

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

▶ **FILE #:** 8-A-17-SC

**AGENDA ITEM #:** 15

**AGENDA DATE:** 8/10/2017

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

TAX ID NUMBER: 81 N H 005 [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:** W Oklahoma Ave

▶ **LOCATION:** Between N. Central Street and southwest property line of parcel 081NH004

IS STREET:  
 (1) IN USE?: No  
 (2) IMPROVED (paved)?: No

▶ **APPLICANT'S REASON FOR CLOSURE:** Property to be developed as part of a larger site redesign for 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:**

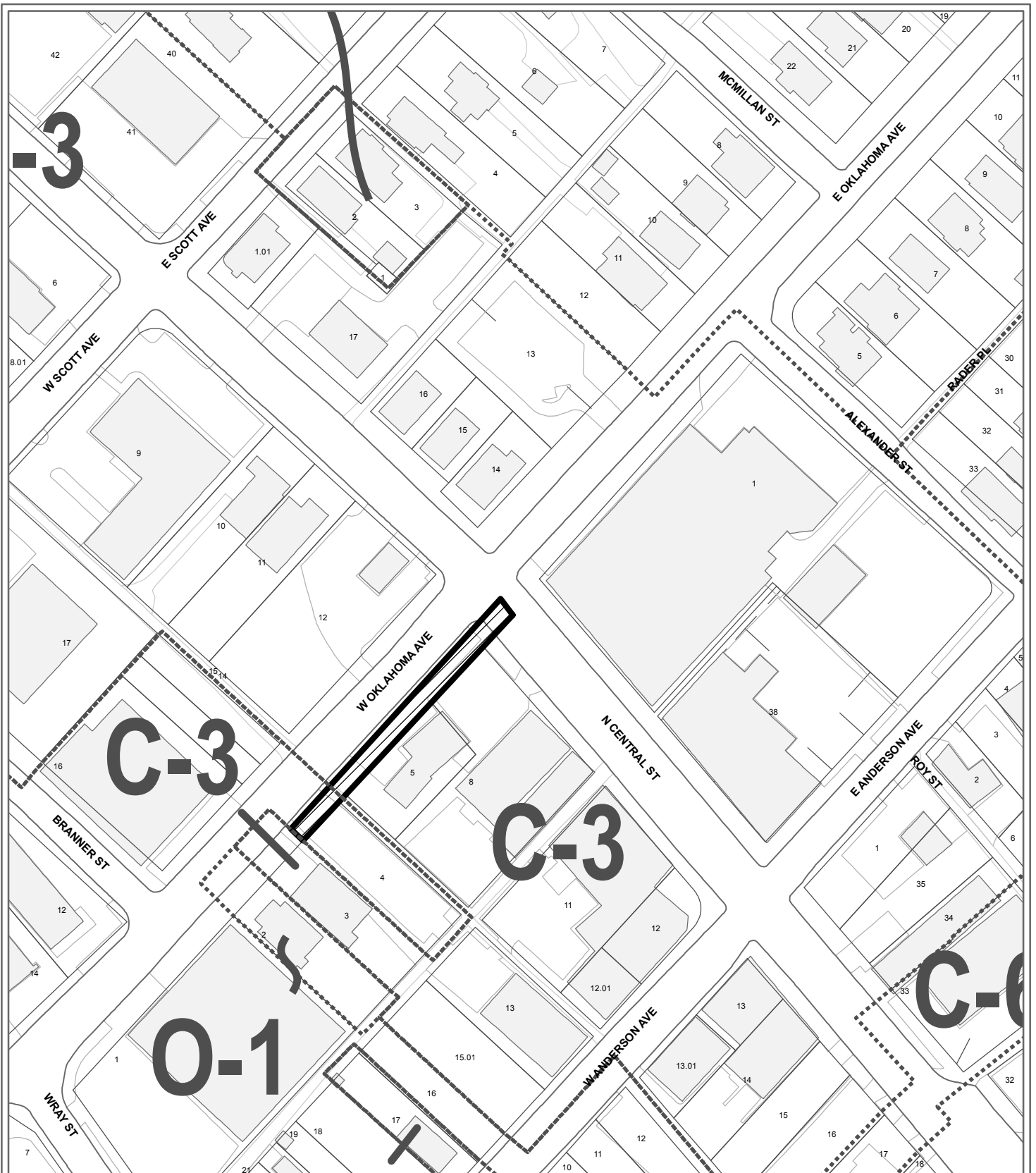
▶ **RECOMMEND that City Council APPROVE the closure of the requested portion of W. Oklahoma Avenue, subject to any required easements.**

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.



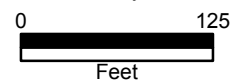
**8-A-17-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: W Oklahoma Ave  
 To be closed from: N. Central Street  
 To be closed to: southwest property line of parcel 081NH004

Petitioner: Knoxville Preservation and Development, LLC

Map No: 81  
 Jurisdiction: City

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



8-A-17-SC - cor\_ City Eng



CITY OF KNOXVILLE



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

July 27, 2017

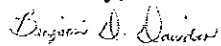
Mr. Mike Brusseau, AICP, Senior Planner  
Knoxville-Knox County Metropolitan Planning Commission  
City-County Building, Suite 403  
Knoxville, Tennessee 37902

SUBJECT: Closure of a portion of W Oklahoma Ave  
MPC File # 8-A-17-SC;  
City Block 11361 and 11043

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, PLS, Technical Services Administrator  
Department of Engineering  
Ph: 865-215-2148



Knoxville Utilities Board

8-A-17-SC\_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-SC  
Block No. 11361  
CLT No. 81  
Parcel No. 081NH008**

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
- Gas – 7.5 feet on each side of the centerline of the gas line, 15 feet total width
- 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

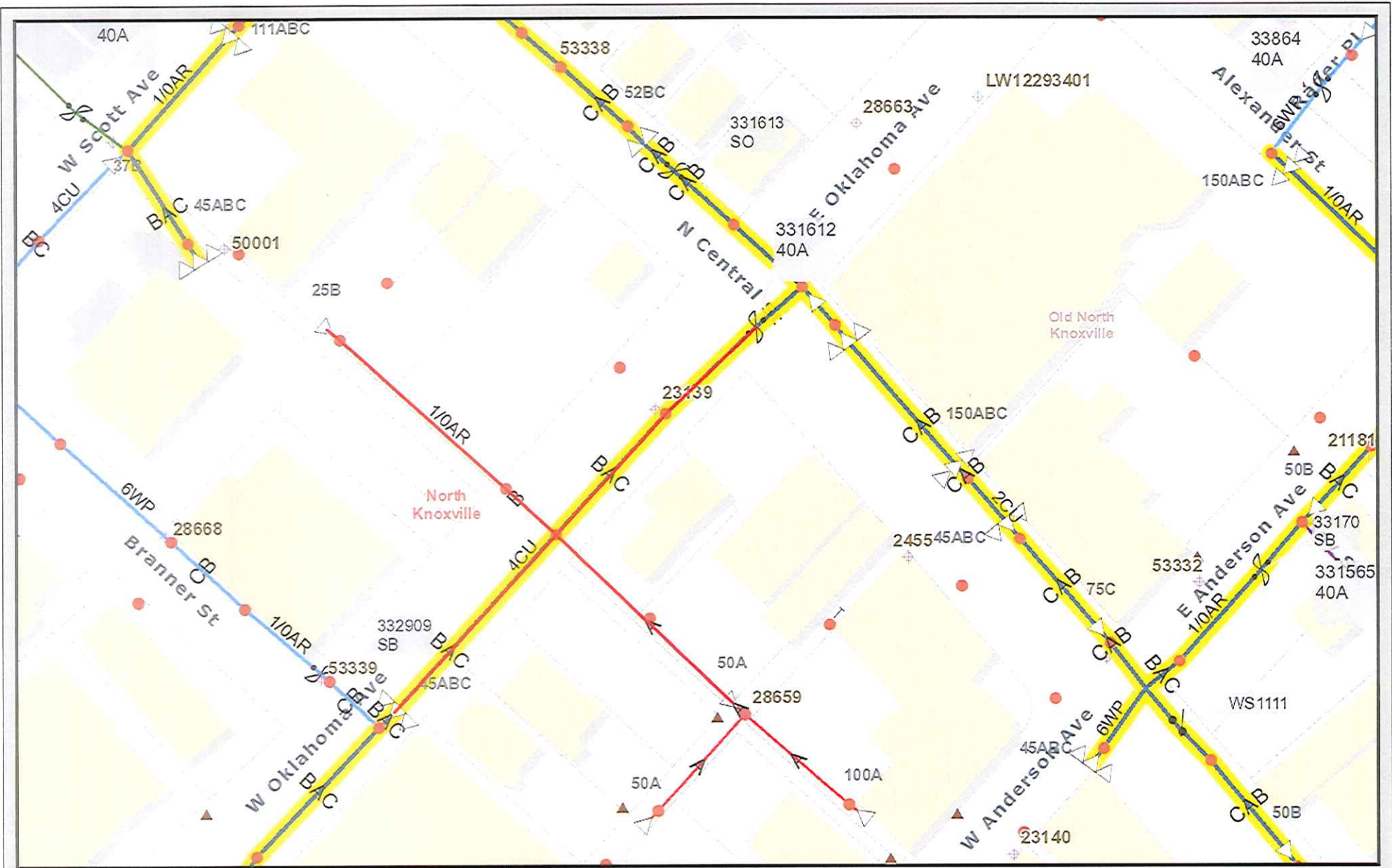
So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2291.

Sincerely,

Christian G. Wiberley  
Engineering

CGW/ggt

Enclosure

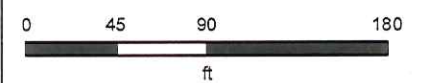


File No. 8-A-17-SC W. Oklahoma Ave. btwn N. Central St. and parcel 081NH004 (Electric)

City Block #11361 CLT Map #81 Parcel #081NH008



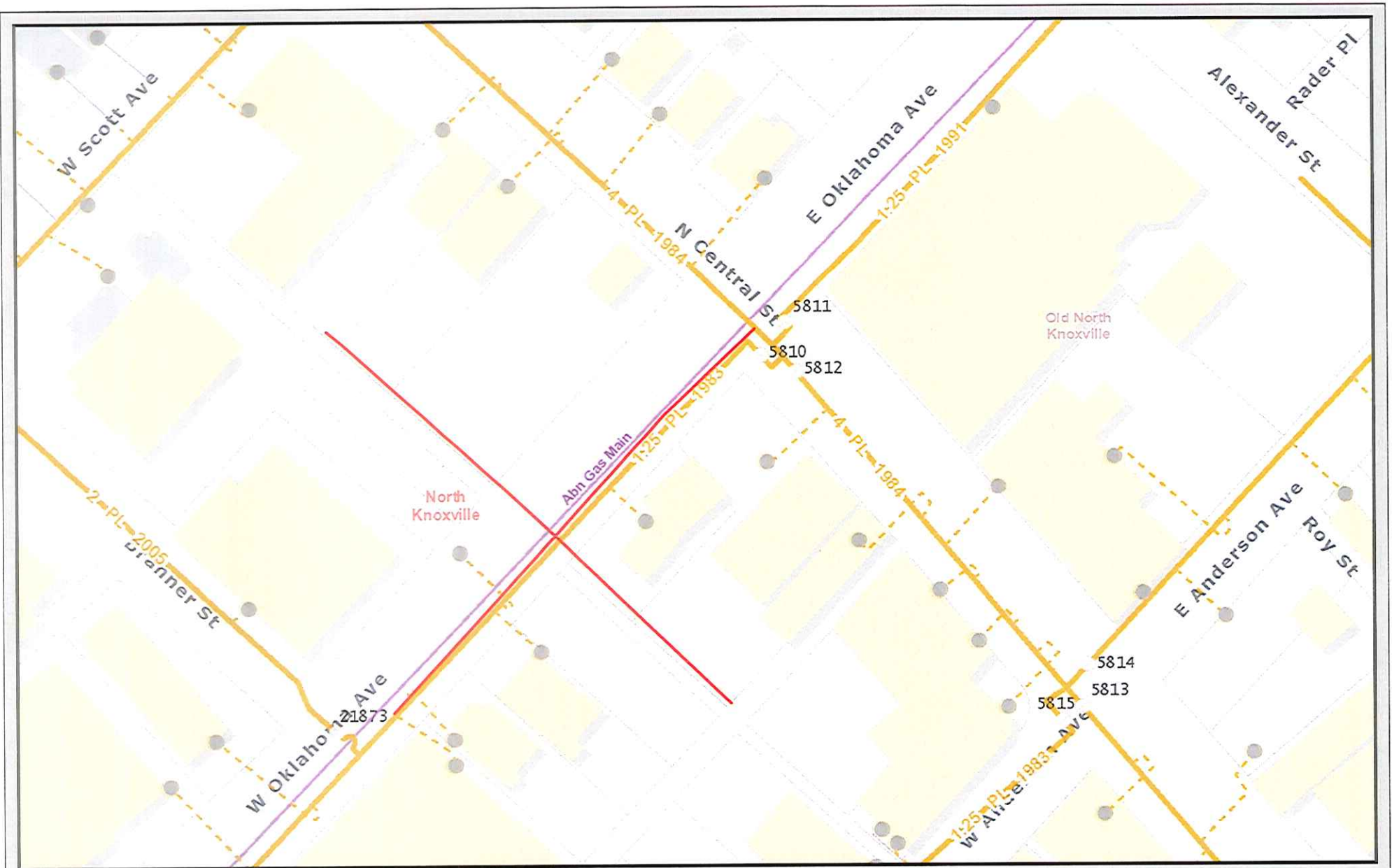
Printed: 7/24/2017 at 11:50:11 AM



**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.





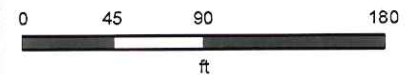
File No. 8-A-17-SC W. Oklahoma Ave. btwn N. Central St. and parcel 081NH004 (Gas)

City Block #11361 CLT Map #81 Parcel#081NH008

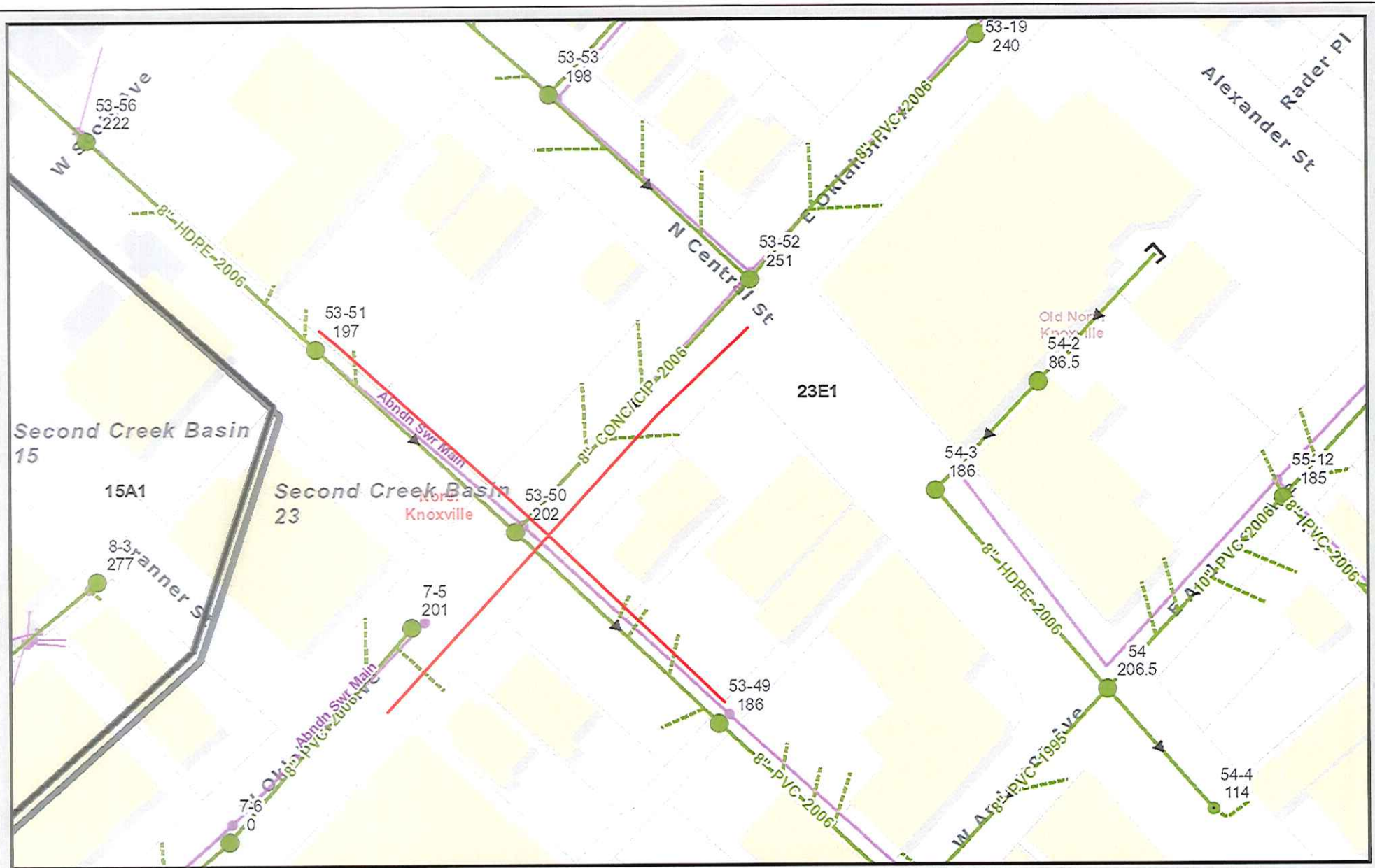
**Knoxville Utilities Board**



Printed: 7/24/2017 at 11:49:12 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 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.



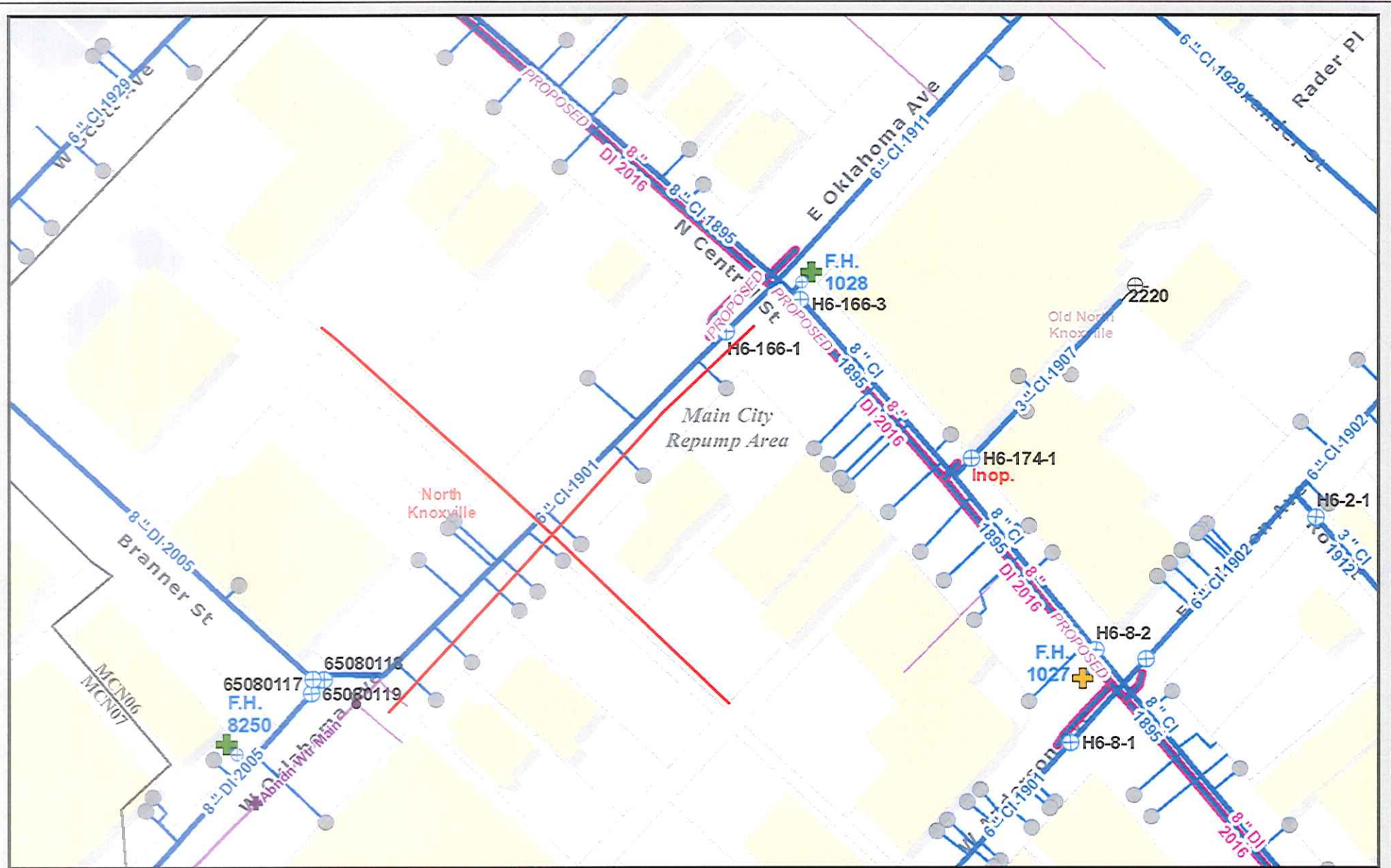
File No. 8-A-17-SC W. Oklahoma Ave. btwn N. Central St. and parcel 081NH004 (Sewer)  
 City Block #11361 CLT Map #81 Parcel #081NH008

Printed: 7/24/2017 at 11:47:31 AM

**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.





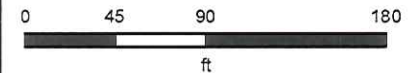
File No. 8-A-17-SC W. Oklahoma Ave. btwn N. Central St. and parcel 081NH004 (Water)

City Block #11361 CLT Map #81 Parcel #081NH008

**Knoxville Utilities Board**



Printed: 7/24/2017 at 11:48:21 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 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.



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: \$750.00 File Number: 8-A-17-5C

Map Number: 081 Zoning District: C-3/E-2  City  County Sector: \_\_\_\_\_

Jurisdiction:  City Ath Councilmanic District



### INFORMATION:

Name of Right-of-Way: W. OKLAHOMA AVE

Type of Right-of-Way:  Street  Alley

Location of Right-of-Way:  
BETWEEN (City Block or Lot where appropriate) intersection of W. Oklahoma & N Central St.  
AND (City Block or Lot where appropriate) \_\_\_\_\_

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

Reason for Closure: PROPERTY TO BE DEVELOPED AS PART OF A LARGER SITE REDESIGN FOR PARKING AND BUSINESS OPERATIONS.

### TO BE CLOSED:

From: (Street, Alley, Other)  
N. Central & W. Oklahoma

To: (Street, Alley, Other)  
s/w lot line of 116 W. Oklahoma Ave.

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

DAVID SCHOTT III E. ANDERSON AVE, KNOXVILLE, 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 SCHOTT III E. ANDERSON AVE KNOXVILLE, TN 37917 865.898.0066  
Name: (Print) Address • City • State • Zip • Phone • Fax

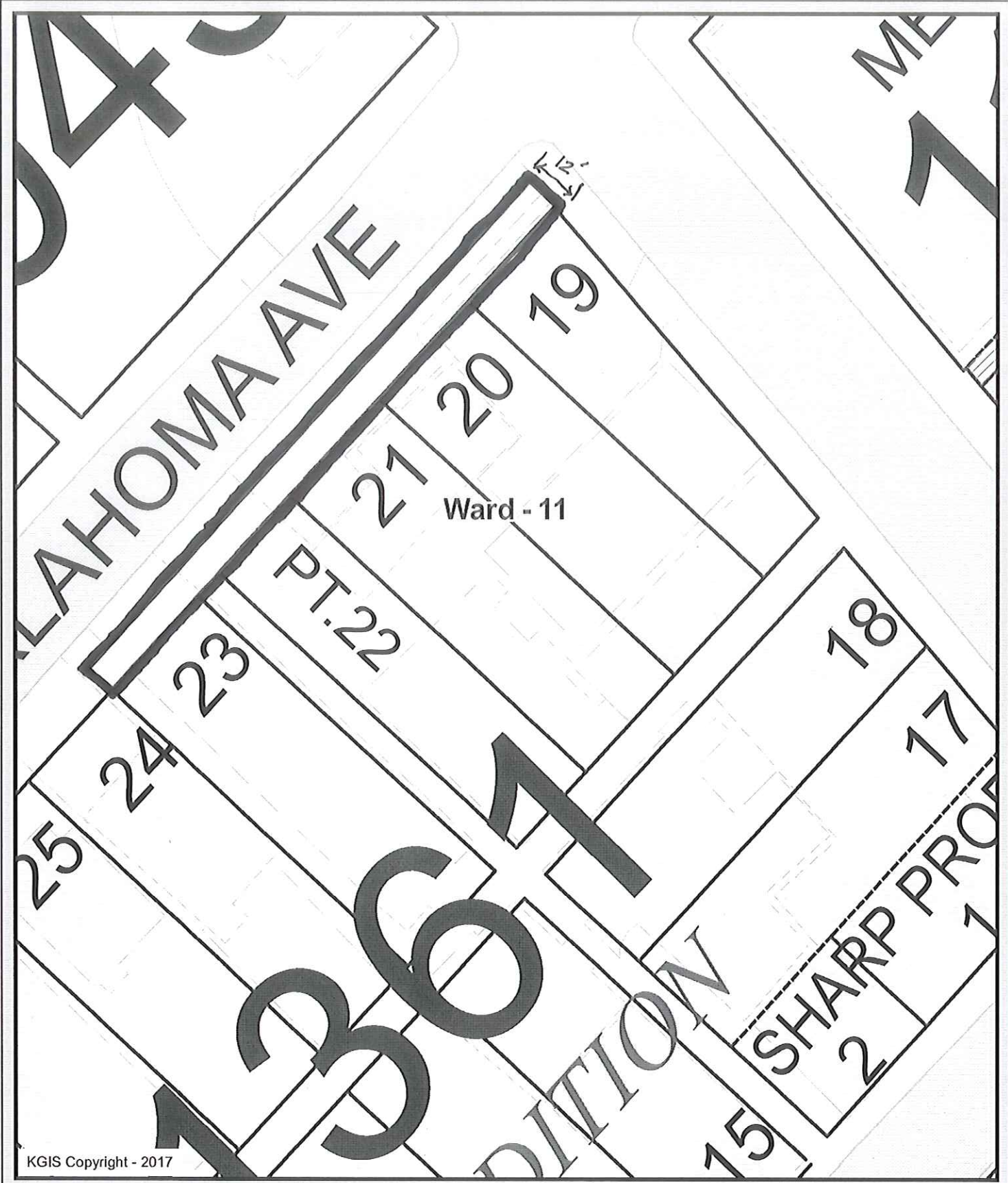
APPLICATION ACCEPTED BY: [Signature]









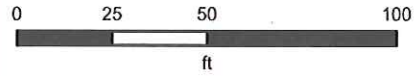


KGIS Copyright - 2017

Letter Portrait

Printed: 6/7/2017 at 3:04:16 PM

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.