

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

▶ **FILE #:** 6-B-16-SC

AGENDA ITEM #: 6

AGENDA DATE: 6/9/2016

▶ **APPLICANT:** STAN L. WOLAK

TAX ID NUMBER: 109 B D 003

[View map on KGIS](#)

JURISDICTION: Council District 1

SECTOR PLAN: South City

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

ZONING: R-1 (Low Density Residential)

WATERSHED: Tennessee River

▶ **RIGHT-OF-WAY TO BE CLOSED:** McCormick St

▶ **LOCATION:** Between northwest corner of parcel 109BD003 and southeast corner of parcel 095OH016

IS STREET:

(1) IN USE?: No

(2) IMPROVED (paved)?: No

▶ **APPLICANT'S REASON FOR CLOSURE:** To build structure garage

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

STAFF RECOMMENDATION:

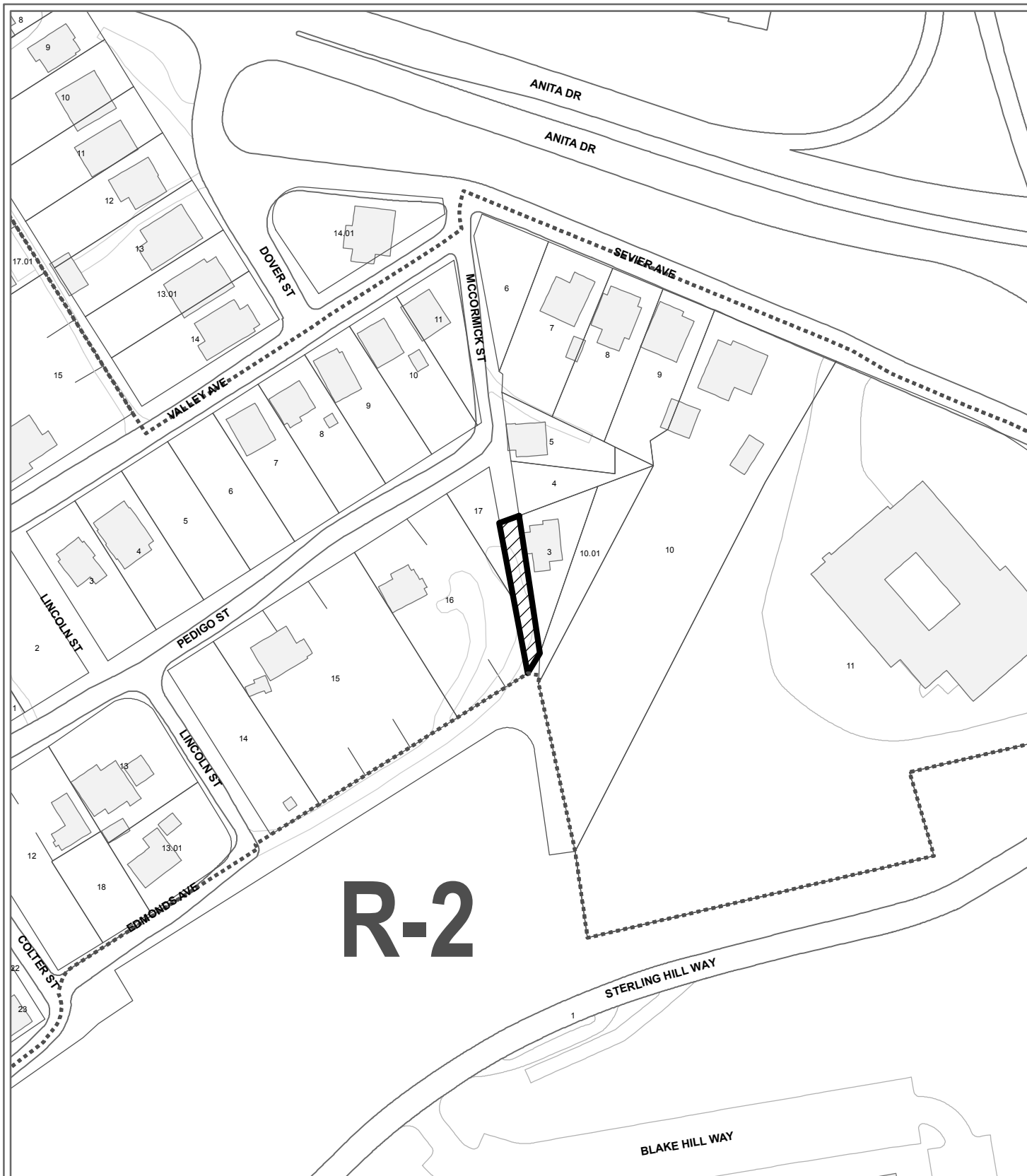
▶ **RECOMMEND that City Council APPROVE the closure of a portion of McCormick St., as requested, subject to any required easements.**

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 applicant owns all parcels adjacent to this right-of-way. 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 7/5/2016 and 7/19/2016. 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.



R-2

**6-B-16-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: Wolak, Stan L.

Name of Street or Alley: McCormick St
 To be closed from: northwest corner of parcel 109BD003
 To be closed to: southeast corner of parcel 095OH016

Map No: 109
 Jurisdiction: City
 0 125
 Feet

Original Print Date: 5/16/2016 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



6-B-16-SC-cor-City Eng



CITY OF KNOXVILLE



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

May 26, 2016

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

SUBJECT: Closure of McCormick Street
MPC File # 6-B-16-SC; City Block 26333

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. 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

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



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

June 9, 2016 MPC Closures

PEARMAN, KELLY <kp6012@att.com>

Tue, May 10, 2016 at 2:09 PM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Ben Davidson <bdavidson@knoxvilletn.gov>, Chris Howley <chowley@knoxvilletn.gov>, David McGinley <DMcGinley@knoxvilletn.gov>, Jim Hagerman <jhagerman@knoxvilletn.gov>, "SIMMS, SHANNON R" <ss3775@att.com>, Sonny Partin <spartin@knoxvilletn.gov>, Steven King <sking@knoxvilletn.gov>
Cc: Mike Brusseau <mike.brusseau@knoxmpc.org>

AT&T does not wish to relinquish any existing ROW 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

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From: Betty Jo Mahan [mailto:bettyjo.mahan@knoxmpc.org]

Sent: Tuesday, May 10, 2016 1:09 PM

To: Ben Davidson <bdavidson@knoxvilletn.gov>; Chris Howley <chowley@knoxvilletn.gov>; David McGinley <DMcGinley@knoxvilletn.gov>; Jim Hagerman <jhagerman@knoxvilletn.gov>; PEARMAIN, KELLY <kp6012@att.com>; SIMMS, SHANNON R <ss3775@att.com>; Sonny Partin <spartin@knoxvilletn.gov>; Steven King <sking@knoxvilletn.gov>

Cc: Mike Brusseau <mike.brusseau@knoxmpc.org>

Subject: June 9, 2016 MPC Closures

[Quoted text hidden]



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

June 9, 2016 MPC Closures

Sonny Partin <spartin@knoxvilletn.gov>

Fri, May 27, 2016 at 1:16 PM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Ben Davidson <bdavidson@knoxvilletn.gov>, Chris Howley <chowley@knoxvilletn.gov>, David McGinley <dmcginley@knoxvilletn.gov>, Jim Hagerman <jhagerman@knoxvilletn.gov>, Kelly Parmain <KP6012@att.com>, Shanon Sims <SS3775@att.com>, Steve King <sking@knoxvilletn.gov>

Cc: Mike Brusseau <mike.brusseau@knoxmpc.org>

Betty,

These right of way closures are approved by the Fire Marshals Office.

Sonny

Captain Donald M. Partin Jr., C.F.P.S.

Deputy Fire Marshal

City of Knoxville Fire Dept.

Fire Marshals Office

City County Bldg.

400 W. Main St. Suite 539

Knoxville, Tn. 37902

865.215.2283 Office

865.215.4249 Fax

From: Betty Jo Mahan [mailto:bettyjo.mahan@knoxmpc.org]

Sent: Tuesday, May 10, 2016 1:09 PM

To: Ben Davidson; Chris Howley; David McGinley; Jim Hagerman; Kelly Parmain; Shanon Sims; Sonny Partin; Steve King

Cc: Mike Brusseau

6-B-16-SC-cor-KUB



Knoxville Utilities Board



May 26, 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 6-B-16-SC
Block No. 26335 and 26333
CLT No. 95
Parcel No. Between parcels 3,16 and 17**

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.

Water – 7.5 feet on each side of the centerline of the water 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.

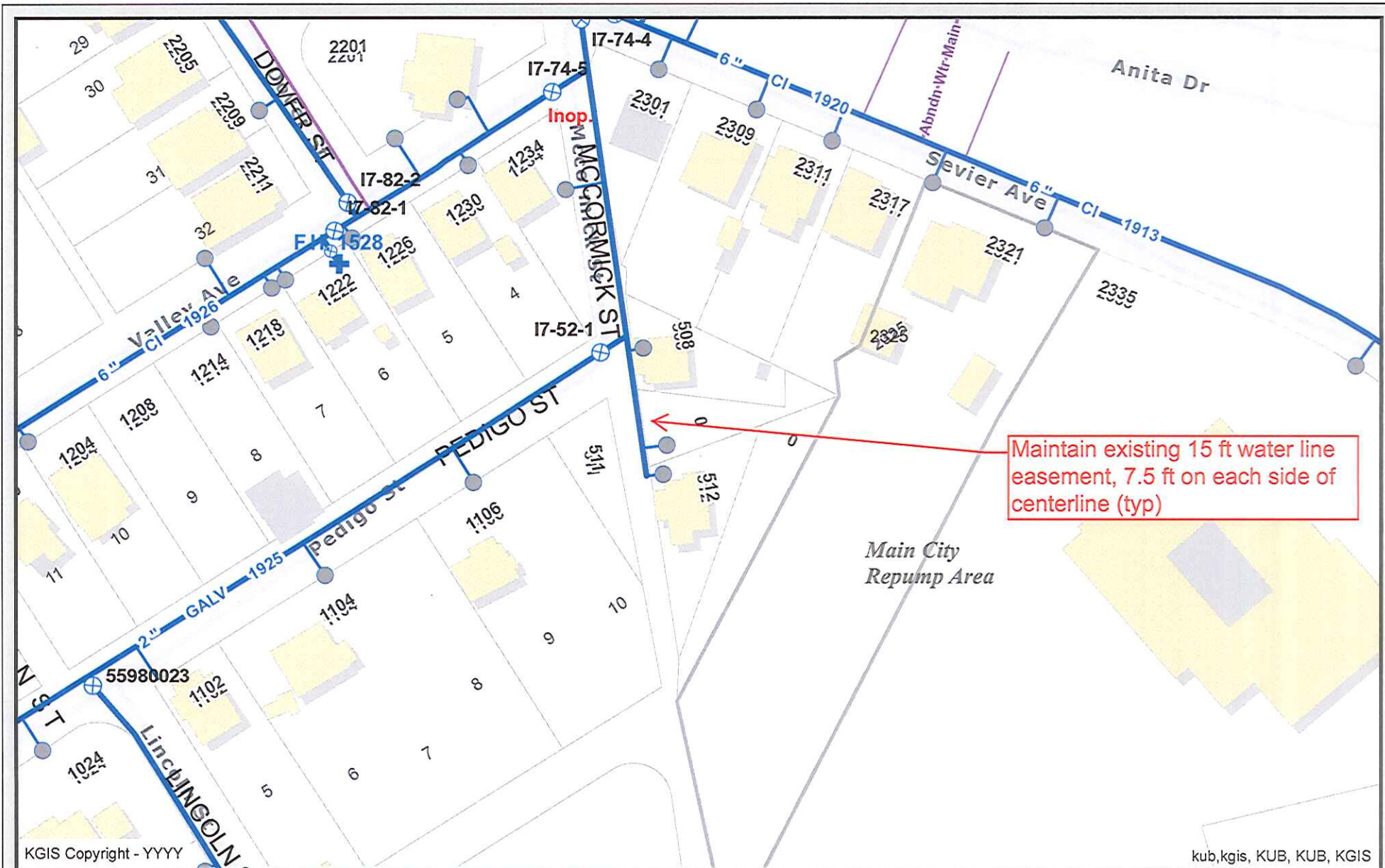
Sincerely,

A handwritten signature in blue ink that reads 'Greg L. Patterson'.

Greg L. Patterson, P.E.
Engineering

GLP/ggt

Enclosure



KGIS Copyright - YYYY

kub,kgis, KUB, KUB, KGIS

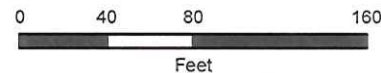
File No. 6-B-16-SC Closure of McCormick St (Water)

City Blocks 26335 & 26333 CLT Map #95
Between Parcels 3, 16 and 17

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/16/2016 at 1:35:15 PM



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