

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

▶ **FILE #:** 4-B-17-SC

AGENDA ITEM #: 11

AGENDA DATE: 4/13/2017

▶ **APPLICANT:** UNIVERSITY OF TENNESSEE

TAX ID NUMBER: 108 C E 027 [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:** Terrace Ave

▶ **LOCATION:** Between northeast corner of parcel 108CE028 and southeast corner of parcel 108CE029

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 Terrace Avenue, as requested, subject to any required easements, and subject to one condition.

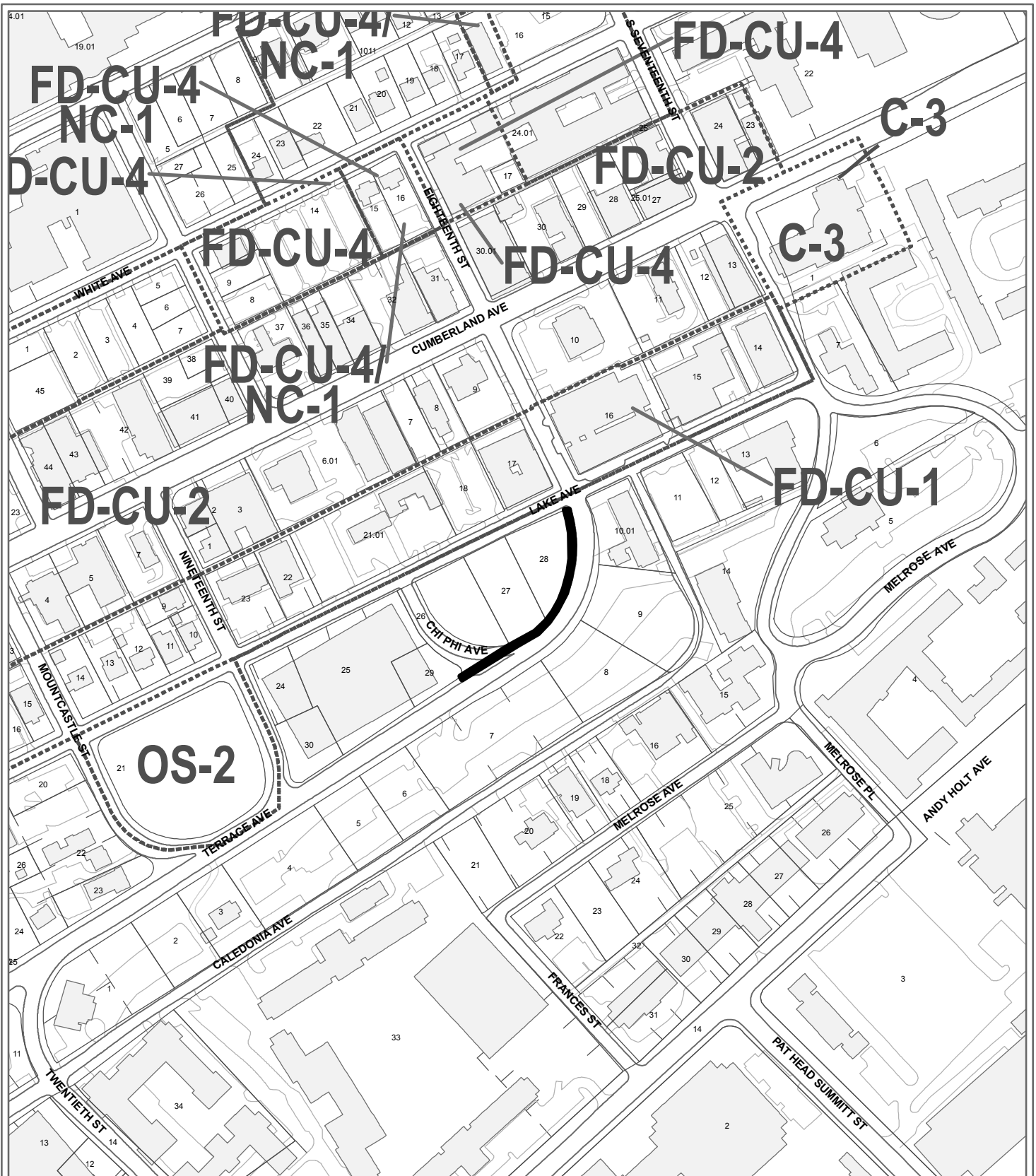
1. The existing paved road width must remain the same for adequate fire department access.

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.



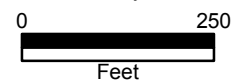
**4-B-17-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Terrace Ave
 To be closed from: northeast corner of parcel 108CE028
 To be closed to: southeast corner of parcel 108CE029

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

Petitioner: University of Tennessee

Map No: 108
 Jurisdiction: City



4-B-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 Terrace Ave
MPC File # 4-B-17-SC; Nearby City Blocks 10465 & 10542

Mr. Brusseau:

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

Sincerely,

Benjamin D. Davidson

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



Knoxville Utilities Board

4-B-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-B-17-SC
Block No. 10465 & 10542
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

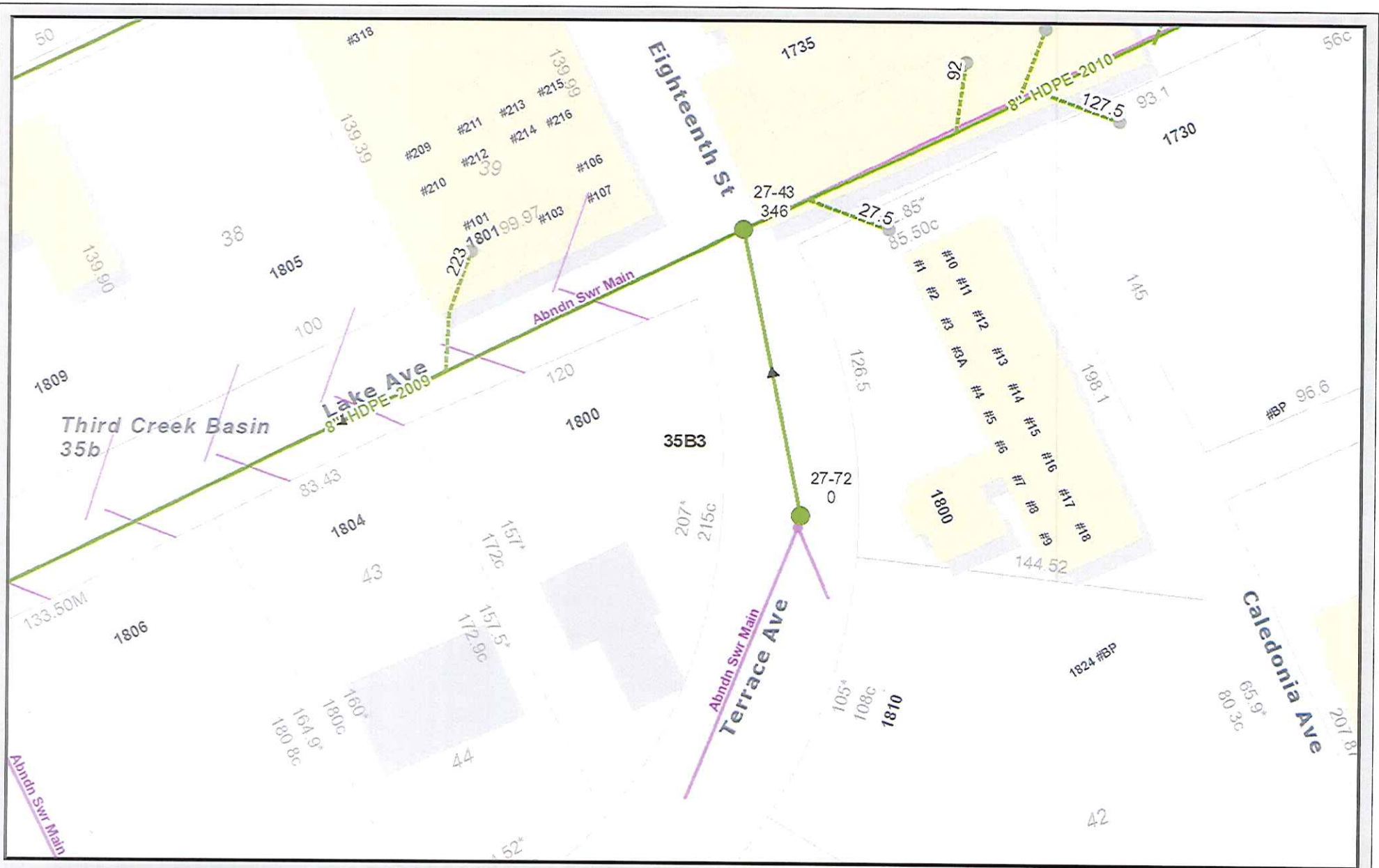
So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2291.

Sincerely,

Christian G. Wiberley
Engineering

CGW/ggt

Enclosure



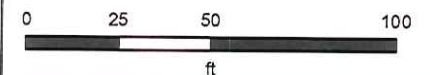
File No. 4-B-17-SC Terrace Ave btwn Parcel 108CE028 and Parcel 108CE029 (Sewer)
 City Block #10465 & #10542 CLT Map #108

Knoxville Utilities Board

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 further 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.



Printed: 3/30/2017 at 10:32:23 AM



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-B-17-50
Map Number: 108CE028 Zoning District: 0-2 City County Sector: Central City
Jurisdiction: City 1 Councilmanic District

INFORMATION:

Name of Right-of-Way: TERRACE 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 TERRACE</u> <u>AVE + LAKE AVE</u> | To: (Street, Alley, Other) <u>APPROXIMATELY 425' +/-</u> <u>IN A SOUTHWESTERLY 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

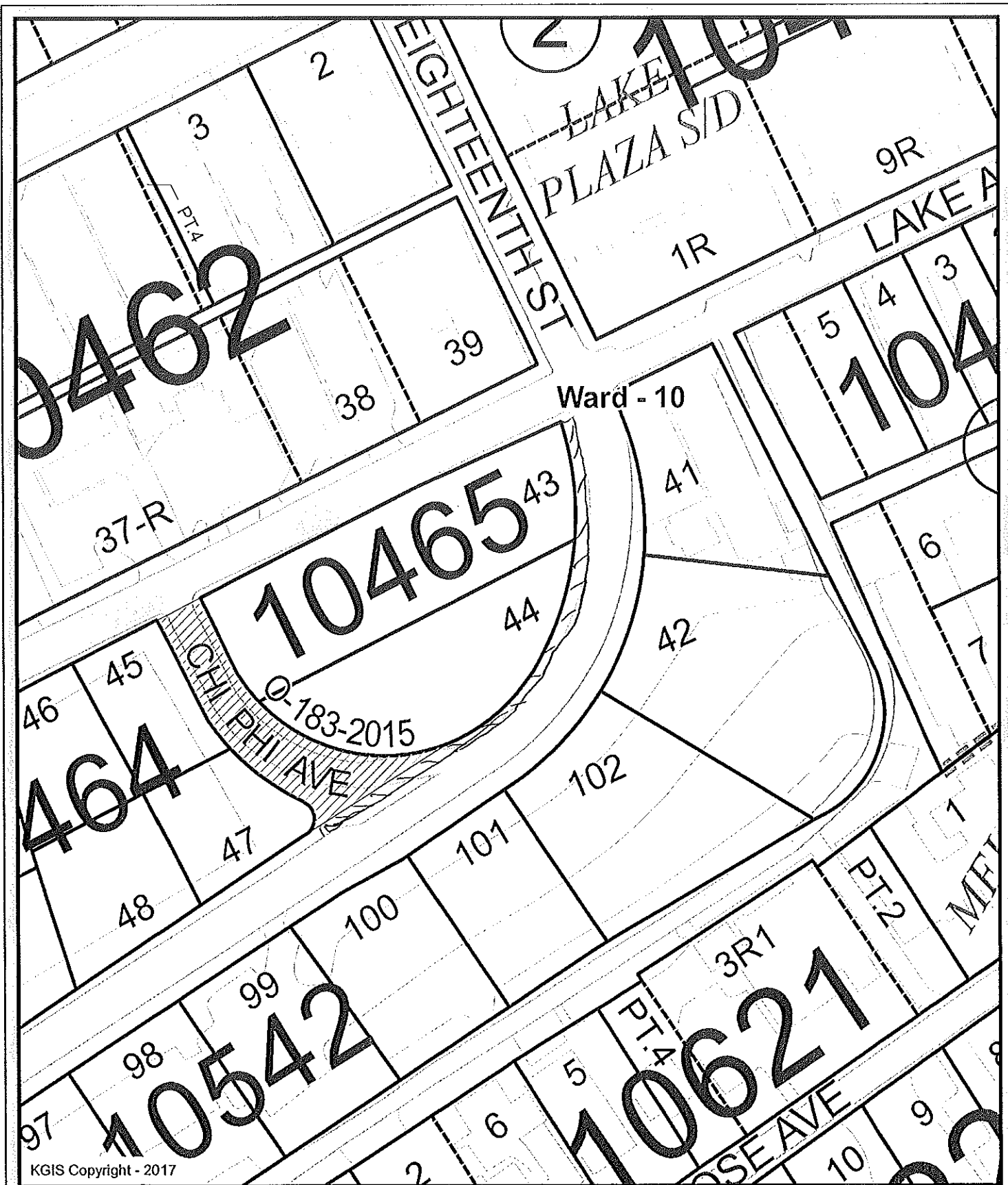
AUTHORIZATION OF APPLICATION:

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] 974-2441

Anthony F. Hopson 5723 Middlebrook Pike Knoxville TN 37996 974-4814
Name: (Print) Address City State Zip Phone Fax

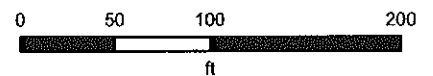
APPLICATION ACCEPTED BY:



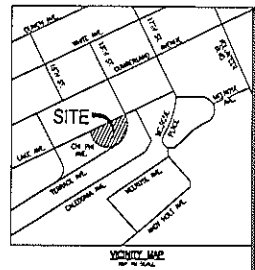
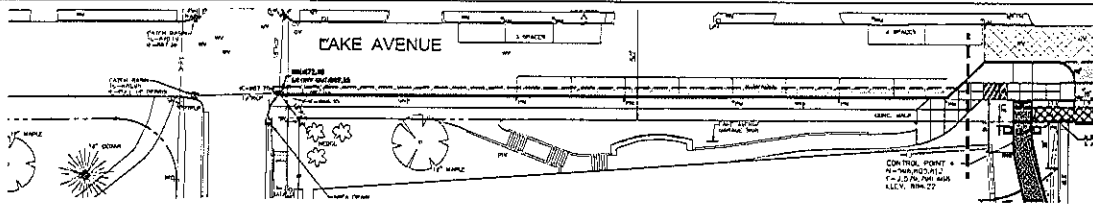
Letter Portrait

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

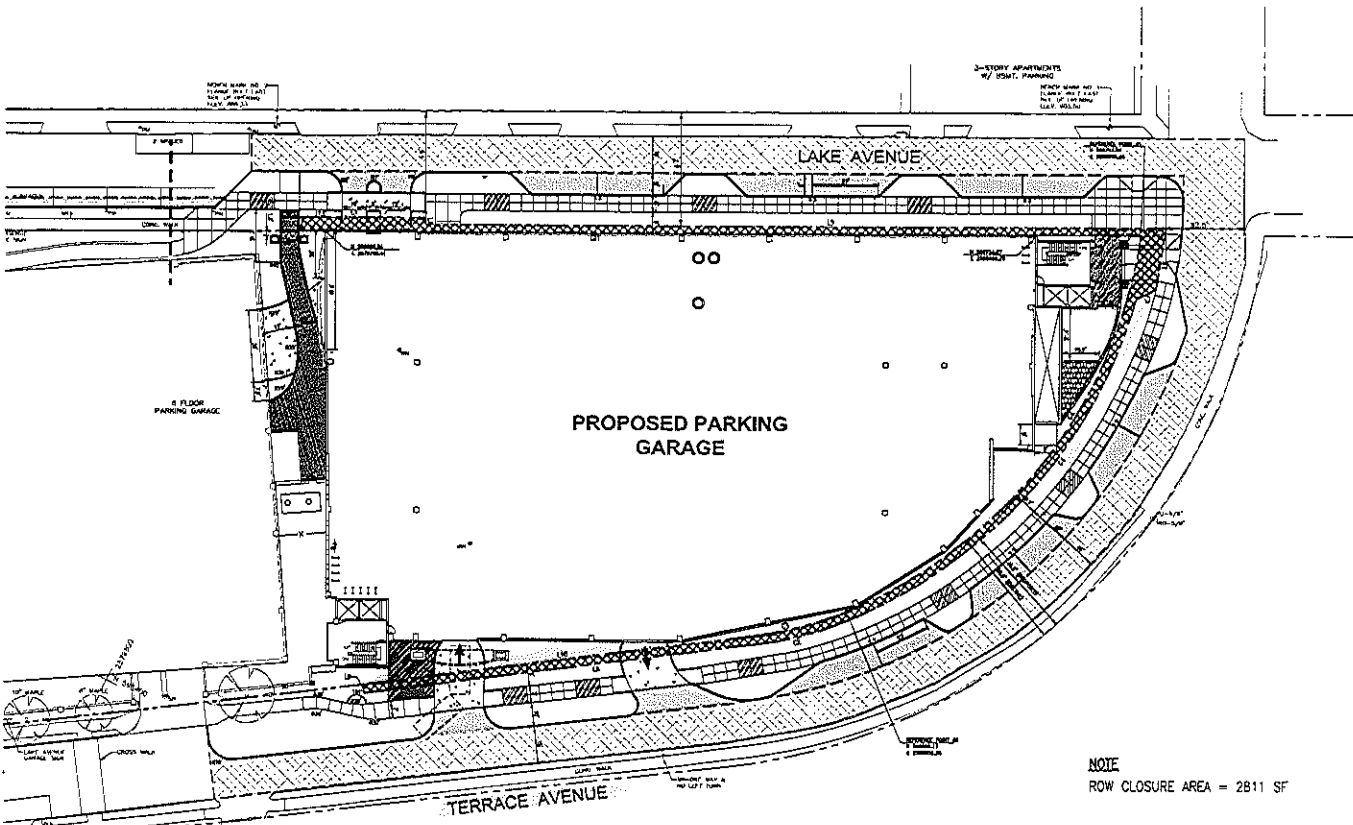
Knoxville - Knox County - KUB Geographic Information System



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 futher 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 + PLANNERS
400 S. GAY ST., SUITE 200
KNOXVILLE, TN 37902
423.598.4400



LINE TABLE

| LINE # | LENGTH | BEARING |
|--------|--------|--------------|
| L1 | 303.00 | S47° 47' 47" |
| L2 | 4.00 | S27° 10' 17" |
| L3 | 36.00 | S47° 34' 14" |
| L4 | 3.00 | S27° 30' 30" |
| L5 | 36.00 | S47° 34' 14" |
| L6 | 3.00 | S27° 47' 34" |
| L7 | 3.00 | S27° 27' 22" |
| L8 | 162.00 | N27° 32' 48" |
| L9 | 3.00 | S27° 47' 34" |
| L10 | 162.00 | S27° 34' 07" |

CURVE TABLE

| CURVE # | LENGTH | BEARING | CHORD BEARING | CHORD LENGTH | |
|---------|--------|---------|---------------|----------------|--------|
| C1 | 183.33 | S26.48 | S1.43 | R217.87 367.14 | 177.14 |
| C2 | 30.00 | 148.24 | 18.27 | N47° 47' 44" | 34.27 |
| C3 | 36.00 | 148.24 | 18.27 | S47° 47' 44" | 34.23 |
| C4 | 306.00 | 306.00 | 181.11 | S17° 31' 44" | 197.41 |

SITE DATA NOTES:

MAP AND PARCEL: 2007 COUNTY MAP 108, PARCELS 001, 027, & 028, 1995, A 100 LINE AC.

SITE ADDRESS: 1000 S. GAY ST., KNOXVILLE, TN 37902

CITY BLOCK NO.: 1000

CITY: KNOXVILLE

COUNTY: HAMILTON

STATE: TENNESSEE

SOIL DISTRICT: 1E

PRECEDENT ZONING: S-2

AREA OF SITE: 1.2 ACRES

DEVELOPER: UNIVERSITY OF TENNESSEE, DIVISION OF FACILITIES PLANNING, 3703 HERRINGTON AVE., SUITE 118, KNOXVILLE, TN 37902-2040, PHONE: (603) 874-2021, FAX: (603) 874-2013, CONTACT: TRISH SCHMIDT

ARCHITECT: LITTLEJOHN ENGINEERING ASSOCIATES, 1628 2102 AVENUE SOUTH, KNOXVILLE, TN 37913, PHONE: (603) 404-8822, FAX: (603) 381-1739, CONTACT: BRAD SALVENDY

PROPOSED FEATURES LEGEND

| | |
|-------------------|-----------|
| PAVING | [Pattern] |
| CONCRETE SIDEWALK | [Pattern] |
| ASPHALT PAVEMENT | [Pattern] |
| WALL AND TOP COAT | [Pattern] |
| STONE WALL | [Pattern] |
| CONCRETE FINISH | [Pattern] |
| PROPERTY LINE | [Pattern] |
| ROW CLOSURE AREA | [Pattern] |

NOTE
ROW CLOSURE AREA = 2811 SF

NOTE
1. CONTINUATION OF THE PAVING, INCLUDING STRIPED PAVEMENT, SHALL BE SHOWN TO THE CITY OR JURISDICTIONAL AGENCY AS REQUIRED BY THE CITY OR JURISDICTIONAL AGENCY. ALL APPROPRIATE PLANNING, PERMITTING AND THE NECESSARY CITY ORDINANCES SHALL BE OBTAINED BY THE CLIENT PRIOR TO CONSTRUCTION.



Littlejohn
An S&BME Company
8800 ANCHORAGE LAKE, KNOXVILLE, TENNESSEE 37909
T: 865.598.4400 F: 865.598.2729 www.littlejohn.com

RIGHT OF WAY CLOSURE EXHIBIT

Project Number: 29150041
Date: 04/27/2016
Scale: X-100

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