

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

▶ **FILE #:** 7-B-15-AC

AGENDA ITEM #: 6

AGENDA DATE: 7/9/2015

▶ **APPLICANT:** W. FRANK SMITH

TAX ID NUMBER: 94 J J 026

[View map on KGIS](#)

JURISDICTION: Council District 6

SECTOR PLAN: Central City

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

ZONING: I-2 (Restricted Manufacturing and Warehousing)

WATERSHED: Third Creek

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

▶ **LOCATION:** Between northwest corner of parcel 094JJ026 and southwest corner of parcel 094JJ030

IS ALLEY:

(1) IN USE?: No

(2) IMPROVED (paved)?: No

▶ **APPLICANT'S REASON FOR CLOSURE:** Combine adjacent properties for development

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 used as yard area for surrounding buildings. It is not needed for access to any parcels.

COMMENTS:

Once closed, the right-of-way will be consolidated with the surrounding parcels for redevelopment. The applicant owns or has agreement from owners of all the adjacent properties, except for two. On June 1, the applicant mailed the attached letters to the two property owners who had not signed the canvassing form on the back of the application. Staff considers the lack of response from these owners as no objection.

If approved, this item will be forwarded to Knoxville City Council for action on 8/4/2015 and 8/18/2015. 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.



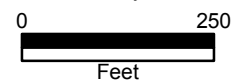
**7-B-15-AC
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: Smith, W. Frank

Name of Street or Alley: Unnamed alley
 To be closed from: northwest corner of parcel 094JJ026
 To be closed to: southwest corner of parcel 094JJ030

Map No: 94
 Jurisdiction: City

Original Print Date: 6/24/2015 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



7-B-15-AE

June 1 , 2015

Arthur Scrudder

617 Citico St

Knoxville TN 37921

Subject: alleyway closures between Citico and 21st St

As you may know, we purchased property on 21st Street and improved the site in preparation to build a new warehouse facility for our business. Part of that process includes a survey of the property and an opportunity to make use of alleyways the city no longer wants.

We have applied to the City of Knoxville, and paid the fees, to have the alleyways closed and the property deeded to the adjoining landholders. The MPC asks that we notify you, and get your response with signature.

This will include your property on 617 Citico St, and you will gain approx 5 ft on that property line, if the closure is granted.

I hope you will approve of this project, and will allow me to meet you very soon to sign the MPC forms.

Please contact me at your earliest convenience at 865.216.9423

W Frank Smith

Washing Equipment of Tennessee (WET)

2100 Middlebrook Pike

Knoxville TN 37921

June 1 , 2015

Jonathan David Schwartz

9216 W Emory Rd

Knoxville TN 37931

Subject: alleyway closures between Citico and 21st St

As you may know, we purchased property on 21st Street and improved the site in preparation to build a new warehouse facility for our business. Part of that process includes a survey of the property and an opportunity to make use of alleyways the city no longer wants.

We have applied to the City of Knoxville, and paid the fees, to have the alleyways closed and the property deeded to the adjoining landholders. The MPC asks that we notify you, and get your response with signature.

This will include your property on 611 Citico St, and you will gain approx 5 ft on that property line, if the closure is granted.

I hope you will approve of this project, and will allow me to meet you very soon to sign the MPC forms.

Please contact me at your earliest convenience at 865.216.9423

W Frank Smith

Washing Equipment of Tennessee (WET)

2100 Middlebrook Pike

Knoxville TN 37921

7-B-15-AC-cor-CityEng



CITY OF KNOXVILLE

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

June 26, 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 # 7-B-15-AC; City Block 22262

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, PLS, Technical Services Administrator, Department of Engineering
Ph: 865-215-2148

7-B-15-AC - cor. City Fire



Fire Prevention Bureau

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

Memorandum

Date: June 24, 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. 7-A-15-AC	Approved	None
2. 7-B-15-AC	Approved	None



7-B-15-AC_cor_KUB

Knoxville Utilities Board

June 22, 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 7-B-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 cursive script that reads "Greg L. Patterson".

Greg L. Patterson, P.E.
Engineering

GLP/ggt