

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

▶ **FILE #:** 6-A-15-AC

**AGENDA ITEM #:** 7

**AGENDA DATE:** 6/11/2015

▶ **APPLICANT:** CITY OF KNOXVILLE

TAX ID NUMBER: 94 E F 021  
 JURISDICTION: Council District 6  
 SECTOR PLAN: Central City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ZONING: C-3 (General Commercial)  
 WATERSHED: Second Creek

[View map on KGIS](#)

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

▶ **LOCATION:** Between Northern R-O-W line of W. Depot Ave. and Southern R-O-W line of unnamed alley being contiguous to the northern line of parcel 094EF021

IS ALLEY:  
 (1) IN USE?: Yes  
 (2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** Right-of-way area is needed for redevelopment of the Regas properties known as parcel 094EF02501 and 02001. The City has determined that it is no longer needed for right-of-way purposes and wishes to close in support of the redevelopment. The area was acquired by the City to replace portion of alley closed by Ordinance O-44-78. The City Law Department has reviewed this condition and has determined that the City should pursue an alley closure by filing this application with MPC.

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

**STAFF RECOMMENDATION:**

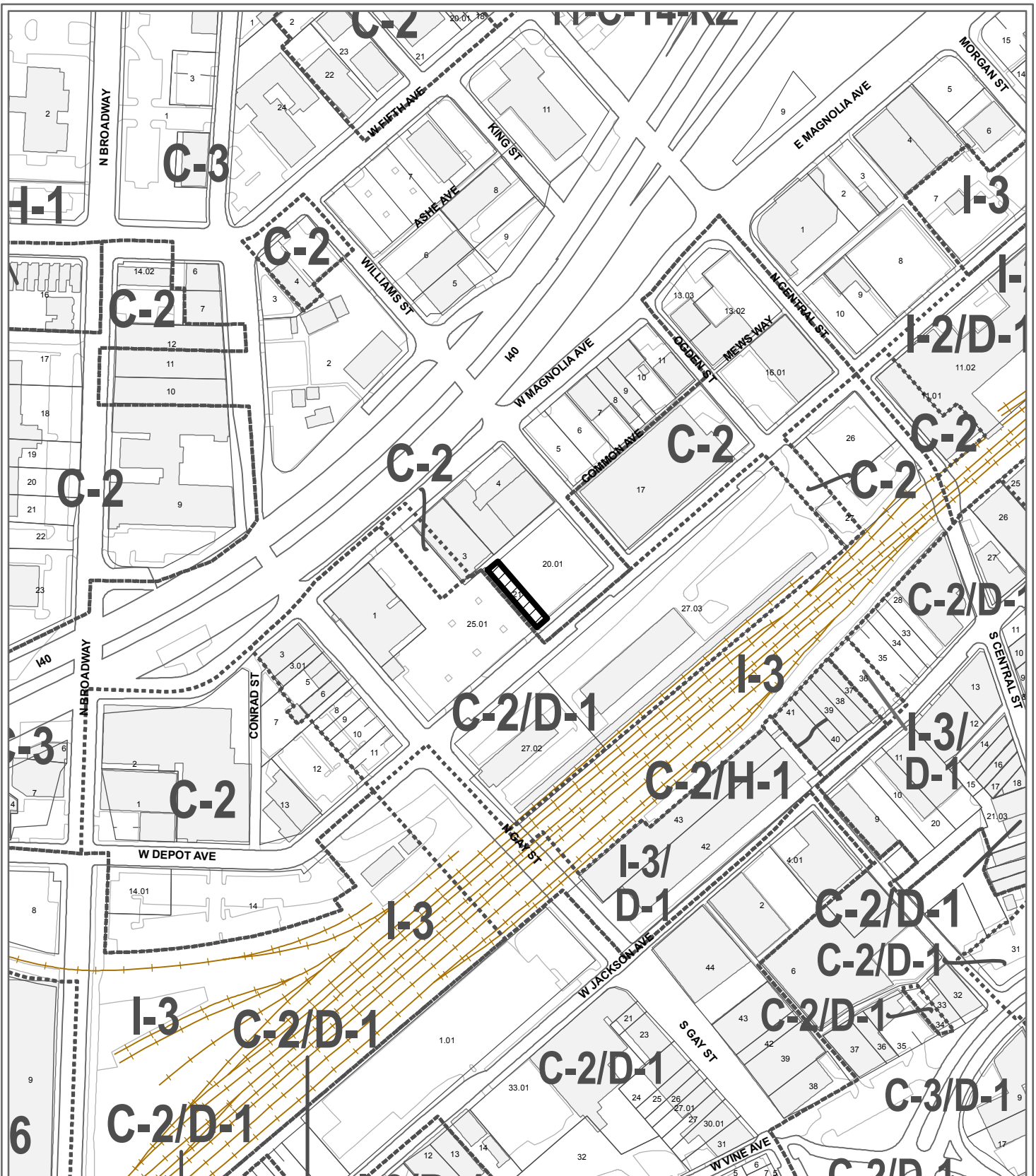
▶ **RECOMMEND** that City Council **APPROVE** the closure of a portion of the unnamed alley, as requested, subject to any required easements.

This alley is paved, but is part of a parking area and is not needed for access to any parcels. Once closed, the right-of-way will be consolidated with the surrounding parcels for redevelopment. The City of Knoxville has applied on behalf of Regas Property LLC, which owns all of the adjacent properties.

**COMMENTS:**

The applicant reports that this closure is needed for redevelopment of the Regas Properties.

If approved, this item will be forwarded to Knoxville City Council for action on 7/7/2015 and 7/21/2015. 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.



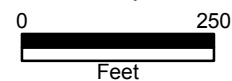
**6-A-15-AC  
CLOSURE OF PUBLIC RIGHT OF WAY**

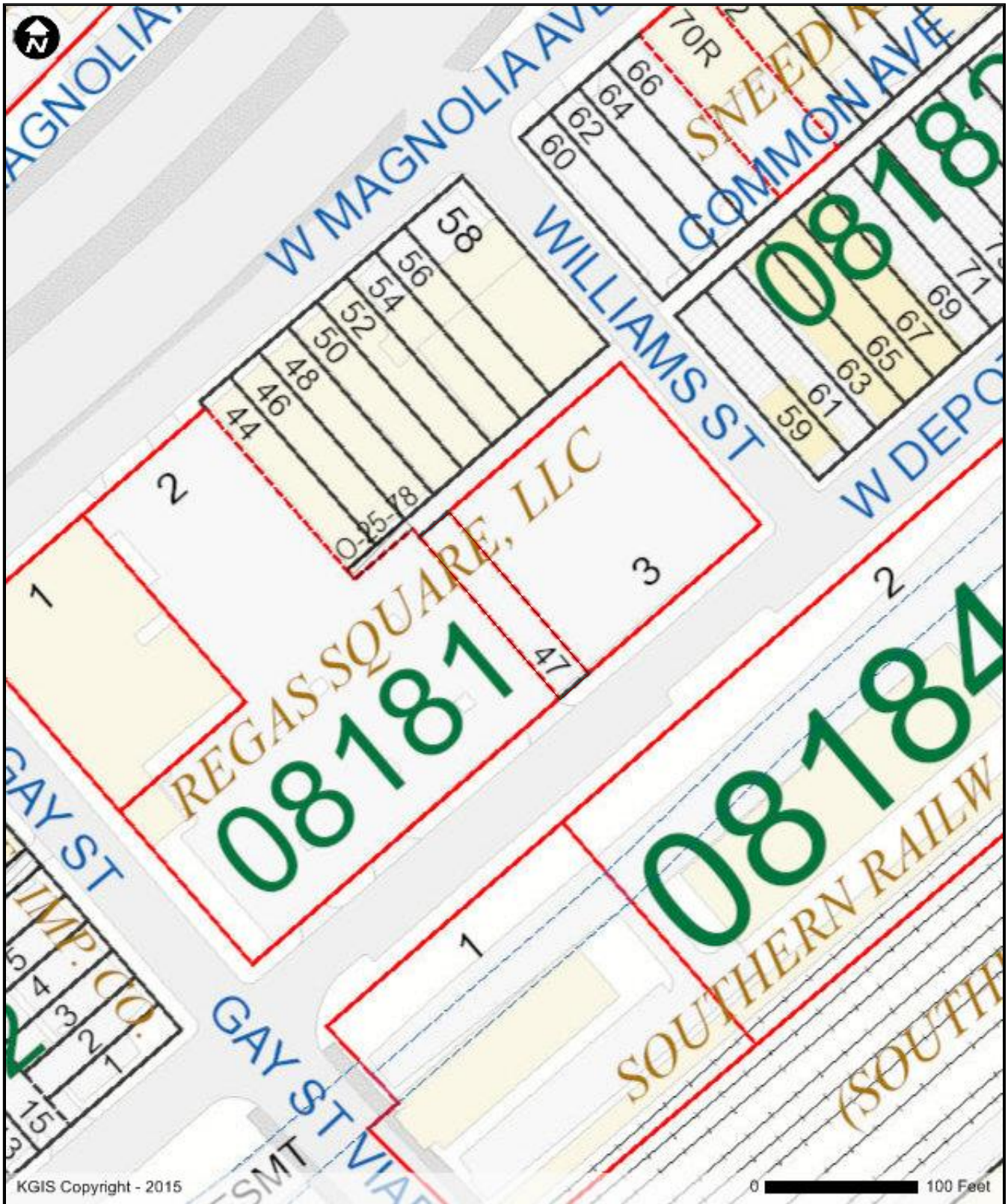
Name of Street or Alley: Unnamed alley  
 To be closed from: Northern R-O-W line of W. Depot Ave.  
 To be closed to: Southern R-O-W line of unnamed alley being contiguous to the northern line of parcel 094EF021  
 Original Print Date: 5/8/2015 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 94

Jurisdiction: City





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0 100 Feet

### 6-A-15-AC

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CITY OF KNOXVILLE

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

May 20, 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 # 6-A-15-AC; City Block 08181

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



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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## Closures Requested at MPC for June 11, 2015

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**PEARMAN, KELLY** <kp6012@att.com>

Mon, May 11, 2015 at 12:08 PM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Ben Davidson <bdavidson@cityofknoxville.org>, Brent Johnson <bjohnson@cityofknoxville.org>, Jim Hagerman <jhagerman@cityofknoxville.org>, "SIMMS, SHANNON R" <ss3775@att.com>, Steven King <sking@cityofknoxville.org>

Mrs. Mahan,

AT&amp;T does not wish to relinquish ANY right-of-ways or utilities easements?

Kelly Pearmain

MGR OSP PLNG &amp; ENGRG DESIGN

AT&amp;T Tennessee

9733 Parkside Dr

Knoxville, TN 37922

Tel: 865-539-8580

Fax: 865-470-8519

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**From:** Betty Jo Mahan [mailto:[bettyjo.mahan@knoxmpc.org](mailto:bettyjo.mahan@knoxmpc.org)]**Sent:** Monday, May 11, 2015 10:39 AM**To:** Ben Davidson; Brent Johnson; Jim Hagerman; PEARMAN, KELLY; SIMMS, SHANNON R; Steven King**Subject:** Closures Requested at MPC for June 11, 2015

[Quoted text hidden]



6A-117  
FC

## Fire Prevention Bureau

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

RECEIVED  
RECEIVED

June 1 2015

Metropolitan  
Planning Commission

### Memorandum

Date: June 1, 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
✓ Unnamed alley between W. Depot Ave. and other alley for Regas	Approved	None
Unnamed alley between Randolph and Depot	Approved	None

6-A-15-AC-cor-KUB



Knoxville Utilities Board



May 14, 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 6-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 L. Patterson'.

Greg L. Patterson, P.E.  
Engineering

GLP/ggt