

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

▶ **FILE #:** 4-A-17-SC

AGENDA ITEM #: 10

AGENDA DATE: 4/13/2017

▶ **APPLICANT:** UNIVERSITY OF TENNESSEE

TAX ID NUMBER: 108 C E 026

[View map on KGIS](#)

JURISDICTION: Council District 1

SECTOR PLAN: Central City

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

ZONING: O-1 (Office, Medical, and Related Services)

WATERSHED: Third Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Portion of right-of-way of Lake Ave

▶ **LOCATION:** Between Chi Phi Avenue (closed) and Terrace Avenue

IS STREET:

(1) IN USE?: Yes

(2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** The University is requesting to close a small portion of right-of-way in order to construct a new parking garage in 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 a portion of Lake Avenue, as requested, subject to any required easements, and subject to one condition.

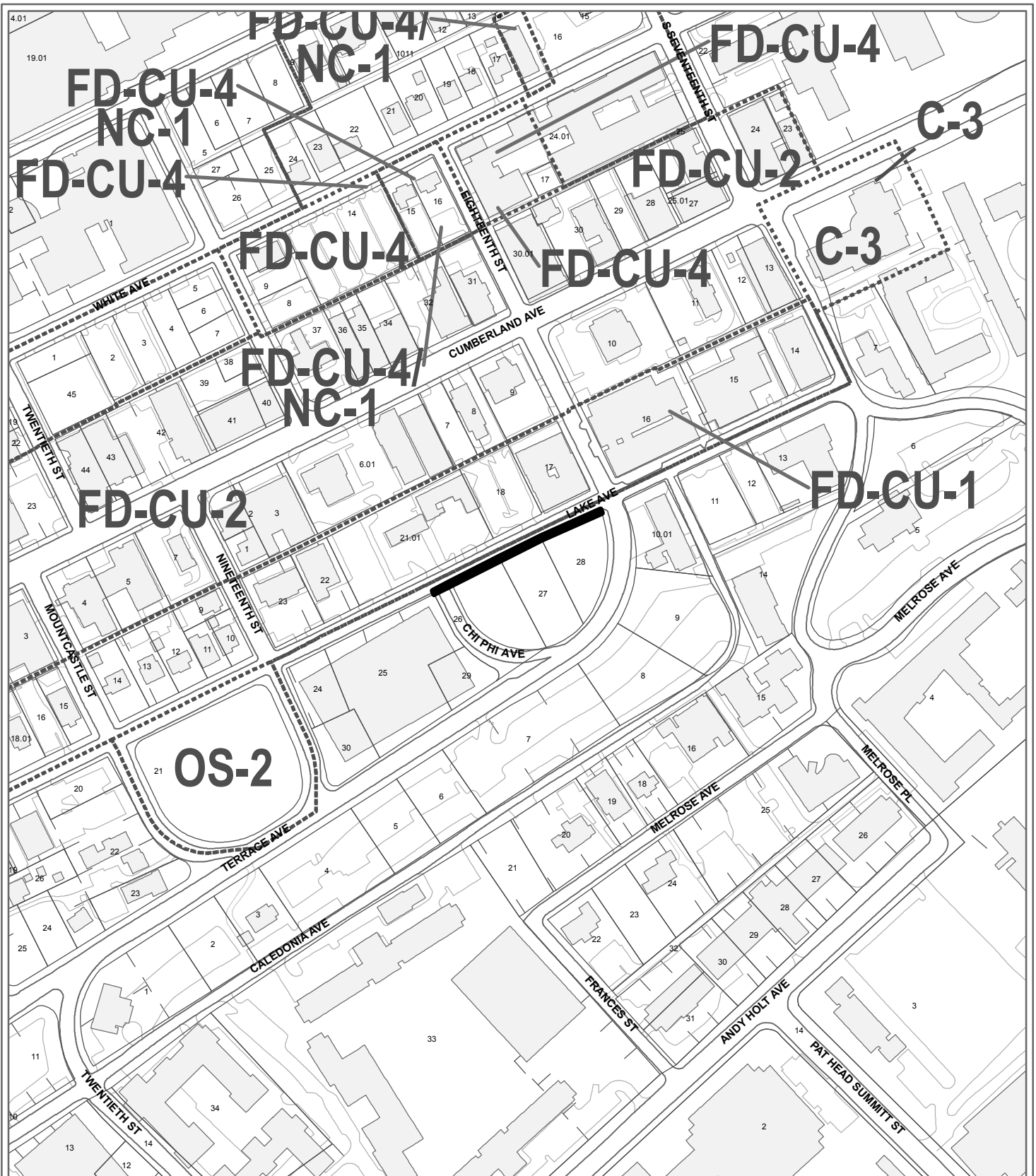
1. The existing paved road width must remain the same for adequate fire department access.

With the above condition, staff has received no objections from reviewing departments or utilities to this closure.

COMMENTS:

If approved for closure, the right-of-way will be combined with the adjacent tract and converted to private property. The applicant owns all of the adjacent parcels adjacent to the proposed right-of-way to be closed. 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 5/9/2017 and 5/23/2017. 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.



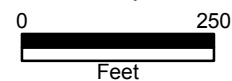
**4-A-17-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Chi Phi Ave
 To be closed from: Lake Avenue
 To be closed to: Terrace Avenue

Original Print Date: 3/14/2017 Revised: 3/16/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: University of Tennessee

Map No: 108
 Jurisdiction: City



4-A-17-SC - cor - City Eng



CITY OF KNOXVILLE



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

March 31, 2017

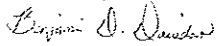
Mr. Mike Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
Knoxville, Tennessee 37902

SUBJECT: Closure of a portion of Lake Ave
MPC File # 4-A-17-SC; Nearby City Block 10465

Mr. Brusseau:

The City Engineering Department has no objections to close the above described right-of-way area.

Sincerely,



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



Knoxville Utilities Board

4-A-17-SC-cor-KUB



March 31, 2017

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 4-A-17-SC
Block No. 10465
CLT No. 108**

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.

- Sewer – 7.5 feet on each side of the centerline of the wastewater line, 15 feet total width
- Water – 7.5 feet on each side of the centerline of the water line, 15 feet total width

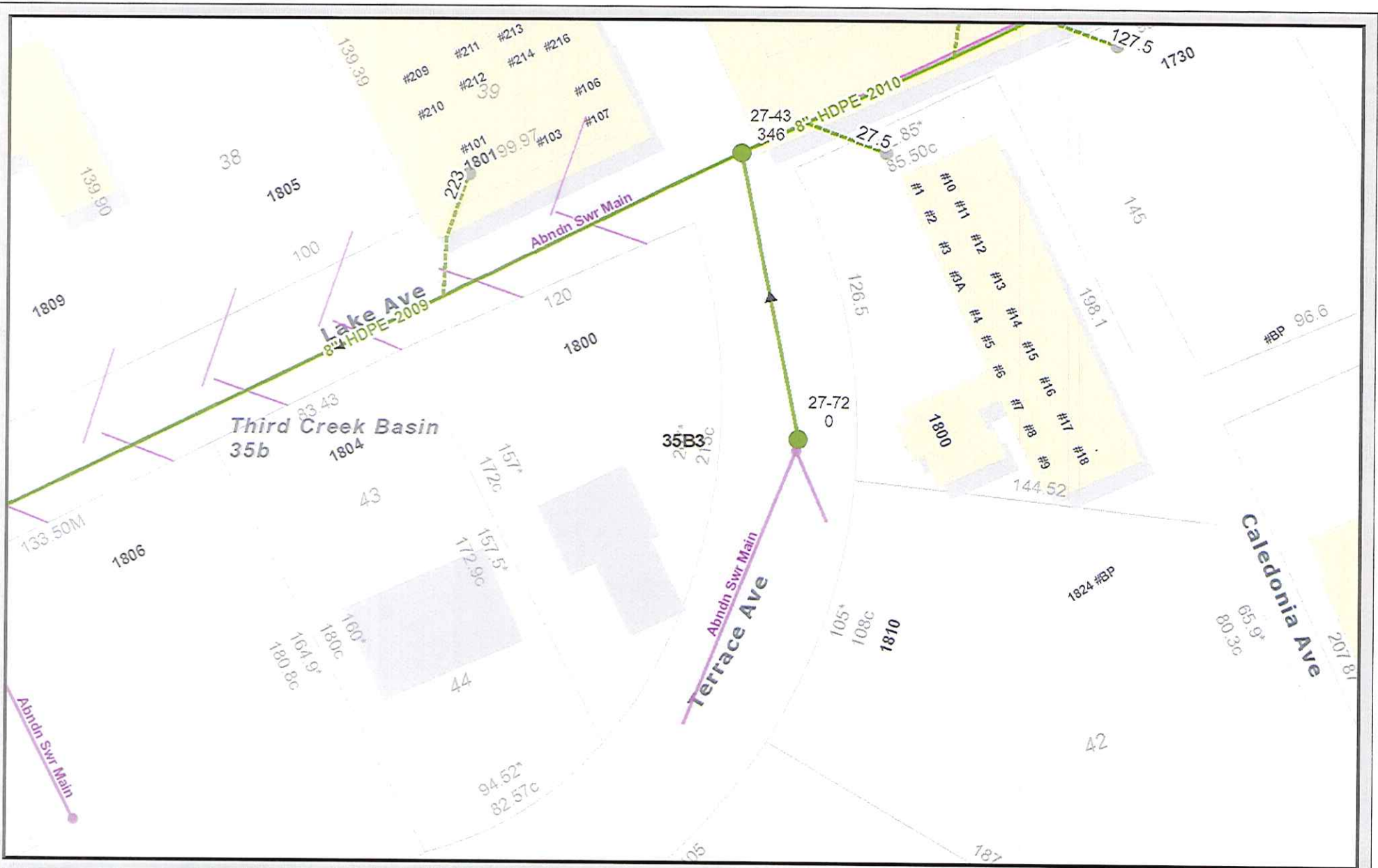
So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2291.

Sincerely,

Christian G. Wiberley
Engineering

CGW/ggt

Enclosure



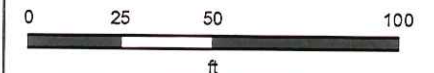
File No. 4-A-17-SC Lake Ave btwn Chi Phi Ave and Terrace Ave (Sewer)

City Block #10465 CLT Map #108

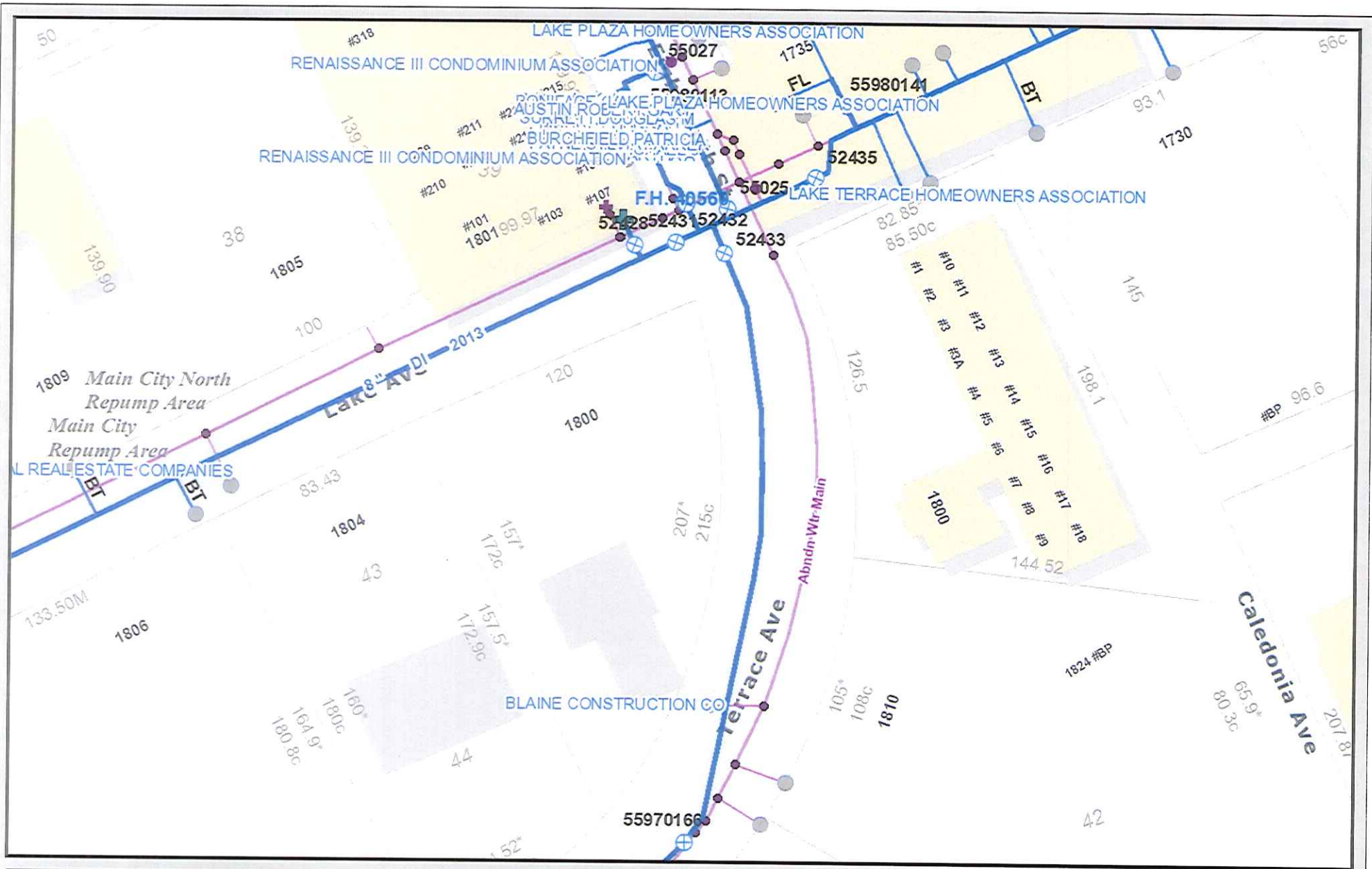
Knoxville Utilities Board



Printed: 3/30/2017 at 10:28:38 AM



KUB makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KUB harmless from any and all damage, loss, or liability arising from any use of this map product. All rights reserved.



File No. 4-A-17-SC Lake Ave btwn Chi Phi Ave and Terrace Ave (Water)
 City Block #10465 CLT Map #108

Knoxville Utilities Board

Printed: 3/30/2017 at 10:29:25 AM

KUB makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KUB harmless from any and all damage, loss, or liability arising from any use of this map product. All rights reserved.



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

RIGHT-OF-WAY CLOSURE



Name of Applicant: UNIVERSITY OF TENNESSEE
 Date Filed: 2/27/17 Fee Paid: \$750 File Number: 4-A-17-SC
 Map Number: 10866028 Zoning District: 0-2 City County Sector: Central City
 Jurisdiction: City 4 Councilmanic District

INFORMATION:

Name of Right-of-Way: LAKE AVENUE
 Type of Right-of-Way: Street Alley
 Location of Right-of-Way:
 BETWEEN (City Block or Lot where appropriate) WITHIN CITY BLOCK 10465
 AND (City Block or Lot where appropriate) _____
 Right-of-Way is: In Use Yes No Improved (example: paved) Yes No
 Reason for Closure: _____
THE UNIVERSITY IS REQUESTING TO CLOSE A SMALL
PORTION OF THE RIGHT-OF-WAY AS A NEW PARKING
GARAGE IS BEING CONSTRUCTED IN THE AREA
(SEE ATTACHMENTS FOR MORE INFORMATION)

TO BE CLOSED:

From: (Street, Alley, Other) <u>SW INTERSECTION OF LAKE AVE</u> <u>+ TERRACE AVE</u>	To: (Street, Alley, Other) <u>APPROXIMATELY 350' +/-</u> <u>IN A WESTERLY DIRECTION</u> <u>TOWARDS CHI PHI AVE</u>
--	---

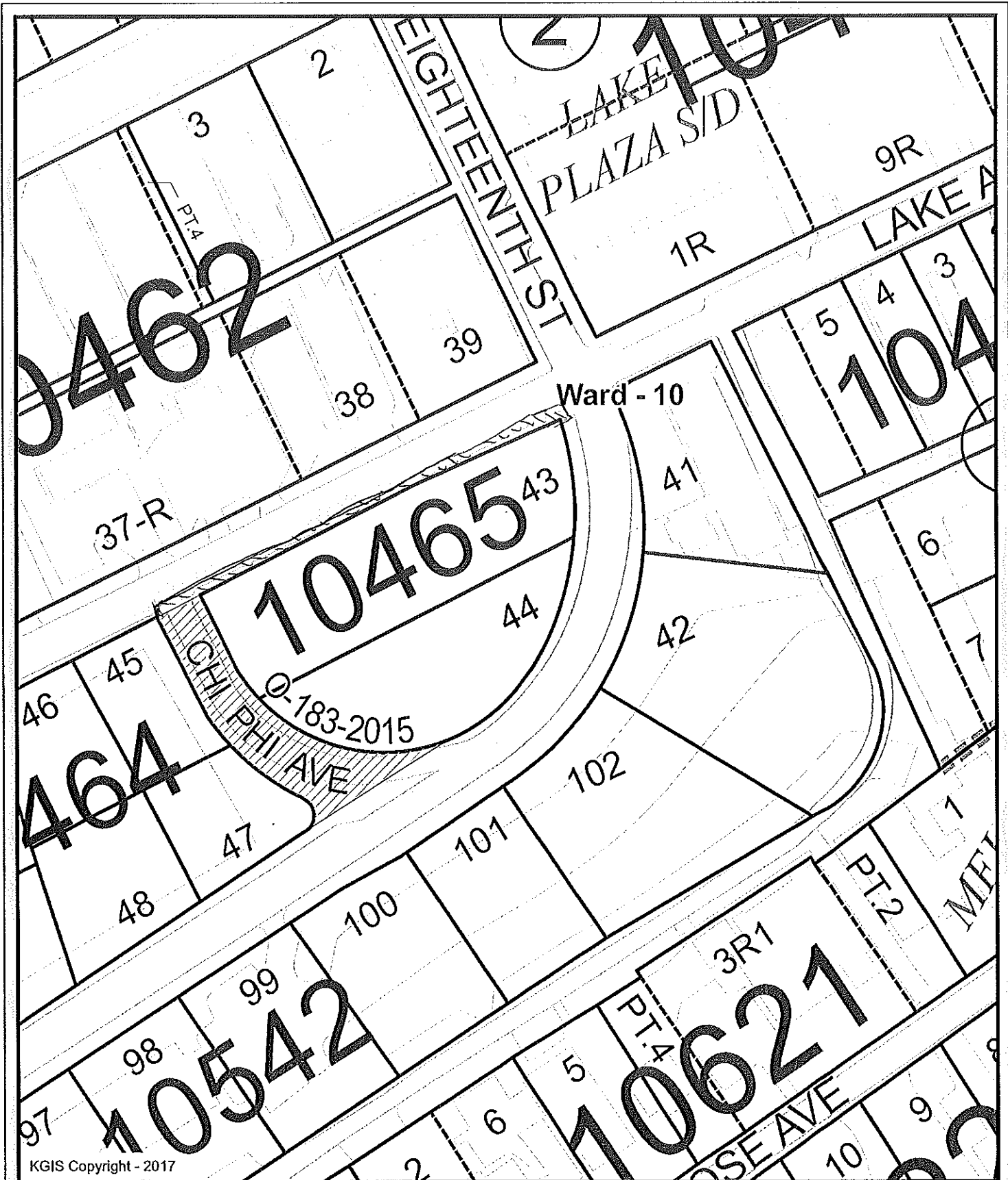
ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

5723 MIDDLEBROOK PIKE
TONY HOPSON SUITE 207 KNOXVILLE TN 37996 865-974-2441 865-974-4814
 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: [Signature]
Anthony F. Hopson 5723 Middlebrook Pike Knoxville TN 37996 974-2441 974-4814
 Name: (Print) Address • City • State • Zip • Phone • Fax

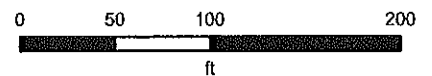
APPLICATION ACCEPTED BY:



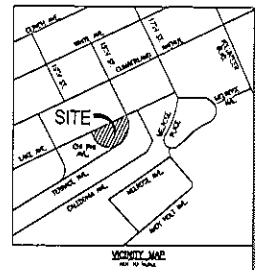
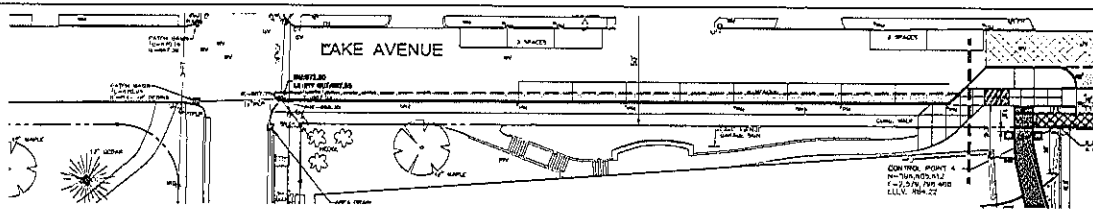
Letter Portrait

Printed: 2/27/2017 at 11:53:57 AM

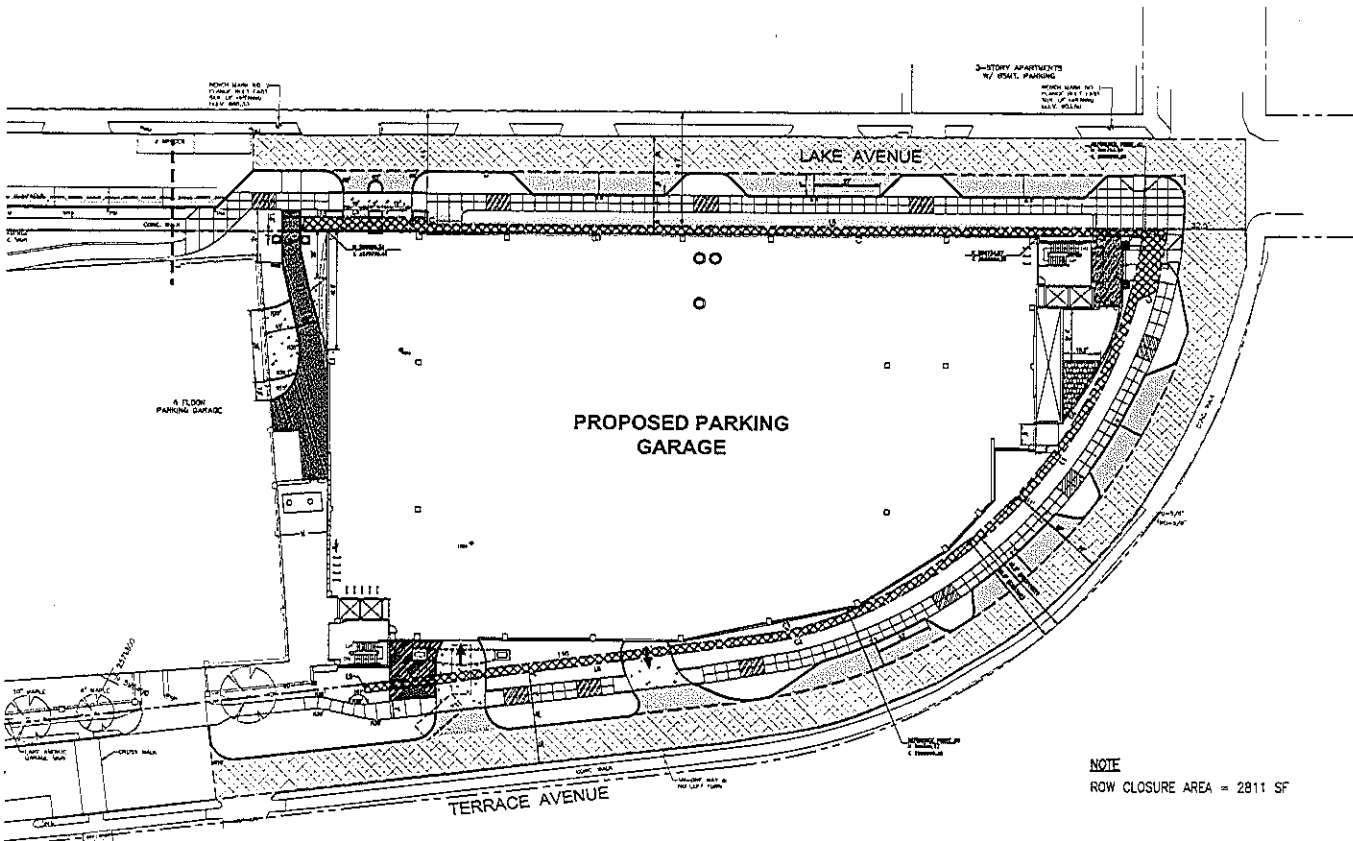
Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



DIA
Design Innovation
ARCHITECTS • ENGINEERS • LANDSCAPERS
4155 GLENDALE BLVD. SUITE 200
KNOXVILLE, TN 37919
615.524.2222



LINE #	LENGTH	BEARING
L1	342.30	S85° 12' 44" E
L2	4.00	S29° 12' 13" E
L3	36.44	S29° 12' 14" W
L4	2.00	S29° 12' 30" W
L5	36.44	S29° 12' 14" W
L6	35.88	S10° 47' 24" W
L7	3.01	S27° 21' 23" E
L8	143.29	S85° 12' 44" E
L9	3.23	S27° 12' 37" E
L10	102.24	S29° 12' 47" W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	143.32	208.48	81.42	N15° 07' 36" E	177.18
C2	26.28	148.84	18.21	S49° 47' 44" E	26.27
C3	26.44	148.84	18.21	S49° 47' 44" W	26.43
C4	208.24	208.48	91.11	S11° 31' 44" W	142.21

SITE DATA NOTES:

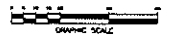
MAP AND PARCEL: DEER COUNTY MAP 106, PARCELS 016, 027, & 031 (SHEET FROM A NEW LINE AC.)
 CITY ADDRESS: 10444
 CITY BLOCK NO.: 10444
 COUNTY: KNOXVILLE
 COUNTY: DEKALB
 STATE: TN
 OWN. DISTRICT: 12
 PROPERTY ZONING: R-2
 SCHEDULE OF USE: 1.2 ADRES
 TAXING: FLOORING UP SITE
 BLANK 24, 1

OWNER: UNIVERSITY OF TENNESSEE
 DIVISION OF FACILITIES PLANNING
 3723 HIGHLANDS, P.O. BOX 719
 KNOXVILLE, TN 37996-0040
 PHONE: (603) 874-1223
 FAX: (603) 874-1213
 CONTACT: TERRY STANLEY

APPLICANT: LITTLEJOHN ENGINEERING ASSOCIATES
 1838 21ST AVENUE, SUITE 100
 KNOXVILLE, TN 37917
 PHONE: (603) 824-4622
 FAX: (603) 821-1538
 CONTACT: BRAD SALSBURY

PROPOSED FEATURES LEGEND

- BLANKING
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- WALL AND TOP COAT
- STONE MASONRY
- CONCRETE FINISH
- PROPERTY LINE
- ROW CLOSING AREA



NOTE
 1. PORTIONS OF THE BLANKING, MASONRY, STONE FINISH, WALL, AND TOP COAT ARE SHOWN IN THE CITY OF KNOXVILLE. THE APPLICANT AGREES TO RELOCATE THE CITY OF KNOXVILLE TO THE PROPOSED SITE. THE APPLICANT AGREES TO RELOCATE THE CITY OF KNOXVILLE TO THE PROPOSED SITE. THE APPLICANT AGREES TO RELOCATE THE CITY OF KNOXVILLE TO THE PROPOSED SITE.

CONSTRUCTION DOCUMENTS
 LAKE AVENUE PARKING GARAGE
 UNIVERSITY OF TENNESSEE, KNOXVILLE, TN

RIGHT OF WAY
 CLOSURE
 EXHIBIT

Littlejohn
 An S&ME Company
 6815 INDEPENDENCE LANE, KNOXVILLE, TENNESSEE 37909
 T 865.524.2222 F 865.524.2242 www.littlejohn.com

201508041
 04/27/2016
 X-100