

▶ **FILE #:** 6-B-15-AC

AGENDA ITEM #: 8

AGENDA DATE: 6/11/2015

▶ **APPLICANT:** KENN DAVIN

TAX ID NUMBER: 95 A M 014 [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: First Creek

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

▶ **LOCATION:** Between Randolph Street and southwest corner of parcel 095AM014

IS ALLEY:

(1) IN USE?: Yes

(2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** Reopening of loading dock areas at 201 Randolph St.

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

STAFF RECOMMENDATION:

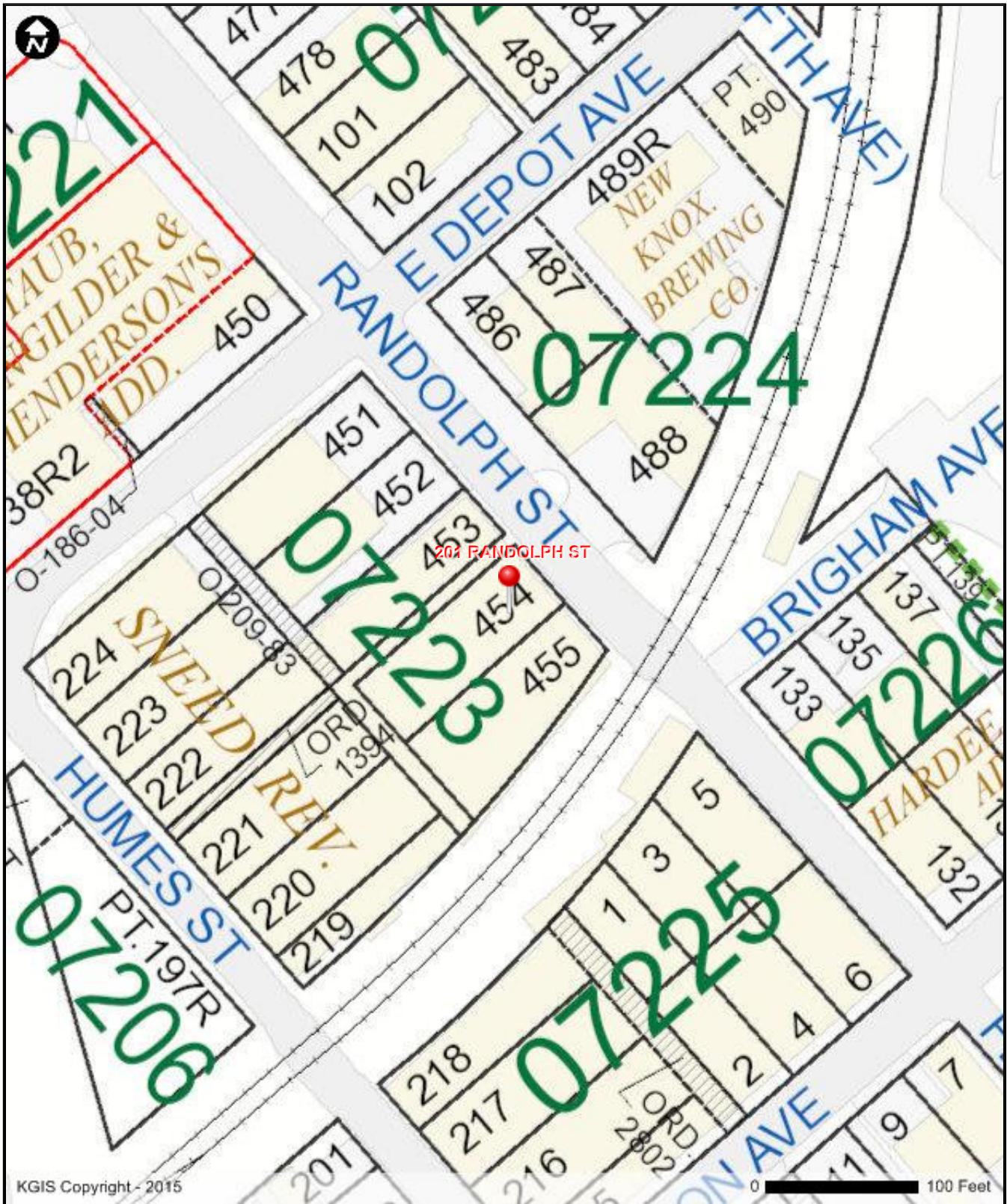
▶ **RECOMMEND that City Council APPROVE the closure of a portion of the unnamed alley, as requested, subject to any required easements.**

This alley is partially paved and partially covered by a building. It is not needed for access to any parcels. 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.

COMMENTS:

There are discrepancies between the parcel map and the City ward map in regards to this alley's location. The agenda map shows the alley location as depicted on the City ward map, but City Engineering reports that there may be some unclosed right-of-way to the north as well, as depicted on the attached zoning/parcel map, between parcels 12 and 13 and parcel 14. These situations arise often because of the deeding, rather than platting of property during property transfers. Regardless, MPC and City Engineering staffs support the closure of all public rights-of-way within the block between Randolph St., Humes St., E. Depot Ave. and the railroad, and if approved as recommended, that will be the result of the approval. The applicant reports that this closure is needed for the reopening of loading dock areas at 201 Randolph St.

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.



KGIS Copyright - 2015

0 100 Feet

6-B-15-AC

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

Printed: 4/30/2015 at 3:08 PM

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2015

0 100 Feet

6-B-15-AC
 Zoning/parcel map

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

Printed: 6/4/2015 at 12:28 PM

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

6-B-15-AC-cor-City Eng



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-B-15-AC; City Block 07223

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 <bettyjo.mahan@knoxmpc.org>

Closures Requested at MPC for June 11, 2015

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

Kelly Pearmain

MGR OSP PLNG & ENGRG DESIGN

AT&T Tennessee

9733 Parkside Dr

Knoxville, TN 37922

Tel: 865-539-8580

Fax: 865-470-8519

"This e-mail and any files transmitted with it are AT&T property, are confidential, and are intended solely for the use of the individual or entity to whom this email is addressed. If you are not one of the named recipient(s) or otherwise have reason to believe that you have received this message in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited."

From: Betty Jo Mahan [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]

C-E-15-AE



Fire Prevention Bureau

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

RECEIVED

June 01 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