

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

▶ **FILE #:** 10-A-16-SC

**AGENDA ITEM #:** 9

**AGENDA DATE:** 10/13/2016

▶ **APPLICANT:** CHRISTINE AND RICHARD DUNCAN

TAX ID NUMBER: 94 H B 012

[View map on KGIS](#)

JURISDICTION: Council District 3

SECTOR PLAN: Central City

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

ZONING: R-1A (Low Density Residential)

WATERSHED: Third Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Warrick Ave

▶ **LOCATION:** Between NE corner of parcel 094HB012 and Buick Street

IS STREET:

(1) IN USE?: No

(2) IMPROVED (paved)?: No

▶ **APPLICANT'S REASON FOR CLOSURE:** This paper street divides four vacant lots from seven others that are all under same ownership. Intent is to combine all of the lots under the same ownership into one lot.

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 Warrick Ave., 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 11/8/2016 and 11/22/2016. 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.



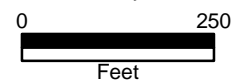
**10-A-16-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: Duncan, Christine and Richard

Name of Street or Alley: Warrick Ave  
 To be closed from: NE corner of parcel 094HB012  
 To be closed to: Buick Street

Map No: 94  
 Jurisdiction: City

Original Print Date: 9/22/2016 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

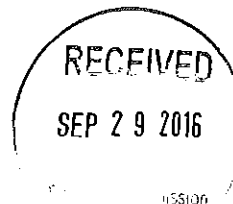




CITY OF KNOXVILLE

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

September 29, 2016



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

SUBJECT: Closure of Warrick Ave portion of  
MPC File # 10-A-16-SC

Mr. Brusseau:

The City Engineering Department has no objections to close the above described 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.

The owners should also note that legal access will have to be provided for any of the abutting parcels or lots along the proposed closure area before any conveyances of title, to prevent any land-locking conditions.

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>

## Right-of-Way Closures at MPC October 13, 2016

2 messages

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

Wed, Sep 14, 2016 at 4:00 PM

To: 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>, Sonny Partin <spartin@knoxvilletn.gov>, Steven King <sking@knoxvilletn.gov>  
Bcc: Mike Brusseau <mike.brusseau@knoxmpc.org>

--  
Betty Jo Mahan  
Administrative Assistant  
Metropolitan Planning Commission  
(865) 215-2506

 **ROWClosuresmemoOctober2016.pdf**  
3105K

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

Thu, Sep 15, 2016 at 6:26 AM

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>

AT&T does not wish to relinquish any ROW or utilities easements at this time.

### Kelly Parmain

MGR OSP PLNG & ENG DESIGN

AT&T Technology Operations, Construction & Engineering SE

### AT&T

9733 Parkside Dr

Knoxville, TN 37922

O:865-539-8580 / kp6012@att.com

THIS REQUEST FORM IS ATTACHED TO CHECK #1155 FOR \$750.00

KNOXVILLE-KNOX COUNTY  
**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

# RIGHT-OF-WAY CLOSURE



Name of Applicant: CHRISTINE & RICHARD DUNCAN

Date Filed: 8/25/2016 Fee Paid: 750.00 File Number: 10-A-16-5C

Map Number: 894 Zoning District: R1A  City  County Sector: \_\_\_\_\_

Jurisdiction:  City 3 Councilmanic District

### INFORMATION:

Name of Right-of-Way: WARRICK AVE.

Type of Right-of-Way:  Street  Alley

Location of Right-of-Way:

BETWEEN (City Block or Lot where appropriate) PARCEL # 094HBO12 (NE CORNER)  
AND (City Block or Lot where appropriate) BUICK ST.

Right-of-Way is: In Use  Yes  No Improved (example: paved)  Yes  No

Reason for Closure: THIS ENTIRELY UNDEVELOPER R.O.W.

DIVIDES 4 VACANT LOTS FROM 7 OTHERS - ALL OWNED BY US. WE WANT ONE LG. WOODED SPACE.

### TO BE CLOSED:

From: (Street, Alley, Other)  
NE CORNER OF  
PARCEL # 094HBO12  
on WARRICK AVE.

To: (Street, Alley, Other)  
BUICK ST. CORNER

### ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

CHRISTINE DUNCAN - 1009 KENSINGTON CIRCLE 37919  
Name: (Print) Address • City • State • Zip • Phone • Fax  
865-556-2382

### AUTHORIZATION OF APPLICATION:

I hereby certify that I am the authorized applicant, or representing the applicant and ALL property owners involved in this request or holders of option on same.

Signature: Christine Duncan

CHRISTINE DUNCAN - 1009 KENSINGTON CIRCLE 37919  
Name: (Print) Address • City • State • Zip • Phone • Fax  
865-556-2382

APPLICATION ACCEPTED BY: [Signature]

RIGHT-OF-WAY CLOSURE CANVASS FORM

All owners and holders of option on property abutting the proposed closure must sign the list below and express their opinion about this closure. A map showing the location and addresses of these properties must accompany this application.

ADDRESS	SIGNATURE	Agree	Disagree
<p><u>ALL</u> PROPERTIES ABUTTING THIS R.O.W. ARE OWNED BY RICHARD &amp; CHRISINE DUNCAN, WHO REQUEST THIS CLOSURE. ALL ADDRESSES ARE "O WARRICK AVE."</p>			

RICHARD + CHRISTINE DUNCAN  
8/21/16



Search By: Address  
Enter Address:

Intro Maps Results Legend Help

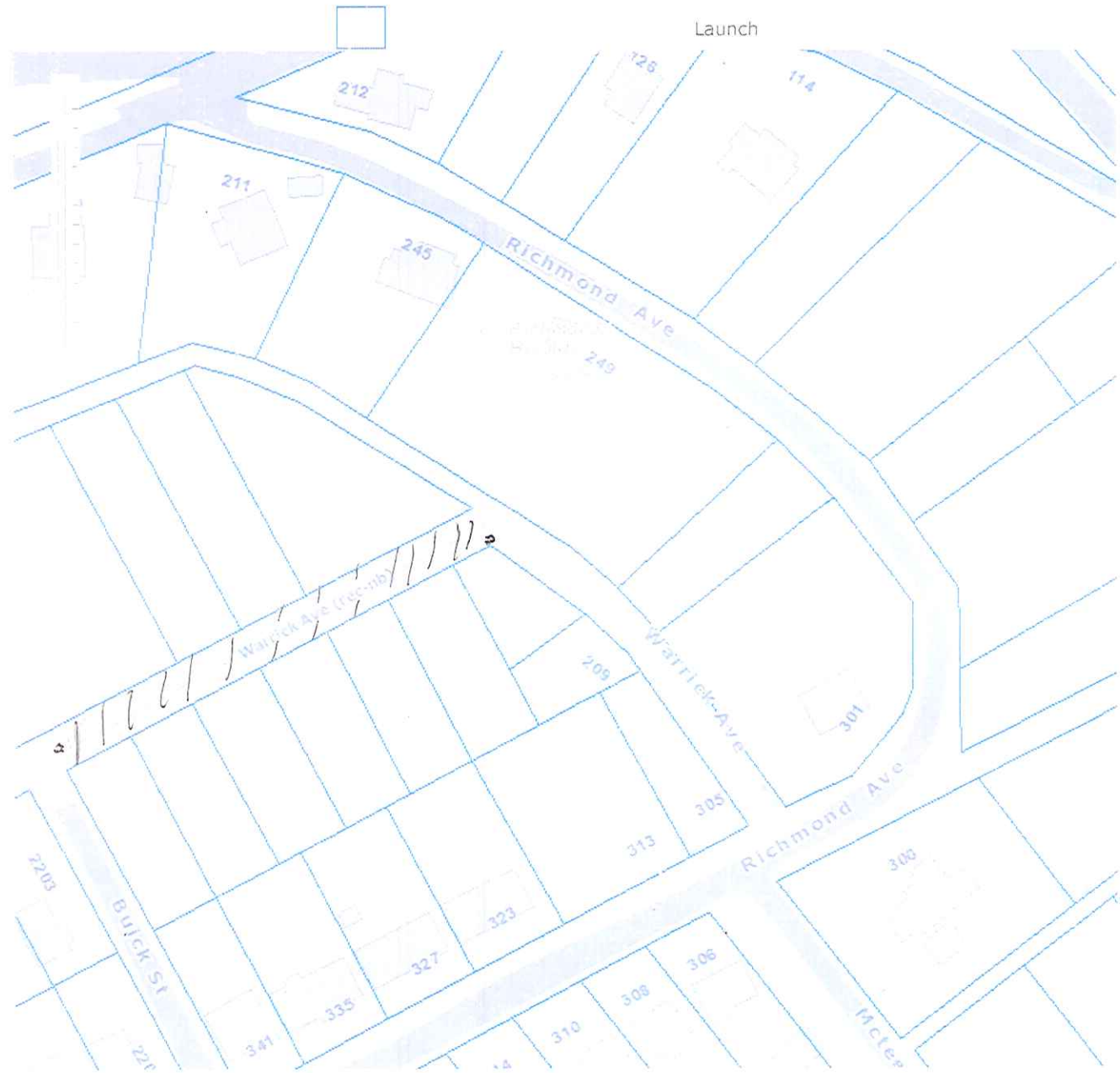
### KGIS Maps - Introduction

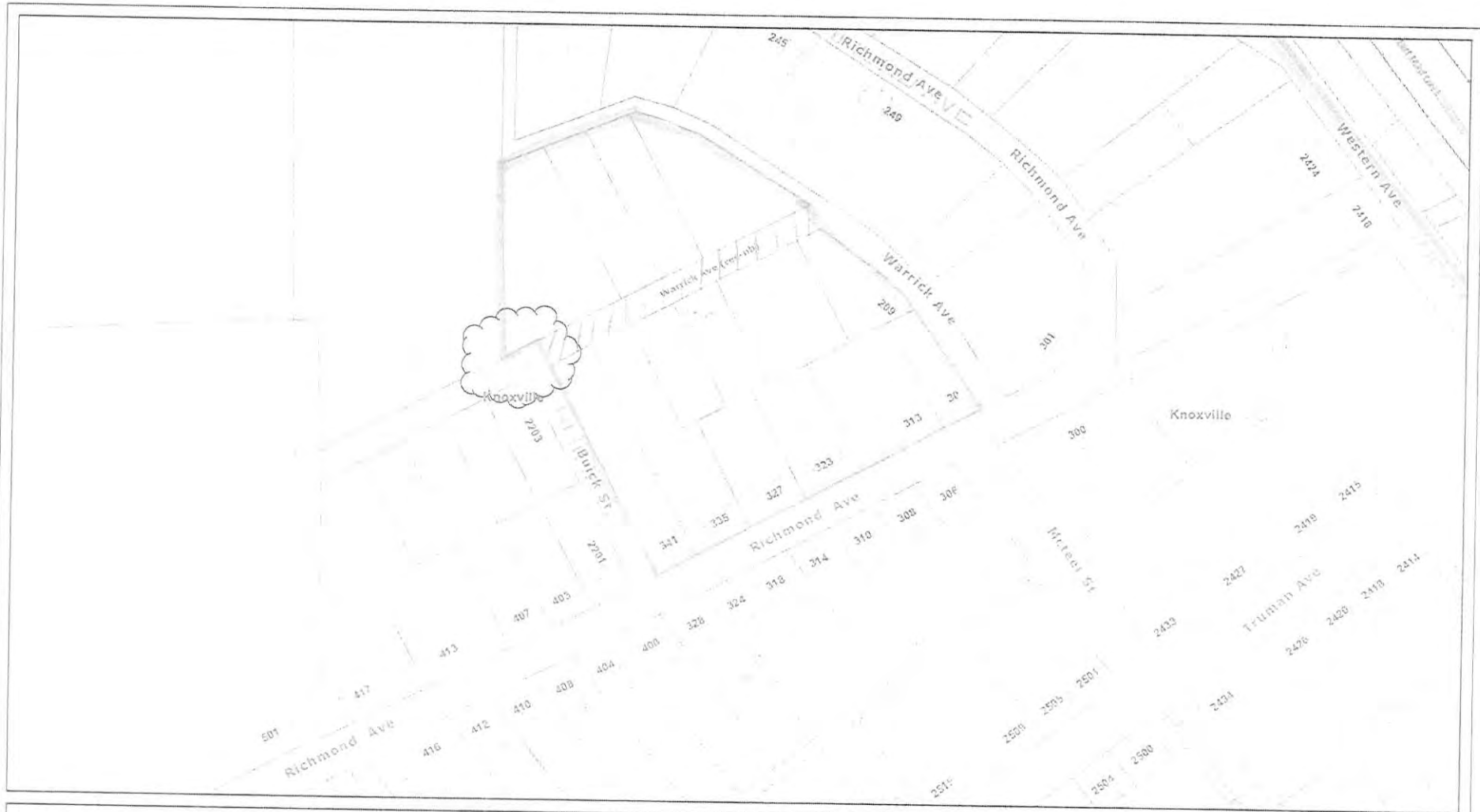
This website is KGIS's latest web mapping solution. Unlike previous mapping solutions KGIS Maps gives the user a much faster mapping environment as well as a look at much more current data. It's browser compatibility has also been improved.

More information about this application can be found on the Help tab, including a short ["Getting Started with KGIS Maps"](#) tutorial video. We will continue to look for ways to improve and enhance the website, and we encourage your feed back and comments. Email us at [kgis@kgis.org](mailto:kgis@kgis.org)

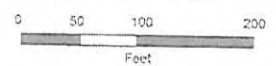
Information on this website is derived from various governmental departments within the [City of Knoxville](#) [Knox County](#) and the [Knoxville Utilities Board \(KUB\)](#), who together have created a centralized "geographic information system": [KGIS](#).

All maps and data made accessible in this website are subject to [Disclaimer](#)





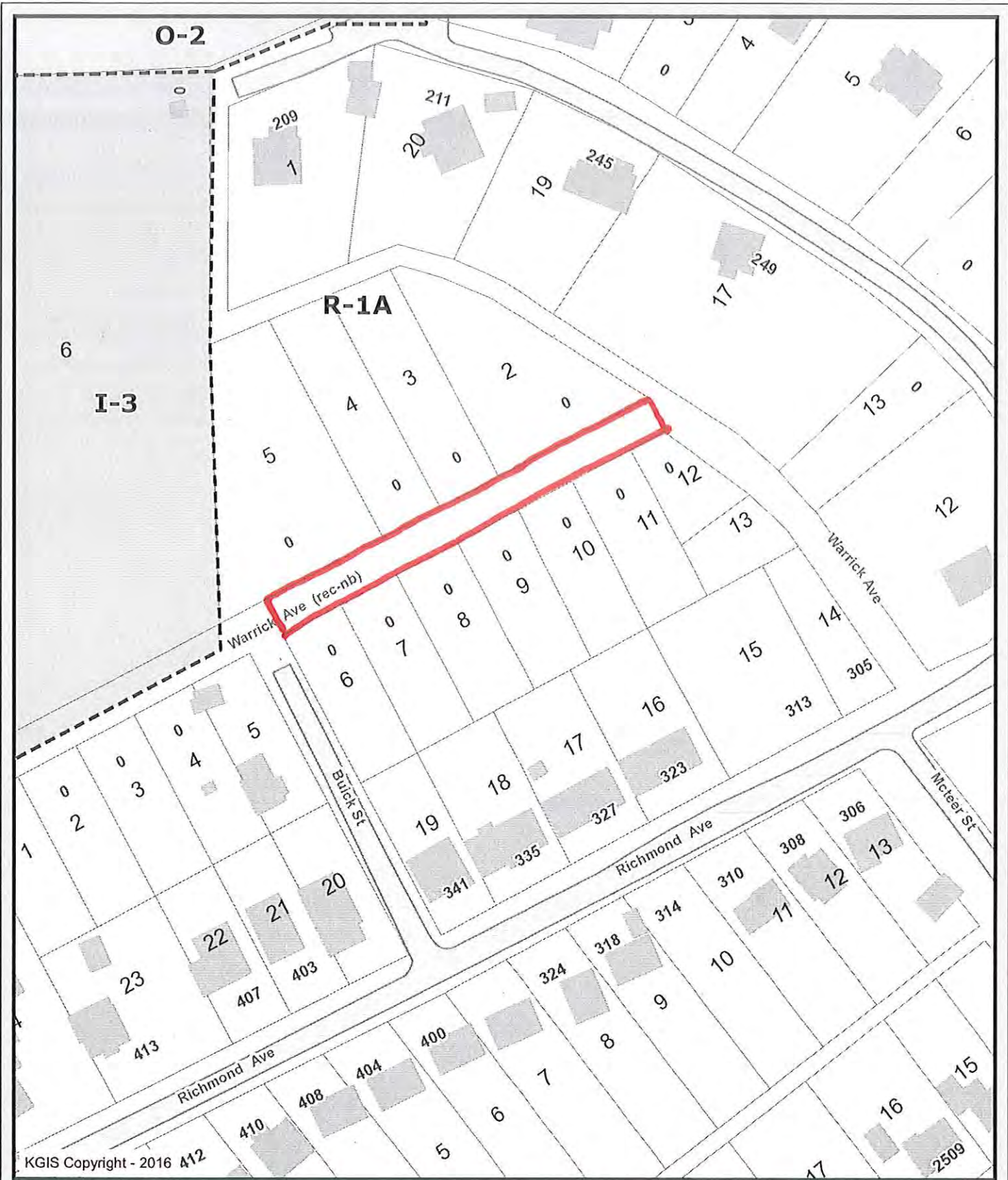
Title  
 Subtitle  
 Notes



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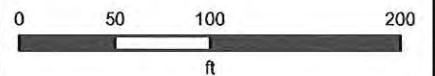


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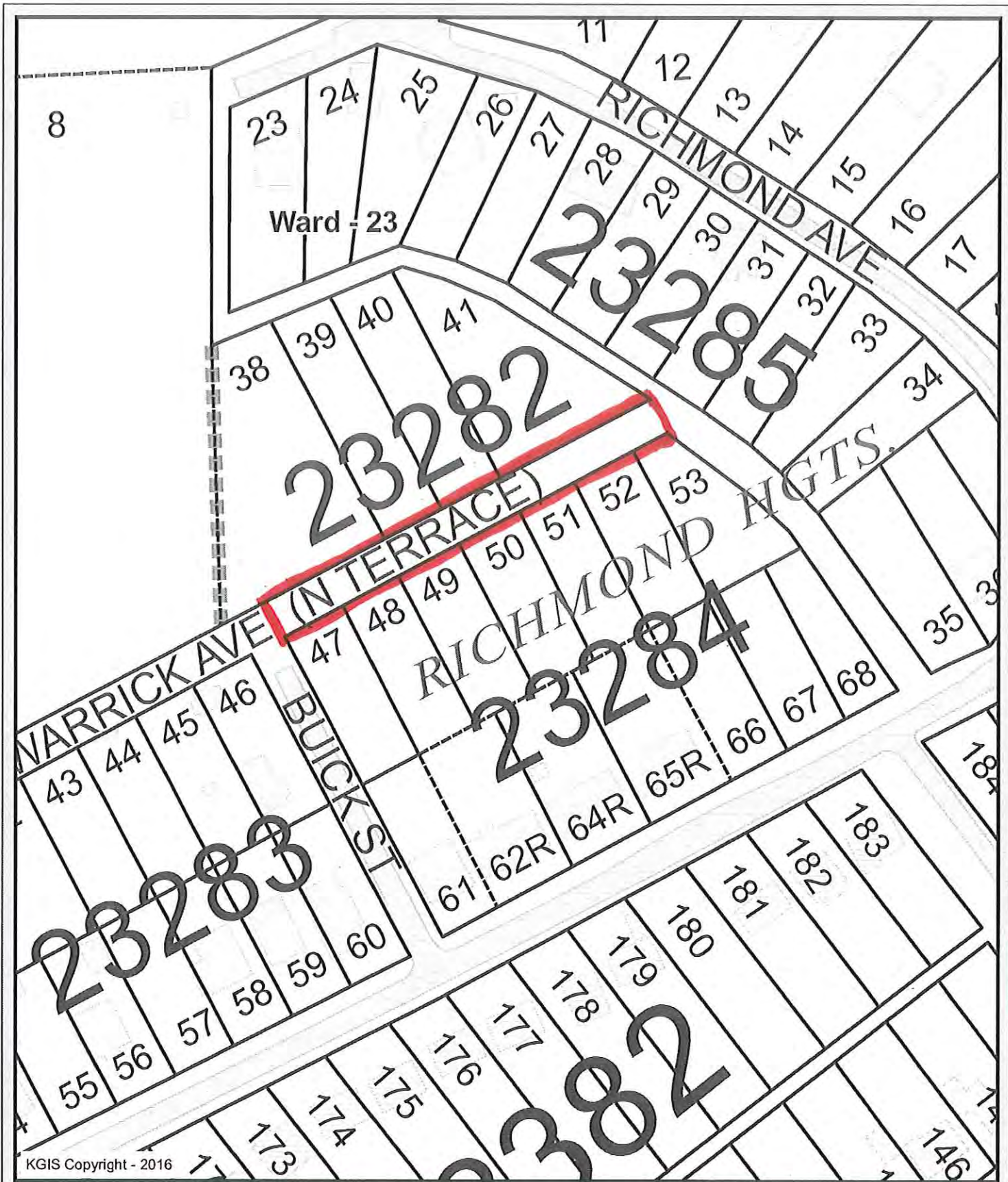
### Letter Portrait

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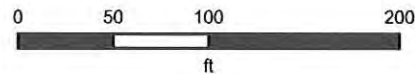


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Letter Portrait

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