

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

▶ **FILE #:** 10-B-16-AC

**AGENDA ITEM #:** 8

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

▶ **APPLICANT:** ORANGE KNOXVILLE CUMBERLAND, LLC

TAX ID NUMBER: 108 C C 032 [View map on KGIS](#)  
 JURISDICTION: Council District 1  
 SECTOR PLAN: Central City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ZONING: FD-CU-2 (Cumberland Form District)  
 WATERSHED: Third Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Unnamed alley  
 ▶ **LOCATION:** Between NE corner of parcel 108CC032 and SW terminus at railroad right-of-way

IS ALLEY:  
 (1) IN USE?: Yes  
 (2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** To facilitate development of a multi-use facility for commercial business and student housing in compliance with the Cumberland Form Based Zoning district guidelines.

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

**STAFF RECOMMENDATION:**

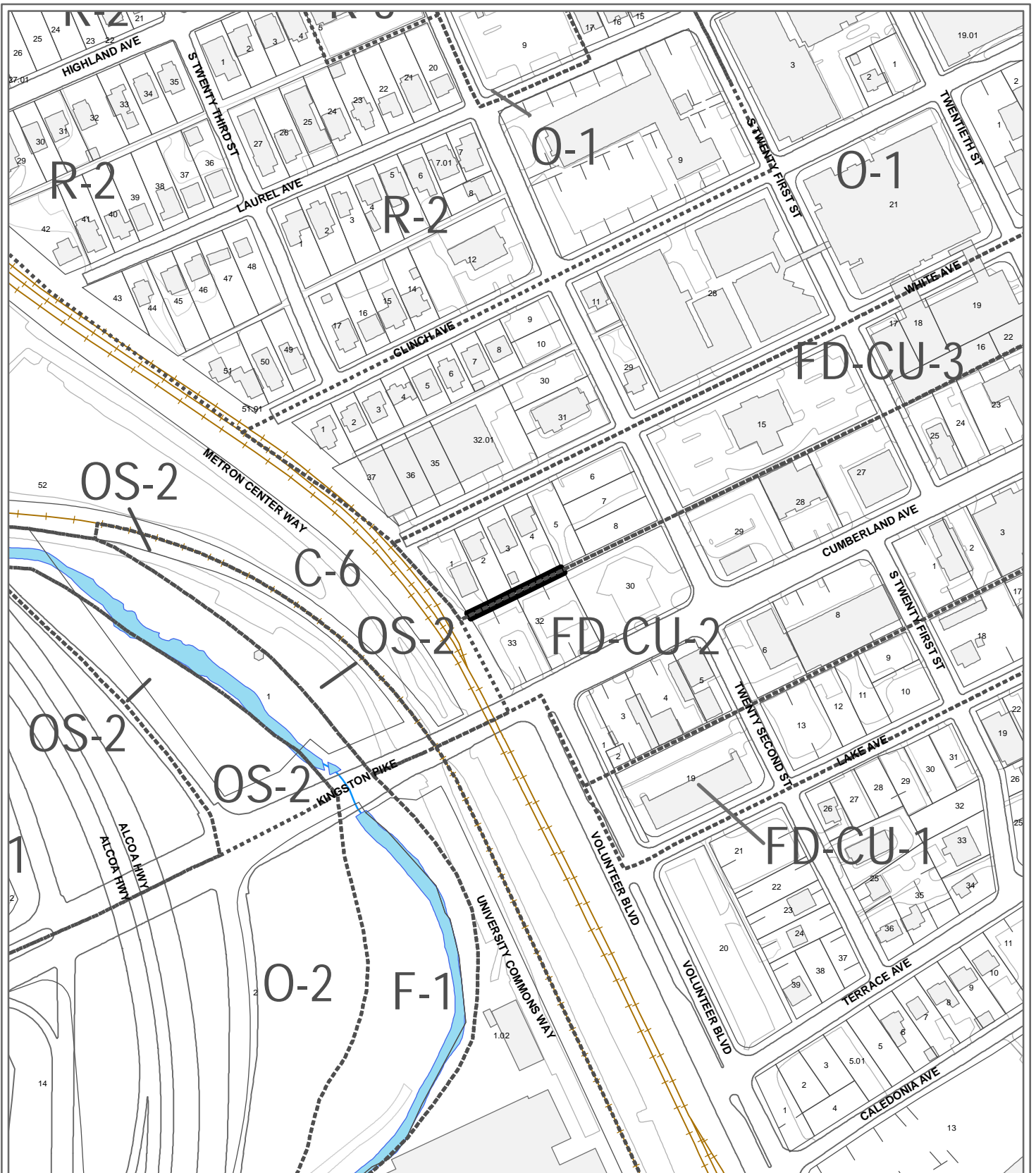
▶ **RECOMMEND** that City Council **APPROVE** the closure of a portion of the unnamed alley, as requested, subject to any required easements.

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.



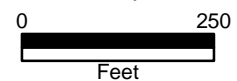
**10-B-16-AC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Unnamed alley  
 To be closed from: NE corner of parcel 108CC032  
 To be closed to: SW terminus at railroad right-of-way

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

Petitioner: Orange Knoxville Cumberland, LLC

Map No: 108  
 Jurisdiction: City



10-B-16-AC - cor - City Eng

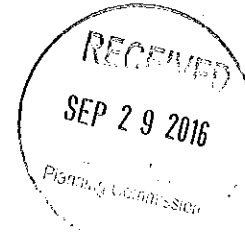


CITY OF KNOXVILLE

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 an unnamed alley within City Block 10303  
MPC File # 10-B-16-AC

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.

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

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  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

# RIGHT-OF-WAY CLOSURE



Name of Applicant: Orange Knoxville Cumberland, LLC

Date Filed: 08/26/2016 Fee Paid: \$400.00 File Number: 10-B-16-AC

Map Number: 108-C Zoning District: City County Sector: Central City

Jurisdiction: City 1-Pavlis Councilmanic District

**INFORMATION:**

Name of Right-of-Way: Unnamed Alley Between 22nd Street and Railroad Right-of-Way (Partial)

Type of Right-of-Way:  Street  Alley

Location of Right-of-Way:  
 BETWEEN (City Block or Lot where appropriate) City Block 10303 (Partial) CLT 108CC032 and CLT 108CC033  
 AND (City Block or Lot where appropriate) NS and L&N Railroad Right of Way

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

Reason for Closure:  
Facilitate Development of a Multi-Use Facility for Commercial Business and Student Housing  
In Compliance with the Cumberland District Form Based Zoning

**TO BE CLOSED:**

<p>From: (Street, Alley, Other)  <u>Eastern Property Line of 2221 Cumberland Avenue (CLT Map 108CC032).</u></p>	<p>To: (Street, Alley, Other)  <u>Western Property Line of 2223 Cumberland Avenue (CLT Map 108CC033).</u></p>
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**ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:**

Mike Waller, Cannon & Cannon, 8550 Kingston Pk, Knoxville, TN 37919, 865.670.8555, 865.670.8866

Name: (Print)      Address      •      City      •      State      •      Zip      •      Phone      •      Fax

**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.

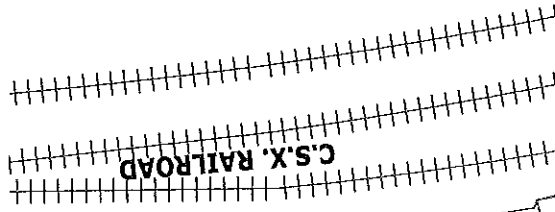
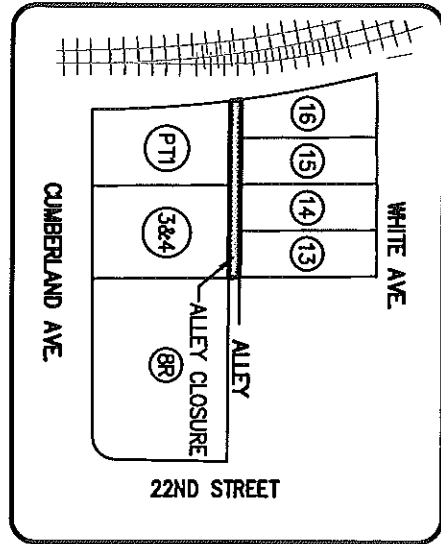
Signature: *Jason Price*

Jason Price, 1200 Corporate Dr, Suite G-50, Birmingham, AL 35242, 205.408.3443, 205.408.1850

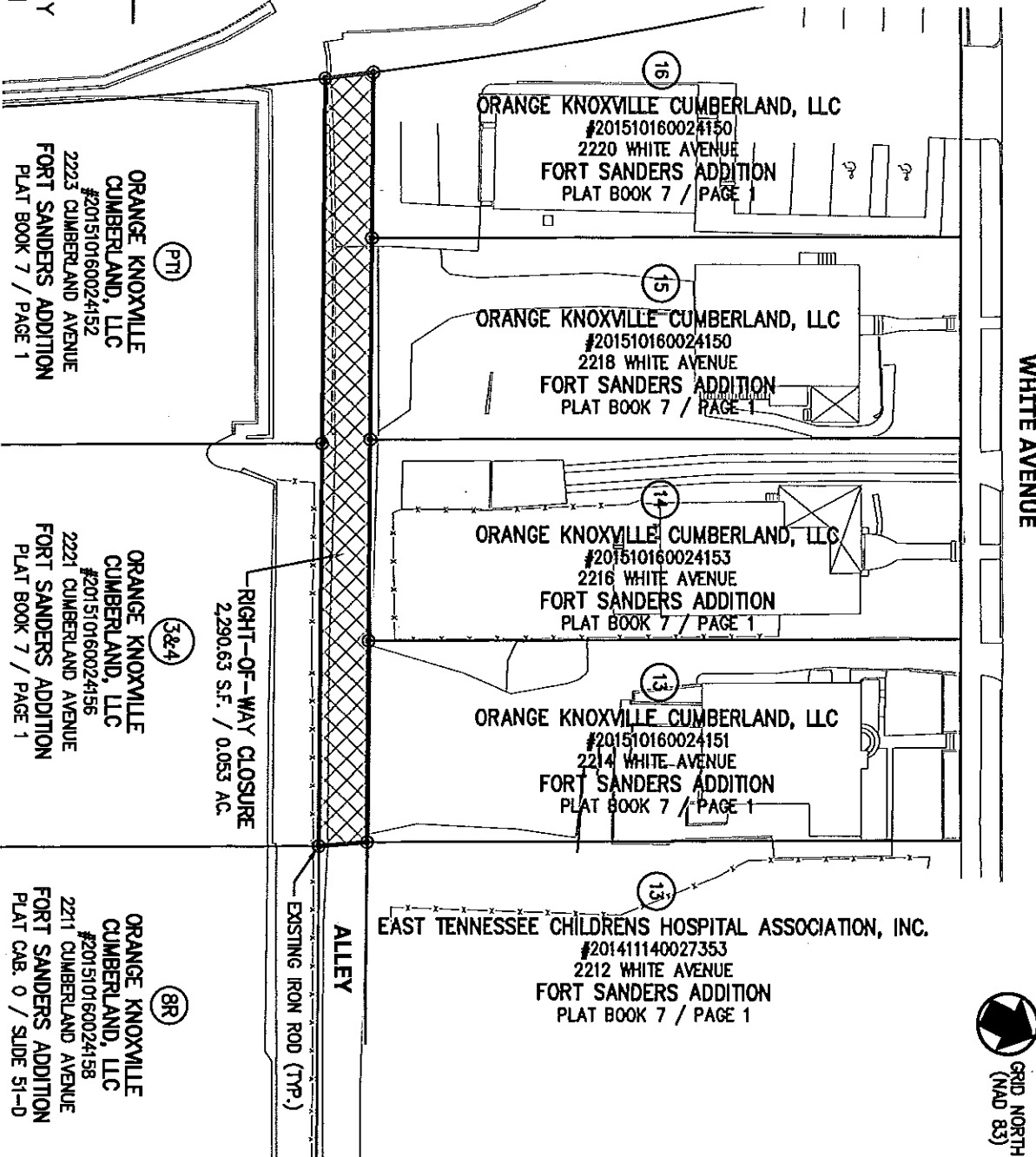
Name: (Print)      Address      •      City      •      State      •      Zip      •      Phone      •      Fax

APPLICATION ACCEPTED BY: *Mike Waller*





- NOTES:**
1. PROPERTY INFORMATION SHOWN PER KNOX COUNTY PROPERTY ASSESSORS OFFICE.
  2. BASE MAPPING PER SURVEY PERFORMED BY MICHAEL BRADY, INC. AS PROVIDED TO CCI



ORANGE KNOXVILLE CUMBERLAND, LLC  
 #201510160024152  
 2223 CUMBERLAND AVENUE  
 FORT SANDERS ADDITION  
 PLAT BOOK 7 / PAGE 1

ORANGE KNOXVILLE CUMBERLAND, LLC  
 #201510160024156  
 2221 CUMBERLAND AVENUE  
 FORT SANDERS ADDITION  
 PLAT BOOK 7 / PAGE 1

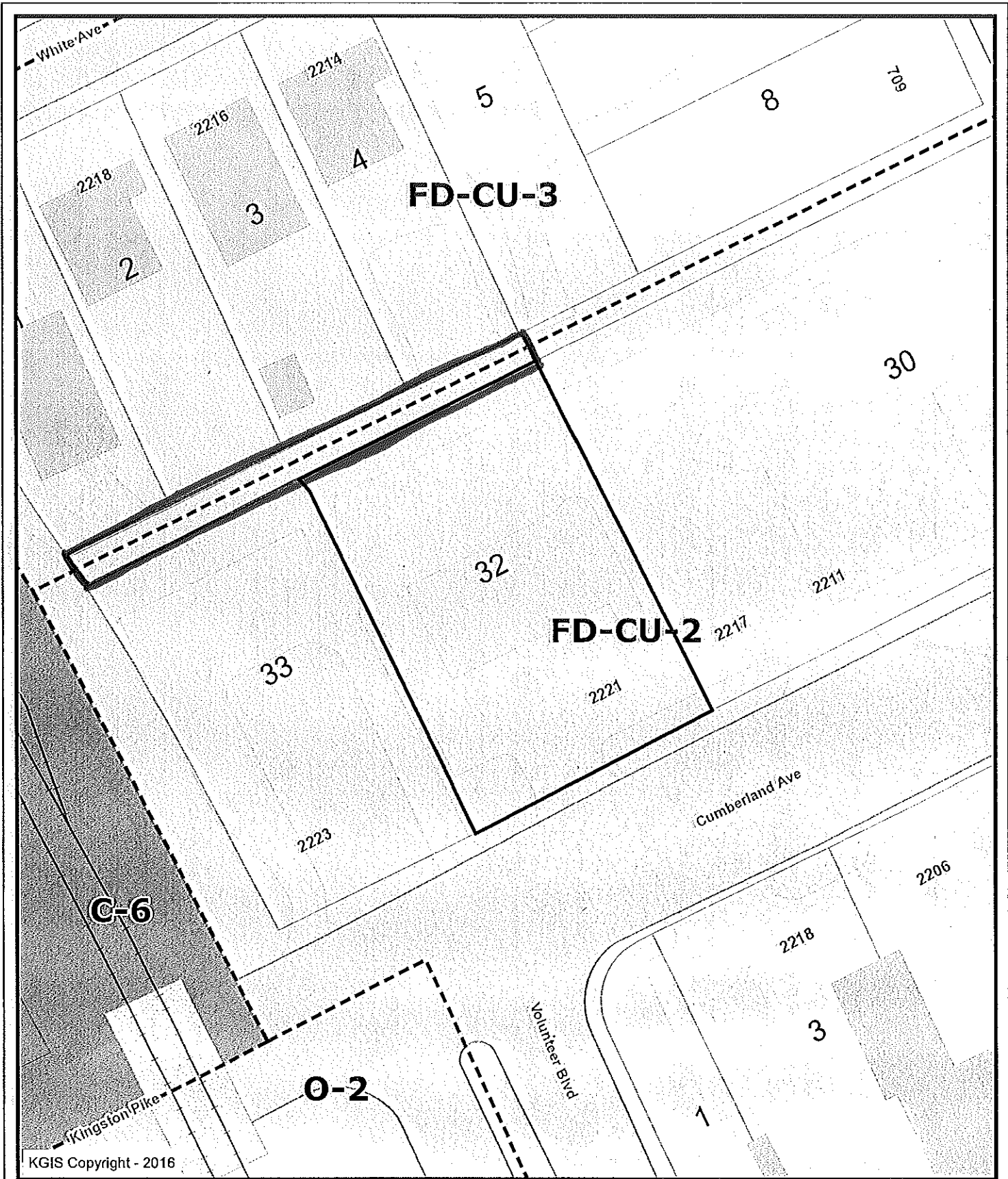
ORANGE KNOXVILLE CUMBERLAND, LLC  
 #201510160024158  
 2211 CUMBERLAND AVENUE  
 FORT SANDERS ADDITION  
 PLAT CAR. 0 / SLIDE 51-D

**CANNON & CANNON INC**  
 CONSULTING ENGINEERS - FIELD SURVEYORS

Tel. 865.670.8555  
 8550 Kingston Pike  
 Knoxville, TN 37919

DRAWN BY	ADW
CHECKED BY	RCL
DATE	8/18/2016
SCALE	1"=30'
CCI PROJ. NO.	01289-0000

**EXHIBIT "A"**  
**ALLEY CLOSURE**  
 DISTRICT 4, WARD 10, CITY BLOCK 10303  
 KNOXVILLE, TENNESSEE 37939



Letter Portrait

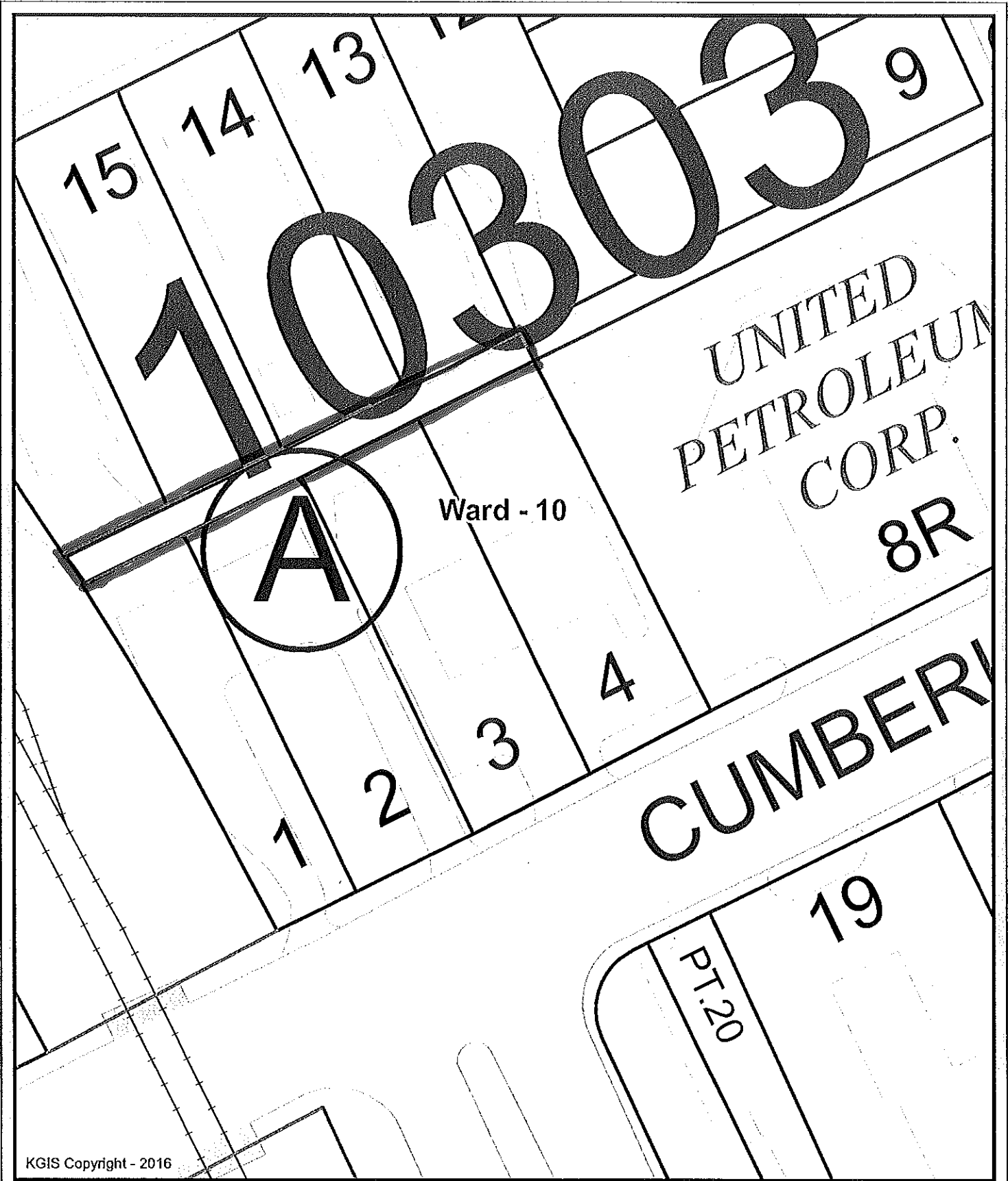
Printed: 8/29/2016 at 3:50:27 PM

Knoxville - Knox County - KUB Geographic Information System



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