



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Updated February MPC Closure Requests

PEARMAN, KELLY <kp6012@att.com>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>
Cc: "SIMMS, SHANNON R" <ss3775@att.com>

Tue, Jan 6, 2015 at 8:52 AM

Betty,

AT&T still does not wish to relinquish any ROW or utilities easements.

Kelly

From: Betty Jo Mahan [mailto:bettyjo.mahan@knoxmpc.org]
Sent: Tuesday, January 06, 2015 8:43 AM
To: PEARMAN, KELLY; SIMMS, SHANNON R; Ben Davidson; Brent Johnson; Jim Hagerman; Steven King
Subject: Updated February MPC Closure Requests

[Quoted text hidden]



CITY OF KNOXVILLE

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

January 26, 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 an unnamed alley off Williams Street
MPC File # 2-B-15-AC
City Block 08181

Mr. Brusseau:

The City Engineering Department has found that a portion of the area requested for this proposed closure is owned in fee simple by the City of Knoxville and that rights were not obtained via standard right-of-way dedication. Therefore, this property would have to be reviewed by committee before determining dispositioning, rather than going through the normal MPC closure process.

The portion owned by the City was formerly known as all of Lot 47 of the Sneed King & Co's Railroad Addition to Knoxville, TN, and is on record in the City Engineering Office as B-6002. This area was acquired by the City from Regas Brothers, Inc. (D.B. 1651 P. 679). This portion was purposed to replace a portion of an alley that originally ran from N Gay Street to Williams Street that was closed by City Ordinance O-25-78 and amended in O-44-78.

The portion of alley that may be applied for closure through the MPC process runs westerly from Williams Street to the western line of Lot 48, as shown on the attached exhibit. MPC application 2-B-15-AC should be adjusted to only include this area proposed for closure. Lot 48 is part of Tax Map 094, Insert E, Group F, Parcel 003.00.

City Engineering recommends postponement for this request until it can be determined if the area formerly known as Lot 47 can be disposed.

Should this right-of-way be closed, and the Lot 47 area disposed, 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.

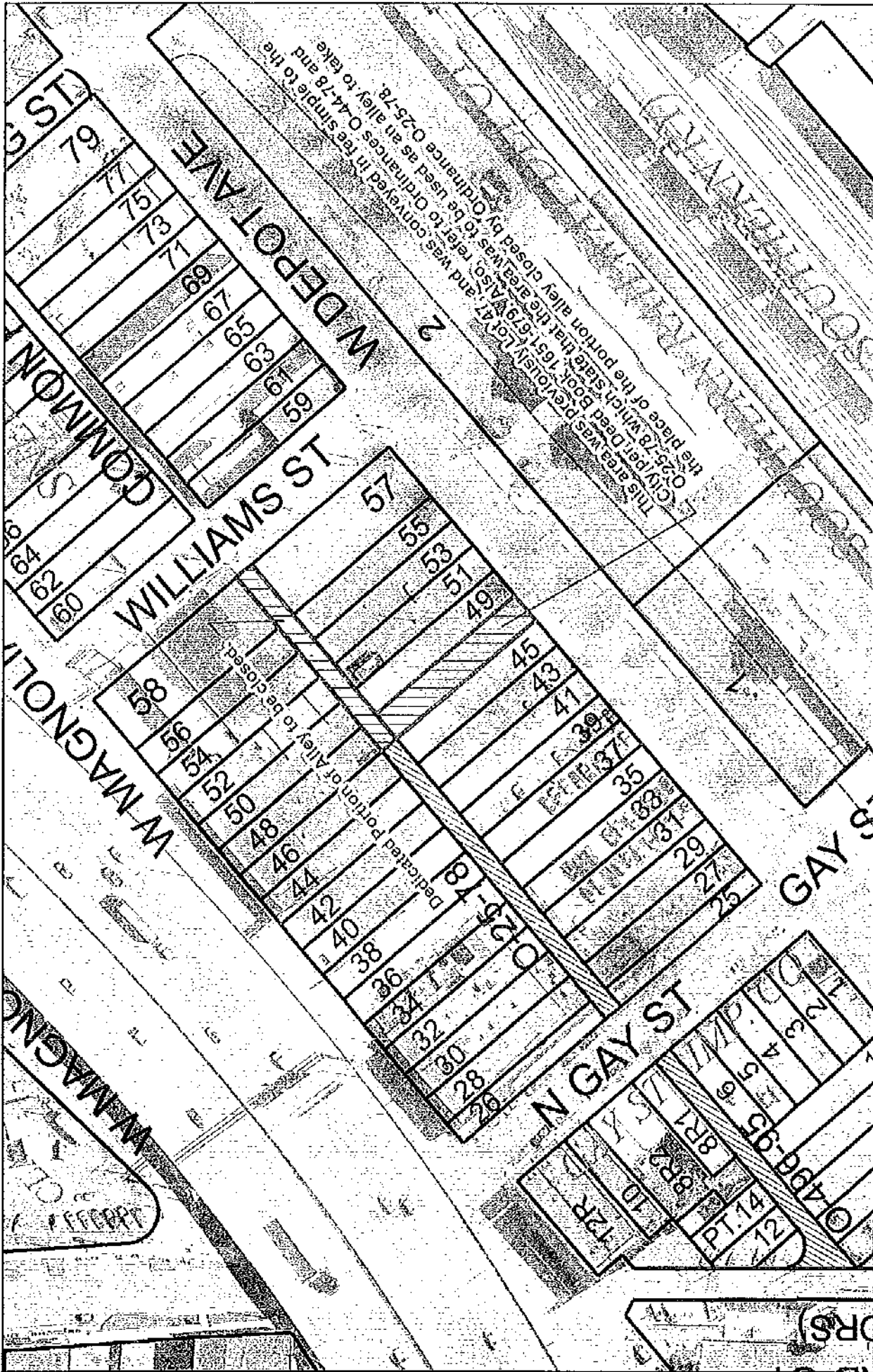
Attachment: Exhibit Map

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

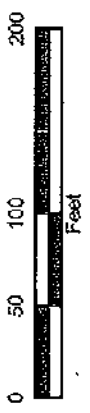
C: Brentley J. Johnson, P.E., R.L.S., Engineering Planning Chief
Christopher S. Howley, P.E., Plans Review and Development Inspections



Proposed Closure (MPC 2-B-15-AC)

City Property and Alley off W Depot Ave and Williams St

Date: 1/16/2015





CITY OF KNOXVILLE

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

January 28, 2015

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

SUBJECT: Amended Conditional Closure Letter
Proposed Closure of an unnamed alley off Williams Street
MPC File # 2-B-15-AC; City Block 08181

Mr. Brusseau:

The City Engineering Department has found that a portion of the area requested for this proposed closure is owned in fee simple by the City of Knoxville and that rights were not obtained via standard right-of-way dedication. Therefore, this property would have to be reviewed by committee before determining dispositioning, rather than going through the normal MPC closure process.

The portion owned by the City was formerly known as all of Lot 47 of the Sneed King & Co's Railroad Addition to Knoxville, TN, and is on record in the City Engineering Office as B-6002. This area was acquired by the City from Regas Brothers, Inc. (D.B. 1651 P. 679). This portion was purposed to replace a portion of an alley that originally ran from N Gay Street to Williams Street that was closed by City Ordinance O-25-78 and amended in O-44-78.

The portion of alley that may be applied for closure through the MPC process runs westerly from Williams Street to the western line of Lot 48, as shown on the attached exhibit. MPC application 2-B-15-AC should be adjusted to only include this area proposed for closure. Lot 48 is part of Tax Map 094, Insert E, Group F, Parcel 003.00.

City Engineering recommends postponement for this request until it can be determined if the area formerly known as Lot 47 can be disposed. However, if the applicant wishes to proceed with an adjusted application, while removing the area formerly known as Lot 47, The City Engineering Department would support this closure provided the following conditions are met:

1. The effective closure of the alley running westerly from Williams Street to the western line of Lot 48 is dependent upon the area formerly known as Lot 47 being successfully classified as surplus property and the title being transferred from the City of Knoxville. The classification as surplus property and transfer of title from the City would end its current use as an alley and eliminate it becoming a dead-end right-of-way, if the portion of the alley running westerly from Williams Street is closed.
2. 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.
3. From the final City Ordinance date, the applicant shall have (18) months for the conditions listed above to be completed or the closure shall be considered null and void and of no effect.
4. 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.

CITY OF KNOXVILLE



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

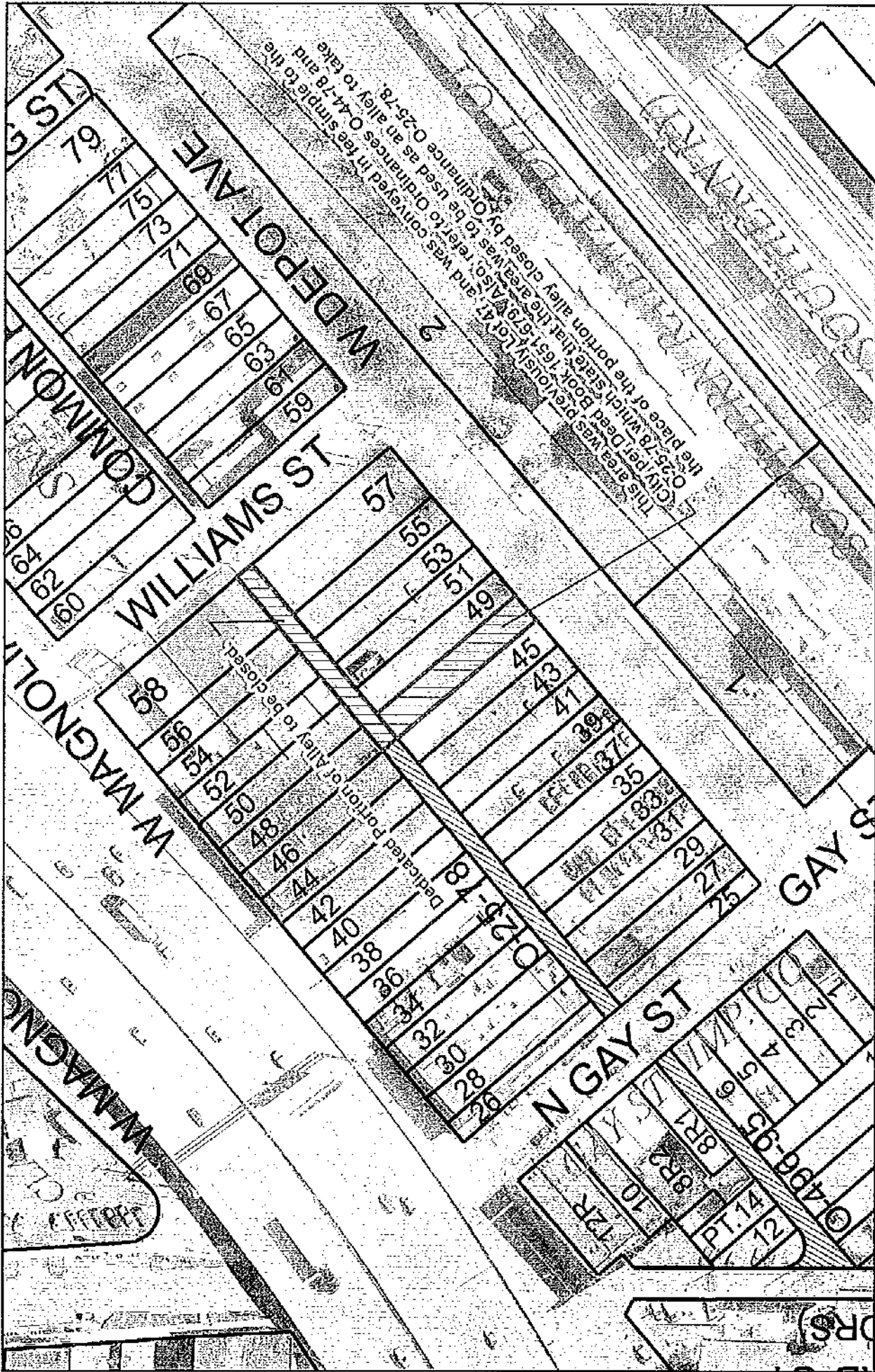
Attachment: Exhibit Map

Sincerely,

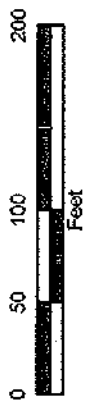
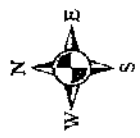
A handwritten signature in cursive script, which appears to read "Benjamin D. Davidson".

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

C: Brentley J. Johnson, P.E., R.L.S., Engineering Planning Chief
Christopher S. Howley, P.E., Plans Review and Development Inspections



Date: 1/16/2015



Proposed Closure (MPC 2-B-15-AC)

City Property and Alley off W Depot Ave and Williams St

2-B-15-AC-cor-City Fire



Fire Prevention Bureau

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

Memorandum

Date: January 22, 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. 2-A-15-AC	Approved None	
2. 2-B-15-AC	Approved None	



Knoxville Utilities Board



January 9, 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 2-B-15-AC
Block No. 08181
CLT No. 94
Parcel No. 21**

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

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

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.

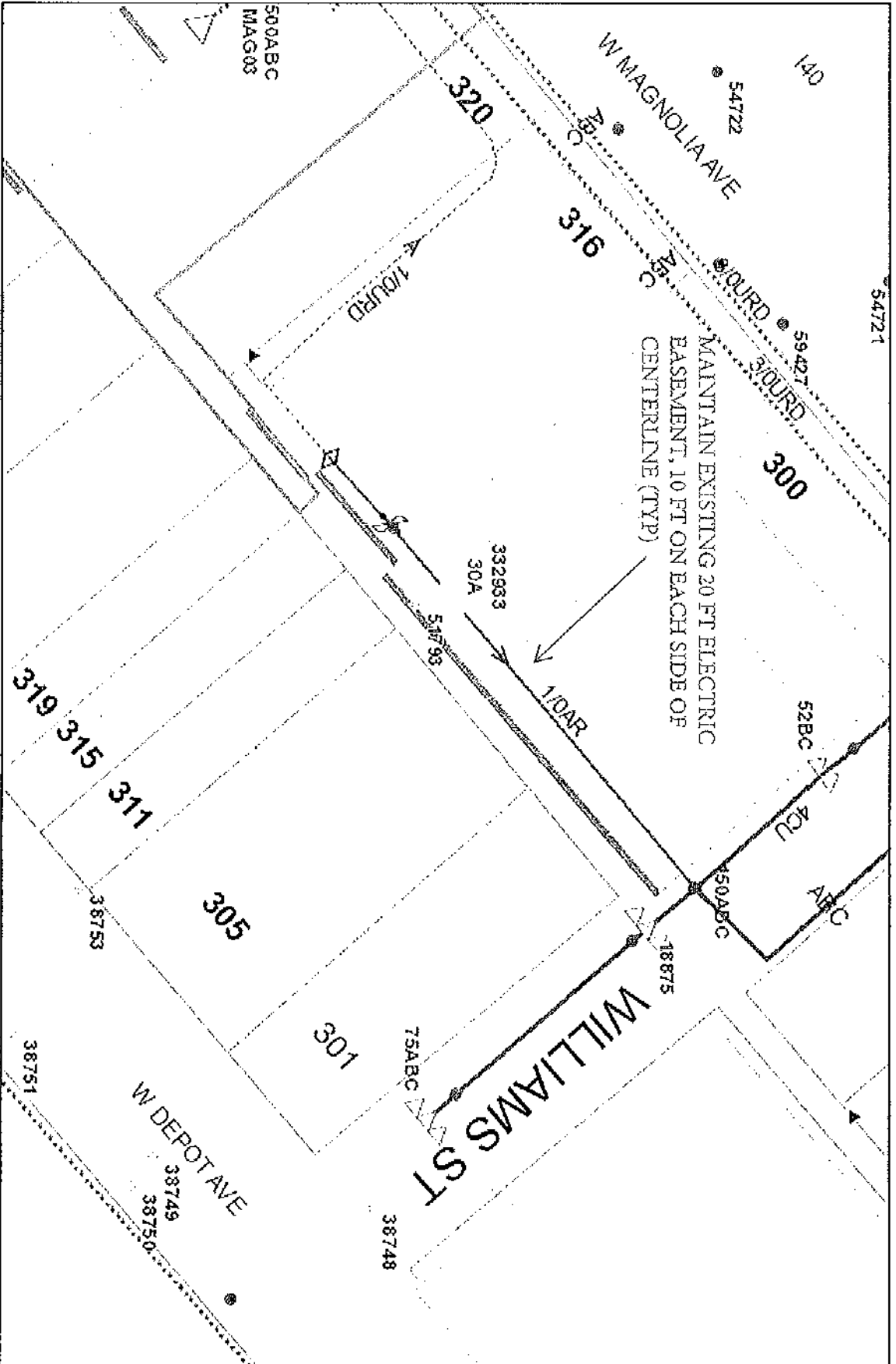
Sincerely,

A handwritten signature in black ink that reads 'Greg L. Patterson'. The signature is fluid and cursive, with a large initial 'G'.

Greg L. Patterson, P.E.
Engineering

GLP/ggt

Enclosure



File No. 2-B-15-AC

Closure of Unnamed Alley

Electric

CITY BLOCK #08181 OLT MAP #94 PARCEL #21 (W. Depot Ave to Williams St)



Knowlton Utilities Board

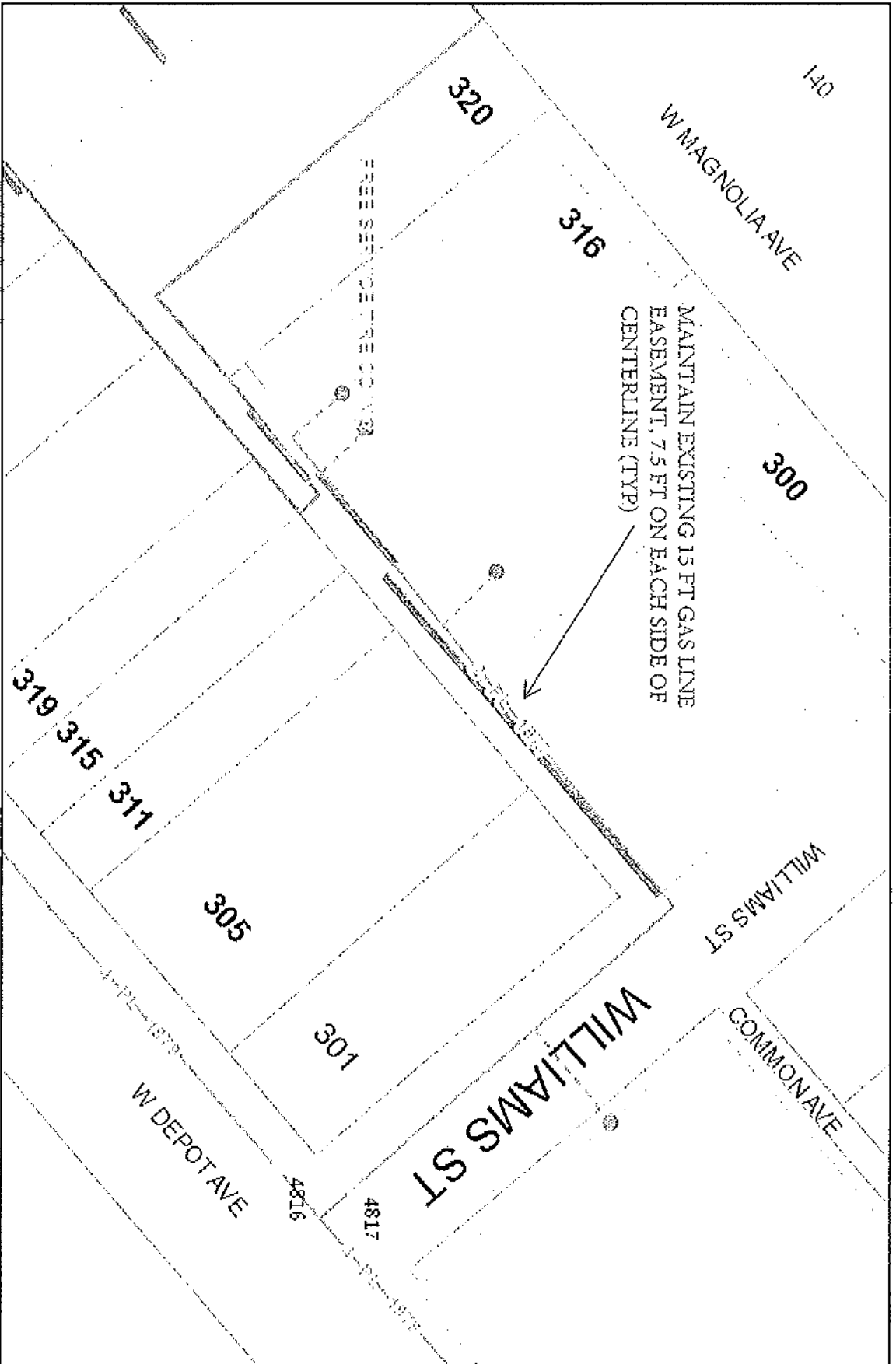


100 Feet

Printed: 01/08/2015 1:55 AM



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File No. 2-B-15-AC

Closure of Unnamed Alley

Gas

CTTY BLOCK #08181

CLT MAP #94

PARCEL #21 (W. Depot Ave to Williams St)



Knowlton Utilities Board



100 Feet

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