

► **FILE #:** 3-B-16-AC

AGENDA ITEM #: 7

AGENDA DATE: 3/10/2016

► **APPLICANT:** 835 N. CENTRAL LLC

TAX ID NUMBER: 94 D Q 032 [View map on KGIS](#)
 JURISDICTION: Council District 4
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: C-3 (General Commercial)
 WATERSHED: Second Creek

► **RIGHT-OF-WAY TO BE CLOSED:** unnamed alley
 ► **LOCATION:** Between N. Central St. and southwest property lines of parcels 094DQ032 and 094DQ035

IS ALLEY:
 (1) IN USE?: No
 (2) IMPROVED (paved)?: Yes

► **APPLICANT'S REASON FOR CLOSURE:** Alley is not utilized for vehicular traffic and it attracts vandalism and other negative behavior. Owners can keep it clean and have eyes on it. Closing the alley makes the adjacent buildings more attractive to businesses who may locate there, increasing the activity surrounding the alley and bringing economic development to the area.

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

STAFF RECOMMENDATION:

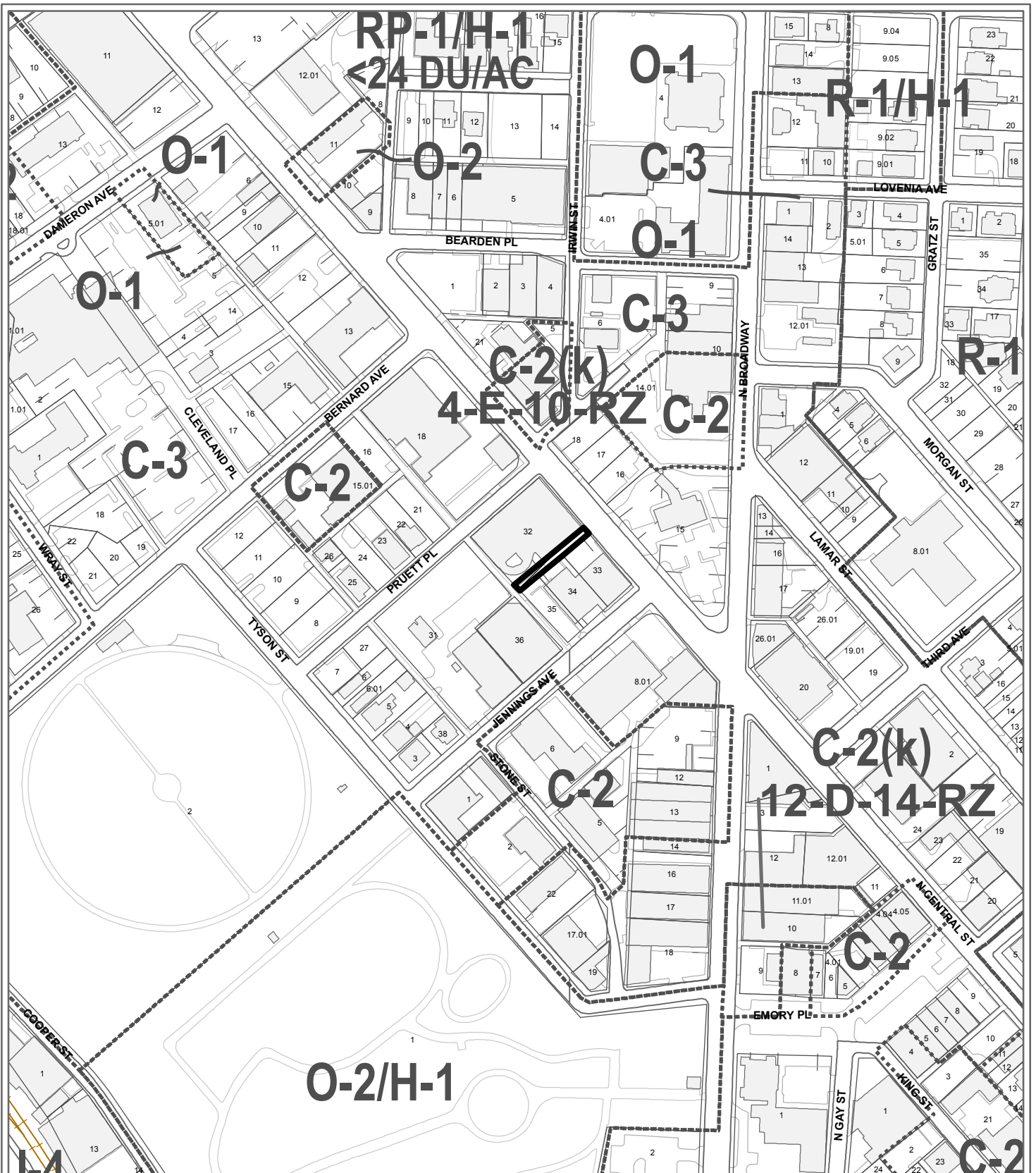
► **RECOMMEND that City Council APPROVE the closure of the unnamed alley, as requested, subject to any required easements.**

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 owners of the adjacent parcels have signed the owner canvassing form indicating agreement with the proposed 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 4/12/2016 and 4/26/2016. 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.



**3-B-16-AC
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: unnamed alley
 To be closed from: N. Central St.
 To be closed to: southwest property lines of parcels 094DQ032 and 094DQ035

Original Print Date: 2/22/2016 Revised: 3/2/2016
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: 835 N. Central LLC

Map No: 94
 Jurisdiction: City
 0 250
 Feet



3-B-16-AC -cor- City Eng



CITY OF KNOXVILLE



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

February 12, 2016

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 between and parallel to Pruett Place & Jennings Avenue
MPC File # 3-B-16-AC; City Block 11742

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



Knoxville Utilities Board

3-B-16-AC_cor_KUB



February 22, 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 3-B-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,

Greg L. Patterson, P.E.
Engineering

GLP/ggt