

▶ **FILE #:** 2-C-16-AC

**AGENDA ITEM #:** 8

**AGENDA DATE:** 2/11/2016

▶ **APPLICANT:** BENCHMARK ASSOCIATES, INC.

TAX ID NUMBER: 69 N E 004

[View map on KGIS](#)

JURISDICTION: Council District 5

SECTOR PLAN: Central City

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

ZONING: I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)

WATERSHED: First Creek

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

▶ **LOCATION:** Between northwest corner of parcel 069NE006 and northern terminus at current Huron St. right-of-way

IS ALLEY:

(1) IN USE?: No

(2) IMPROVED (paved)?: No

▶ **APPLICANT'S REASON FOR CLOSURE:** The area of requested closure is not, and has not been, utilized for right-of-way purposes, with no street improvements being in place. Said right-of-way is being requested to be closed to aid in cleaning up the City Ward Map that represents said alley within the boundaries of the owner's property.

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

**STAFF RECOMMENDATION:**

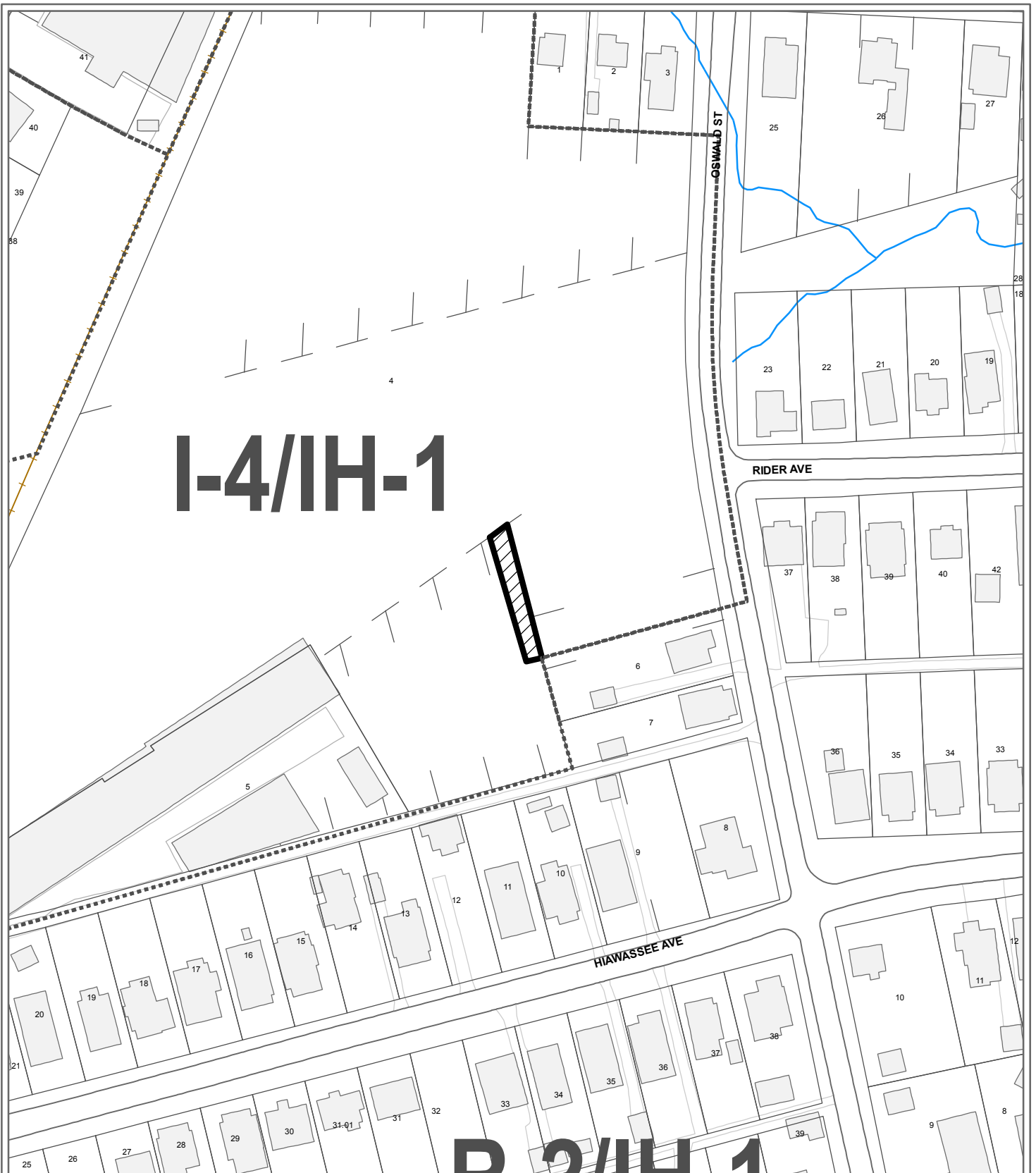
▶ **RECOMMEND** that City Council **APPROVE** the closure of the unnamed alley, as requested, subject to any required easements.

Staff has received no objections from reviewing departments or utilities to this closure.

**COMMENTS:**

If approved for closure, the right-of-way will be consolidated with the adjacent parcels and converted to private property. The owner of the parcel adjacent to most of the subject right-of-way is represented by the applicant and is in agreement with the 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 3/15/2016 and 3/29/2016. 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.



**I-4/IH-1**

**D 2/IH 1**

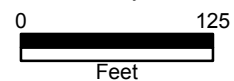
**2-C-16-AC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Unnamed alley  
 To be closed from: northwest corner of parcel 069NE006  
 To be closed to: northern terminus at current Huron St. right-of-way

Original Print Date: 1/26/2016 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Benchmark Associates, Inc.

Map No: 69  
 Jurisdiction: City





# CITY OF KNOXVILLE

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

February 4, 2016

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

SUBJECT: Closure of portion of unnamed alley; MPC File # 2-C-16-AC

Mr. Brusseau:

The City Engineering Department has no objections to close the above referenced right-of-way area. 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. If facilities or utilities are found not feasible to the site development or use, they may be removed and relocated, subject to City Engineering and/or other applicable easement holder review and approval.

Sincerely,

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

2-C-16-AC-cor-KUB



Knoxville Utilities Board



January 21, 2016

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-C-16-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 Patterson'.

Greg L. Patterson, P.E.  
Engineering

GLP/ggt