

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

▶ **FILE #:** 12-A-15-AC

AGENDA ITEM #: 5

AGENDA DATE: 12/10/2015

▶ **APPLICANT:** PACKERS SOUTH USA, LLC

TAX ID NUMBER: 82 H G 025 [View map on KGIS](#)
 JURISDICTION: Council District 4
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: I-3 (General Industrial)
 WATERSHED: First Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** unnamed alley
 ▶ **LOCATION:** Between northwest corner of parcel 082HG025 and southern terminus

IS ALLEY:
 (1) IN USE?: No
 (2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** Former alley extends under fenced parking area and existing resubdivision of parcel does not require access for City services or as a public thoroughfare

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

STAFF RECOMMENDATION:

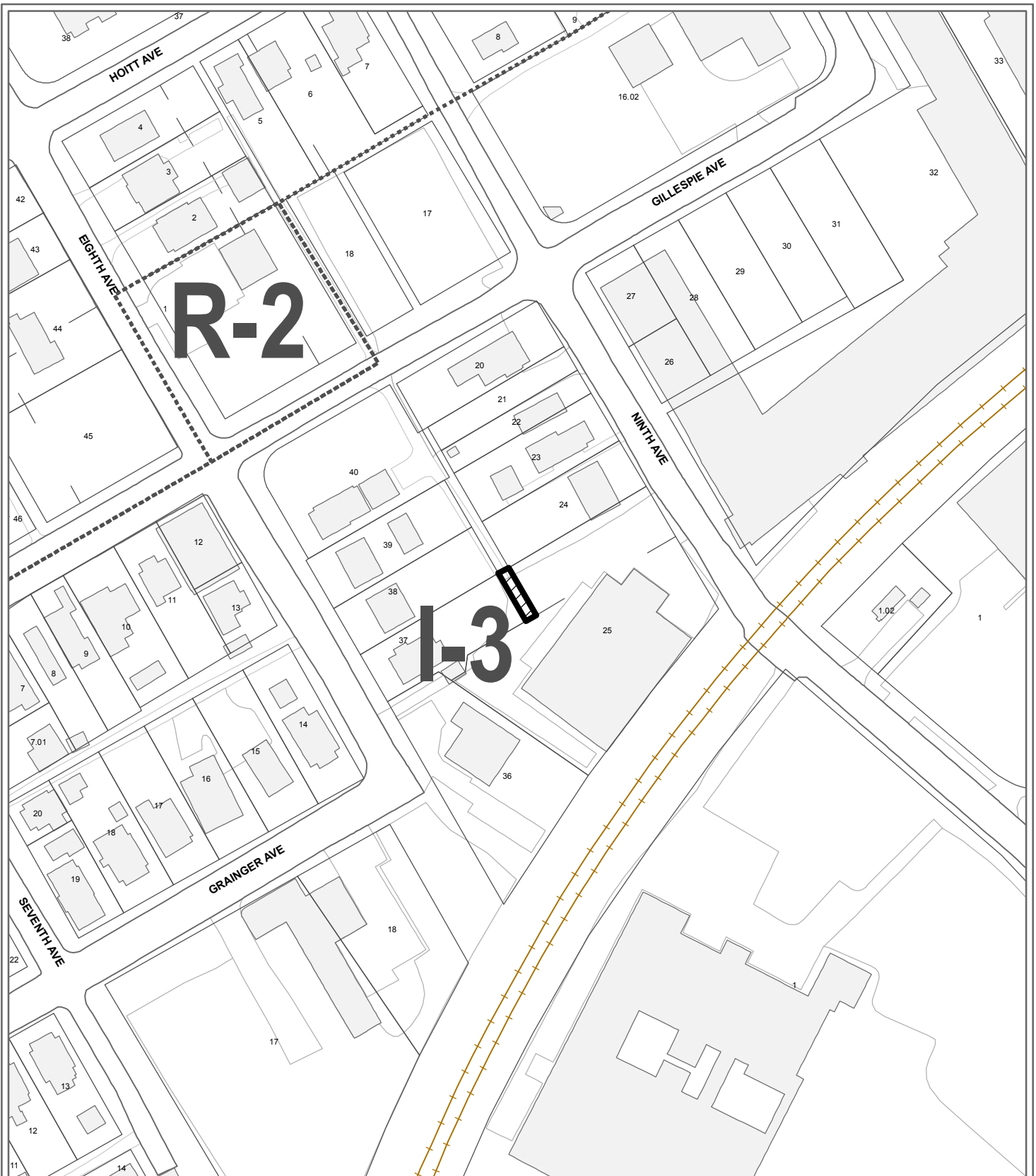
▶ **RECOMMEND** that City Council **APPROVE** the closure of a portion of the unnamed alley as requested, subject to any required easements:

This paper alley is covered with private parking and fencing. It is not needed for access to any parcels.

COMMENTS:

Once closed, the right-of-way will be consolidated with surrounding parcels for future redevelopment. The applicant owns the adjacent property to the south and east. The owner of adjacent parcel 37 to the west, developed with a house, has also signed the canvassing form, indicating agreement with the proposed closure. Having not received any objections to the closure, MPC staff recommends approval, as requested.

If approved, this item will be forwarded to Knoxville City Council for action on 1/5/2016 and 1/19/2016. 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.



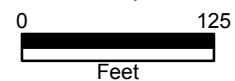
**12-A-15-AC
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: Packers South USA, LLC

Name of Street or Alley: unnamed alley
 To be closed from: northwest corner of parcel 082HG025
 To be closed to: southern terminus

Map No: 82
 Jurisdiction: City

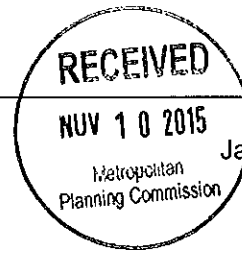
Original Print Date: 11/20/2015 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



12-A-15-AC-cor-CityEng



CITY OF KNOXVILLE



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

November 10, 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 # 12-A-15-AC; City Block 16027

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,

Benjamin D. Davidson

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



Knoxville Utilities Board

November 12, 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 12-A-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,

A handwritten signature in black ink, appearing to read 'Greg Patterson', is written over a faint, larger version of the same signature.

Greg L. Patterson, P.E.
Engineering

GLP/ggt