

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

▶ **FILE #:** 8-A-17-AC

AGENDA ITEM #: 13

AGENDA DATE: 8/10/2017

▶ **APPLICANT:** KNOXVILLE PRESERVATION AND DEVELOPMENT, LLC

TAX ID NUMBER: 81 N H 004 [View map on KGIS](#)
 JURISDICTION: Council District 4
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: I-2 (Restricted Manufacturing and Warehousing) and C-3 (General Commercial)
 WATERSHED: Second Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** unnamed alley

▶ **LOCATION:** Between southeast R-O-W line of W. Oklahoma Ave. and southeast corner of parcel 081NH004

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

▶ **APPLICANT'S REASON FOR CLOSURE:** Development of parcels for improved parking and business operations.

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 requested portion of the unnamed alley, 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 combined with the adjacent tracts 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 9/12/2017 and 9/26/2017. 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.



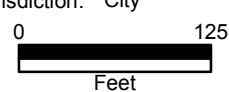
**8-A-17-AC
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: Knoxville Preservation and Development, LLC

Name of Street or Alley: unnamed alley
 To be closed from: southeast R-O-W line of W. Oklahoma Ave.
 To be closed to: southeast corner of parcel 081NH004

Map No: 81
 Jurisdiction: City

Original Print Date: 7/18/2017 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



8-A-17-AC-cor-City Eng



CITY OF KNOXVILLE

RECEIVED

JUL 27 2017

Metropolitan
Planning Commission

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

July 27, 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 an unnamed alley
MPC File # 8-A-17-AC;
City Block 11361

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,

A handwritten signature in cursive script that reads "Benjamin D. Davidson".

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



Knoxville Utilities Board

8-A-17-AC-cor-KUB



July 25, 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 8-A-17-AC
Block No. 11361
CLT No. 81
Parcel No. 081NH004**

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.

Electric – 10 feet on each side of the centerline of the electric line, 20 feet total width
Sewer – 7.5 feet on each side of the centerline of the wastewater line, 15 feet total width

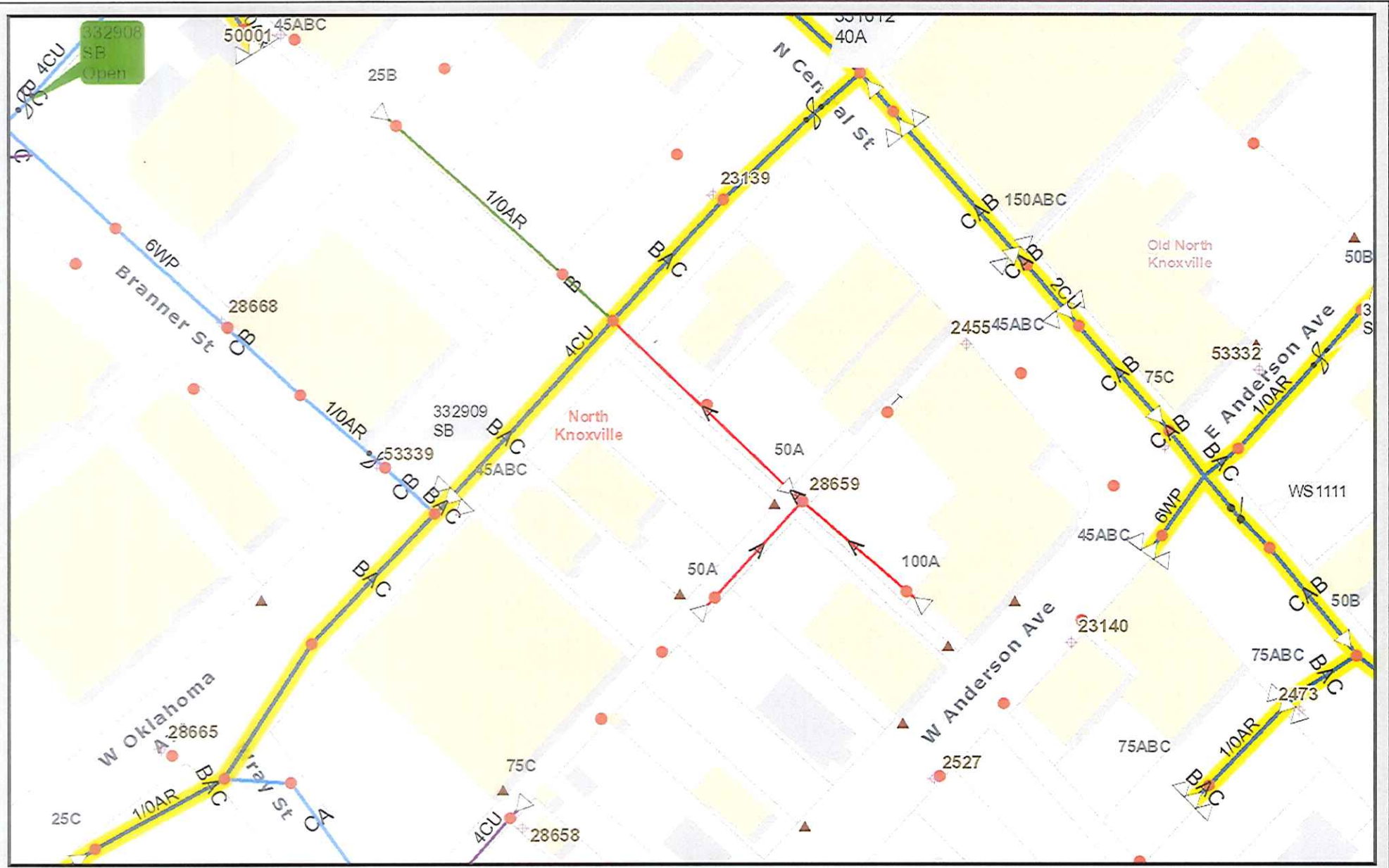
So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2291.

Sincerely,

Christian G. Wiberley
Engineering

CGW/ggt

Enclosure



File No. 8-A-17-AC Unnamed alley btwn W. Oklahoma Ave. and parcel 081NH004 (Electric)

City Block #11361 CLT Map #81 Parcel #081NH004

Knoxville Utilities Board

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0 45 90 180
ft

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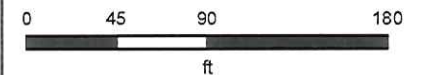


File No. 8-A-17-AC Unnamed alley btwn W. Oklahoma Ave. and parcel 081NH004 (Sewer)

City Block #11361 CLT Map #81 Parcel #081NH004



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Knoxville Utilities Board

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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: KNOXVILLE PRESERVATION AND DEVELOPMENT, LLC

Date Filed: 6/7/17 Fee Paid: \$100.00 File Number: 8-A-17-Ae

Map Number: 081 Zoning District: C-3 City County Sector: _____

Jurisdiction: City 4th Councilmanic District



INFORMATION:

Name of Right-of-Way: Unnamed Alley

Type of Right-of-Way: Street Alley

Location of Right-of-Way:
 BETWEEN (City Block or Lot where appropriate) 11361 @ ~~Central~~ W. Oklahoma Ave
 AND (City Block or Lot where appropriate) due s/w to s/w lot line of Lot 22 (listed as pt 22 on ward map)

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

Reason for Closure: DEVELOPMENT OF PARCELS FOR IMPROVED PARKING AND BUSINESS OPERATIONS.

TO BE CLOSED:

From: (Street, Alley, Other) <u>W OKLAHOMA Ave</u>	To: (Street, Alley, Other) <u>UNNAMED ALLEY</u>

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

DAVID SCOTT McANDERSON 405 KNOXVILLE, TN 37917 865.898.0066

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

AUTHORIZATION OF APPLICATION:

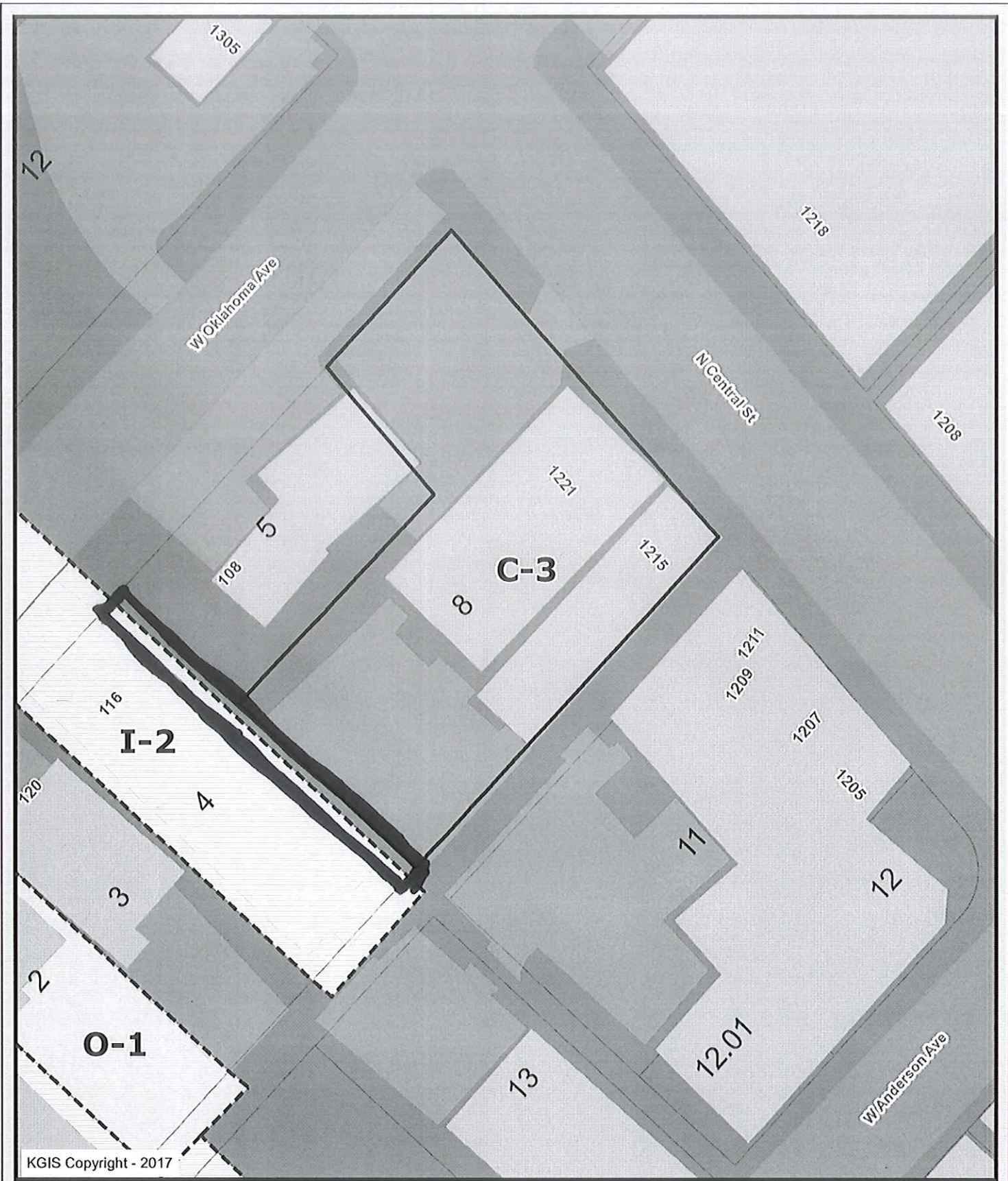
I hereby certify that I am the authorized applicant, or representing the applicant and ALL property owners involved in this request or holders of option on same.

Signature: [Signature]

DAVID SCOTT McANDERSON 405 KNOXVILLE, TN 37917 865.898.0066

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

APPLICATION ACCEPTED BY:

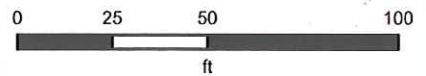


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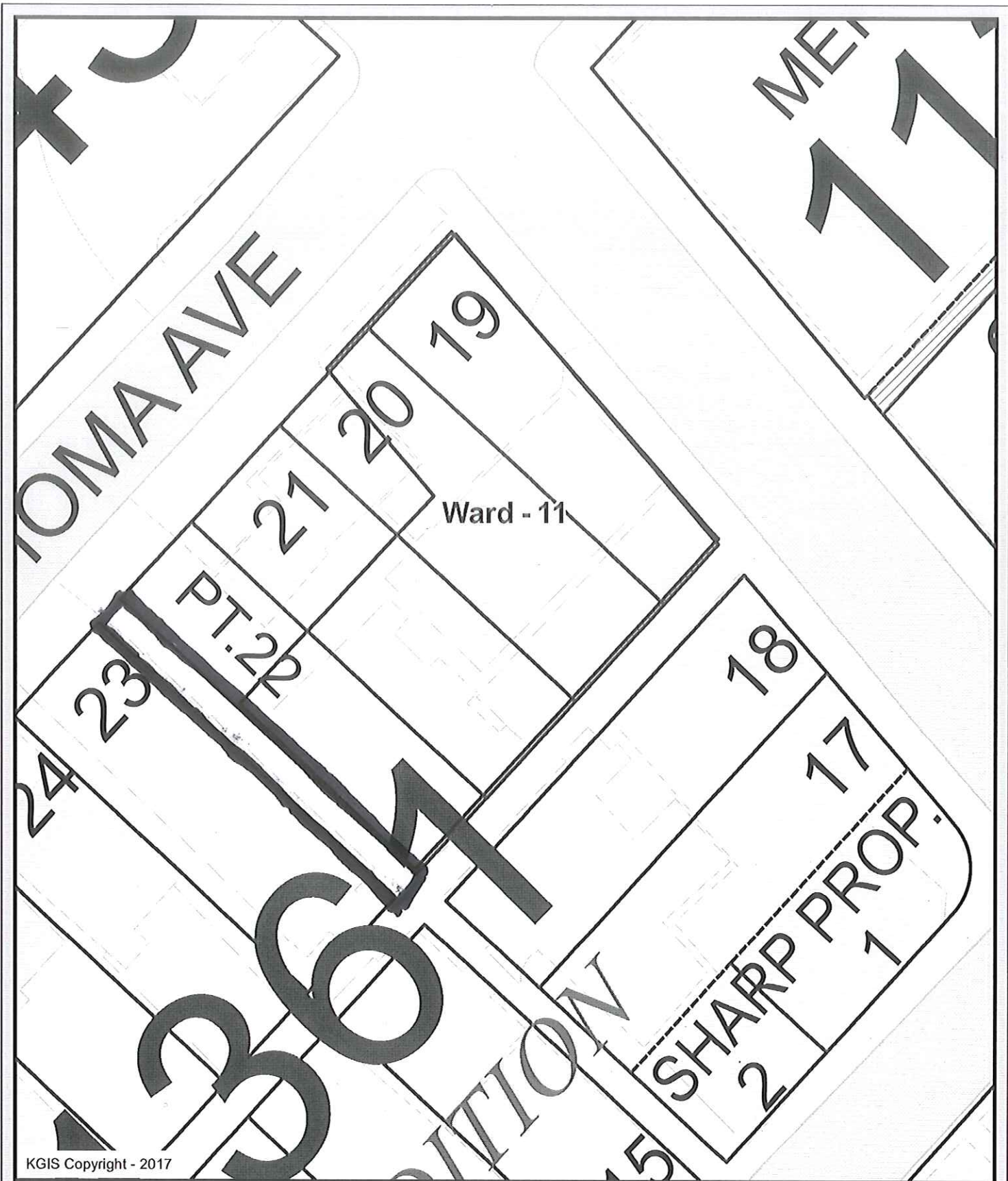
Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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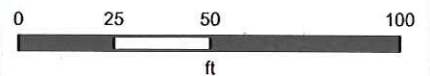


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