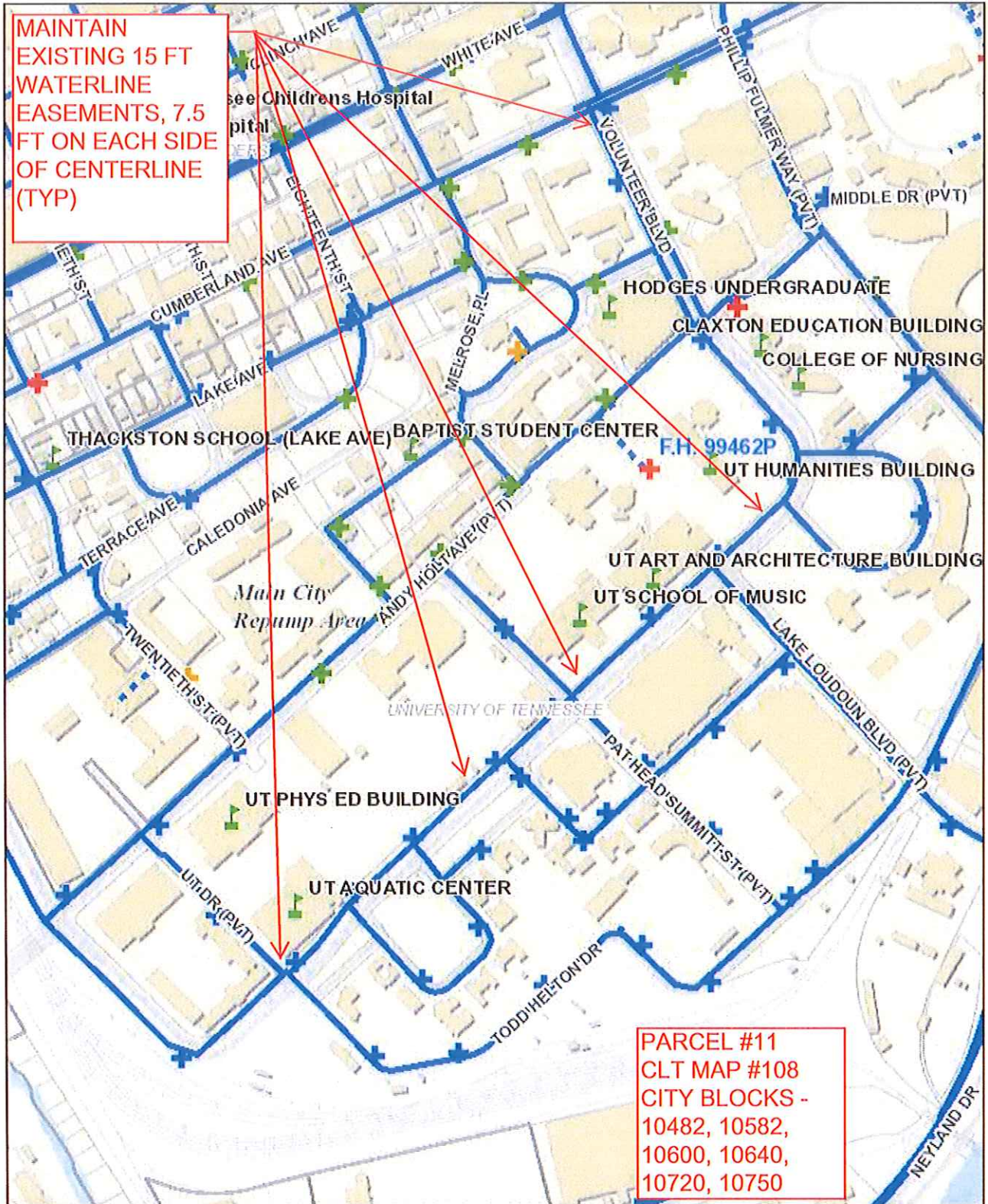
ted: 07/20/2015 13:34 PM

Street Closure Between Todd Helton Dr & Volunteer Blvd



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**MAINTAIN  
EXISTING 15 FT  
WATERLINE  
EASEMENTS, 7.5  
FT ON EACH SIDE  
OF CENTERLINE  
(TYP)**



**PARCEL #11  
CLT MAP #108  
CITY BLOCKS -  
10482, 10582,  
10600, 10640,  
10720, 10750**



Knoxville Utilities Board

**File No. 8-F-15-SC Volunteer Blvd (Water)**

ted: 07/20/2015 13:34 PM

Street Closure Between Todd Helton Dr & Volunteer Blvd



1065 Feet

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