

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

▶ **FILE #:** 12-A-17-SC

**AGENDA ITEM #:** 7

**AGENDA DATE:** 12/14/2017

▶ **APPLICANT:** CITY OF KNOXVILLE

TAX ID NUMBER: 81 P N 034 [View map on KGIS](#)  
 JURISDICTION: Council District 5  
 SECTOR PLAN: Central City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ZONING: OS-2 (Parks and Open Space) / IH-1 (Infill Housing Overlay)  
 WATERSHED: Third Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Minnesota Ave  
 ▶ **LOCATION:** Between Sherman Street and Stonewall Street

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

▶ **APPLICANT'S REASON FOR CLOSURE:** Consolidation of property

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

**STAFF RECOMMENDATION:**

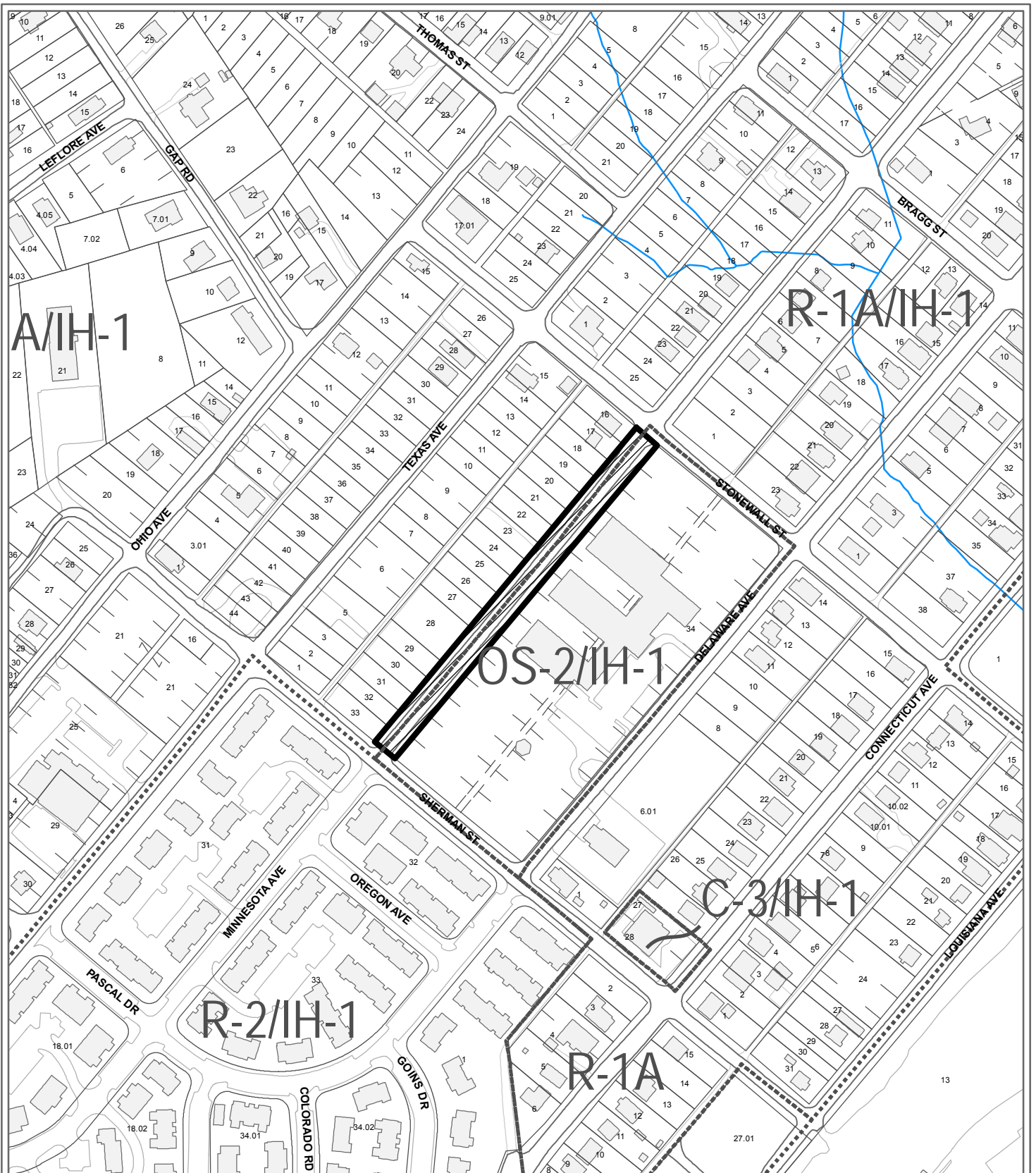
▶ **RECOMMEND** that City Council **APPROVE** the closure of the requested portion of Minnesota Avenue, subject to any required easements.

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 properties adjacent to the subject 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 1/16/2018 and 1/30/2018. 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.



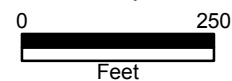
**12-A-17-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Minnesota Ave  
 To be closed from: Sherman Street  
 To be closed to: Stonewall Street

Original Print Date: 11/13/2017      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 81  
 Jurisdiction: City



12-A-17-SC - cor - Fire - revised



Fire Prevention Bureau

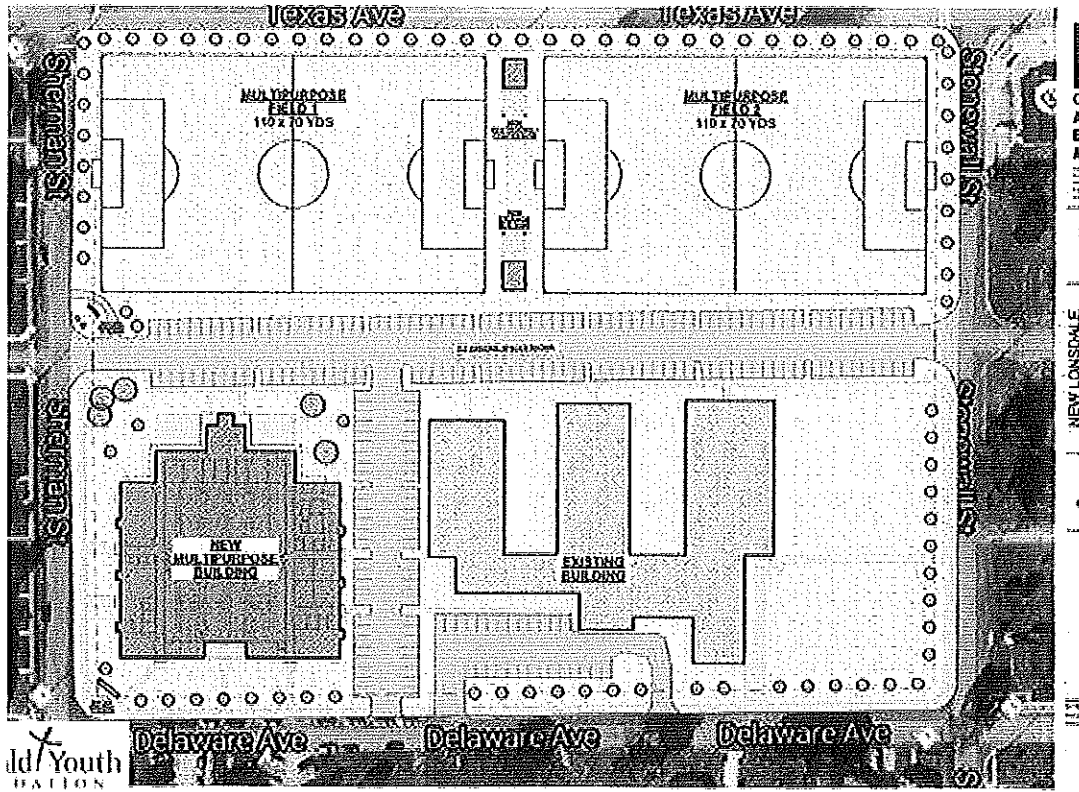
City of Knoxville  
400 Main Street, Suite 539  
Knoxville, TN 37902



Memorandum

Date: December 1, 2017  
To: Mike Brusseau  
From: Sonny Partin, Deputy Fire Marshal  
Subject: Request for Information on Right of Way Closures, Fire Department Review

Road Name	Review Status	Comment
1. Minnesota Ave. 12-A-17-SC  Revised 12/1/17	Approved	New developme will allow access to existing Sam Hill School



12-A-17-SC\_cor\_CityEng



CITY OF KNOXVILLE

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

November 8, 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 Minnesota Ave between Sherman St and Stonewall St  
MPC File # 12-A-17-SC; Nearby City Block 19411 and 19412

Mr. Brusseau:

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

Sincerely,

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

Benjamin D. Davidson, PLS, Technical Services Administrator  
Department of Engineering  
Ph: 865-215-4615



Knoxville Utilities Board

12-A-17-SC-cor-KUB



November 30, 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 12-A-17-SC  
Block No. 19411 and 19412  
CLT No. 18**

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 – 25 feet on each side of the centerline of the electric line, 50 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

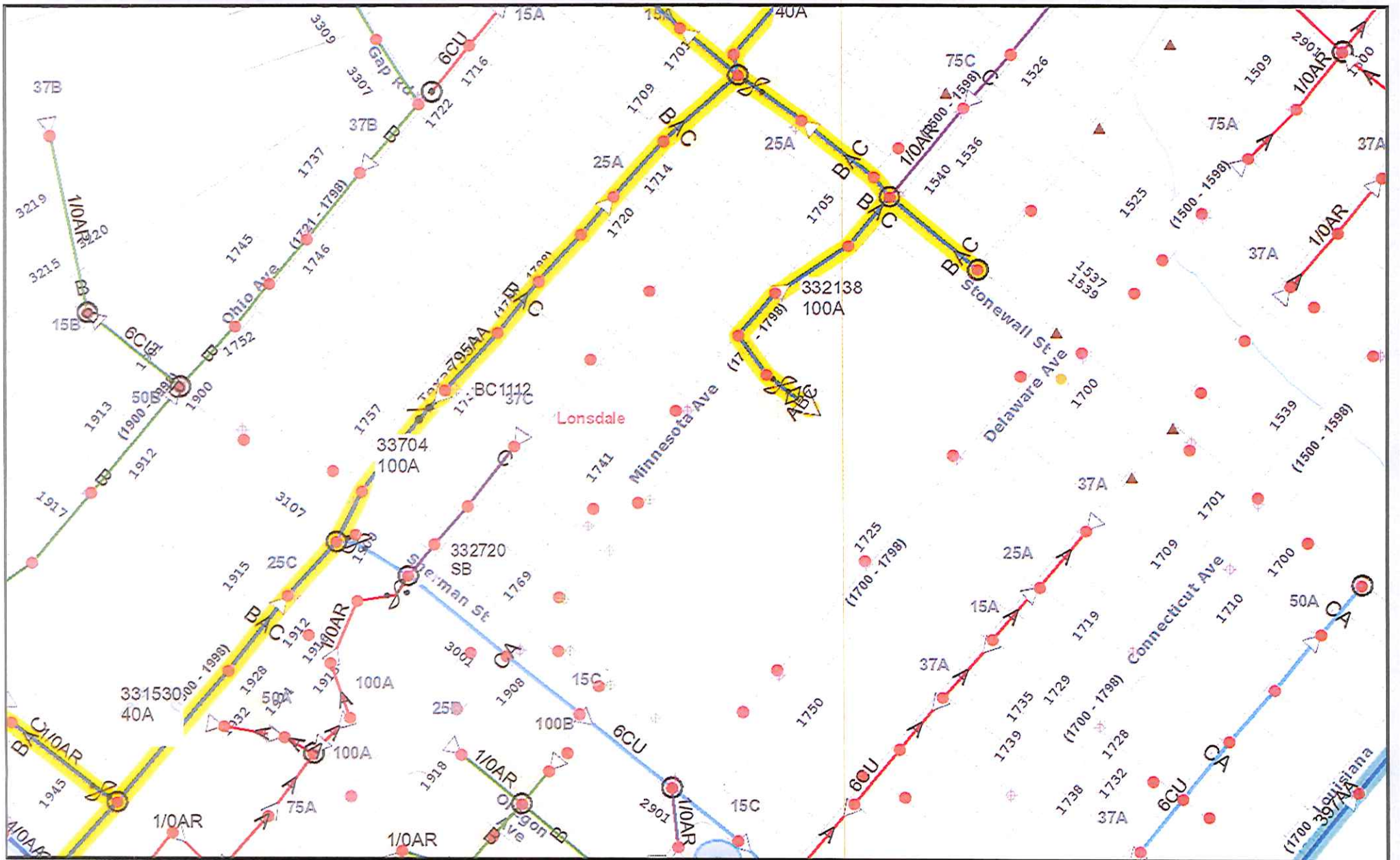
So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2291.

Sincerely,

Christian G. Wiberley  
Engineering

CGW/ggt

Enclosure



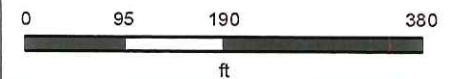
File No. 12-A-17-SC Minnesota Ave btwn Stonewall St and Sherman St (Electric)

City Block 19411 & 19412 CLT Map #18

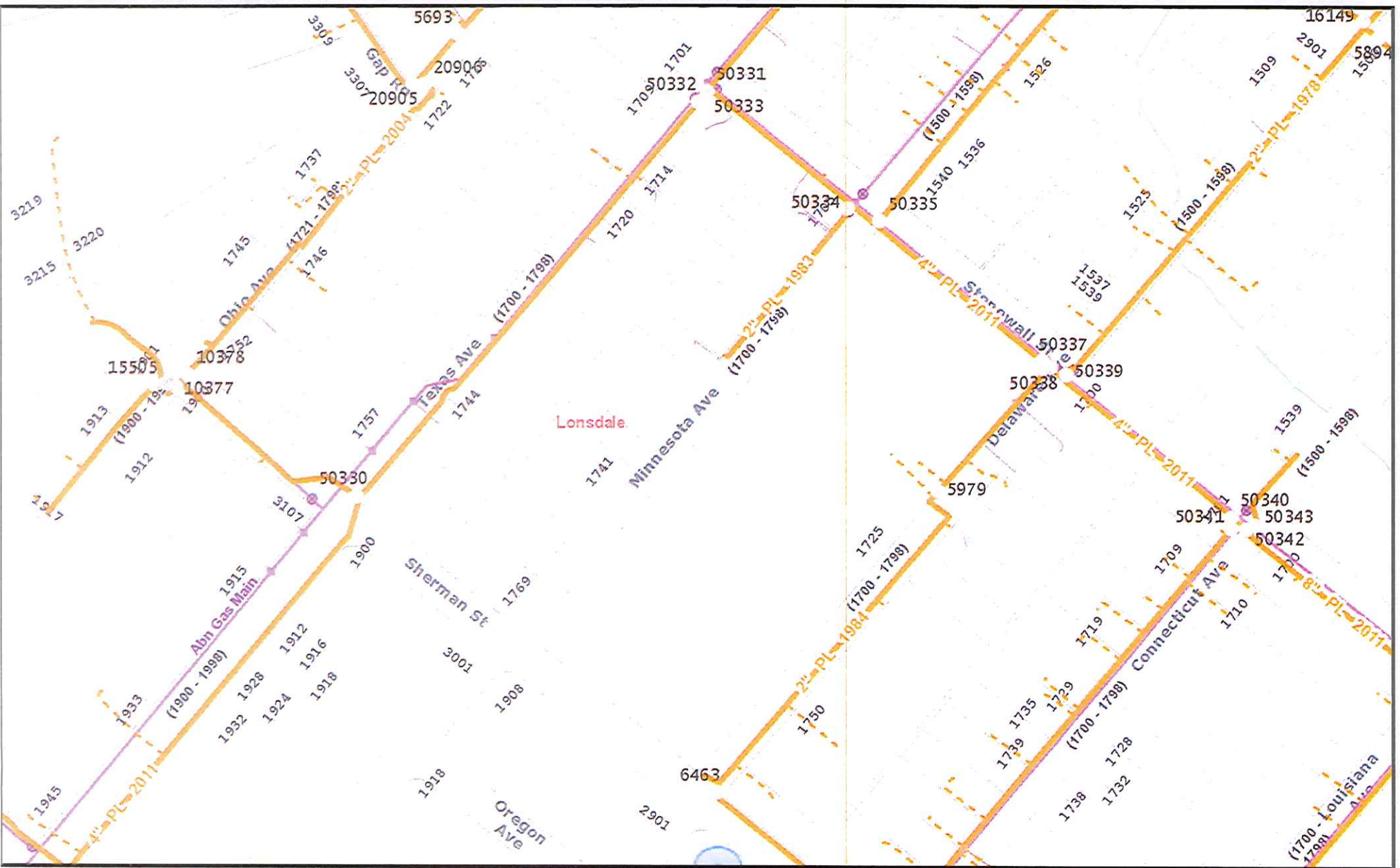
Knoxville Utilities Board



Printed: 11/30/2017 at 8:50:47 AM



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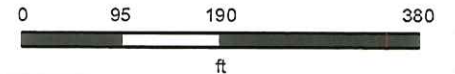
File No. 12-A-17-SC Minnesota Ave btwn Stonewall St and Sherman St (Gas)

City Block 19411 & 19412 CLT Map #18

Knoxville Utilities Board

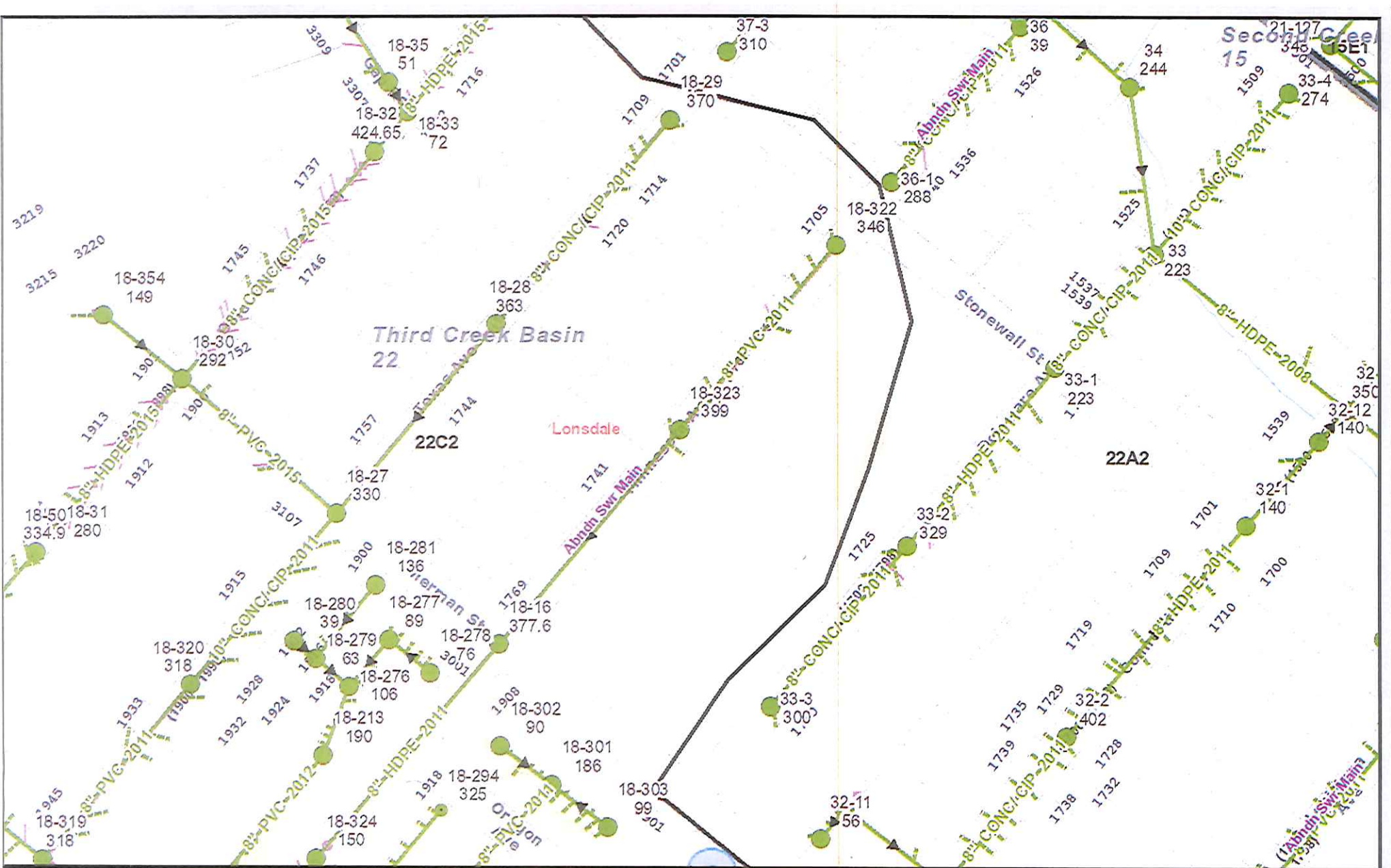


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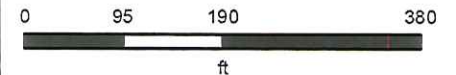
### File No. 12-A-17-SC Minnesota Ave btwn Stonewall St and Sherman St (Sewer)

City Block 19411 & 19412 CLT Map #18

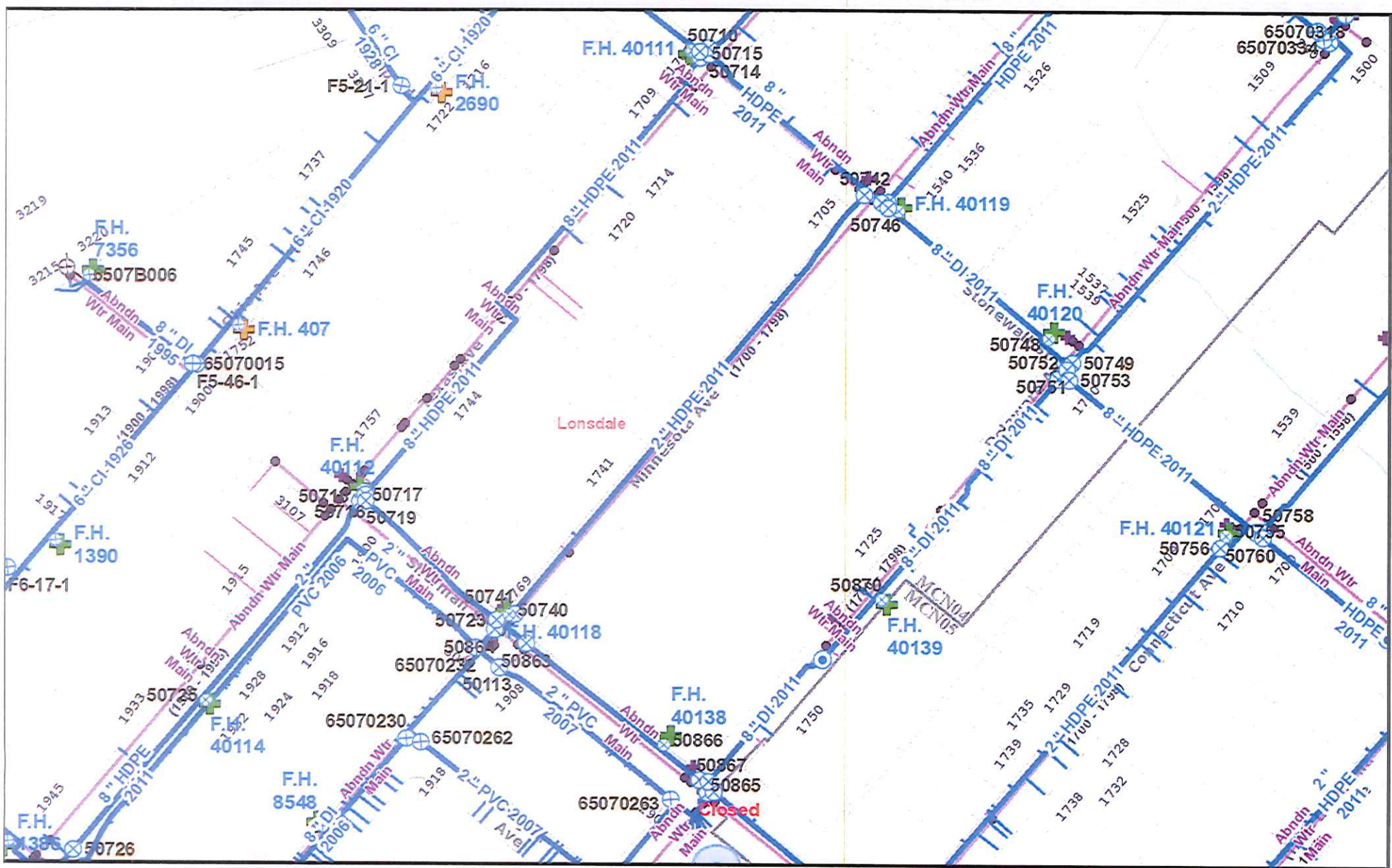
### Knoxville Utilities Board



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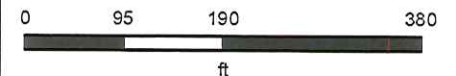
File No. 12-A-17-SC Minnesota Ave btwn Stonewall St and Sherman St (Water)

City Block 19411 & 19412 CLT Map #18

Knoxville Utilities Board



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# RIGHT-OF-WAY CLOSURE



Name of Applicant: City of Knoxville

Date Filed: 10/30/17 Fee Paid: 0 File Number: 12-A-17-SC

Map Number: 81 Zoning District: R-1A/IH-1  City  County Sector: Central City

Jurisdiction:  City 5th Councilmanic District

**INFORMATION:**

Name of Right-of-Way: Minnesota Avenue

Type of Right-of-Way:  Street  Alley

Location of Right-of-Way:

BETWEEN (City Block or Lot where appropriate) 19411

AND (City Block or Lot where appropriate) 19412

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

Reason for Closure: Consolidation of Property

**TO BE CLOSED:**

From: (Street, Alley, Other)  
Sherman Street

To: (Street, Alley, Other)  
Stonewall Street

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

Ben Davidson 400 Main St., Ste 480 Knoxville TN 37902 (865) 215-4615 (865) 215-2631  
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: BDD

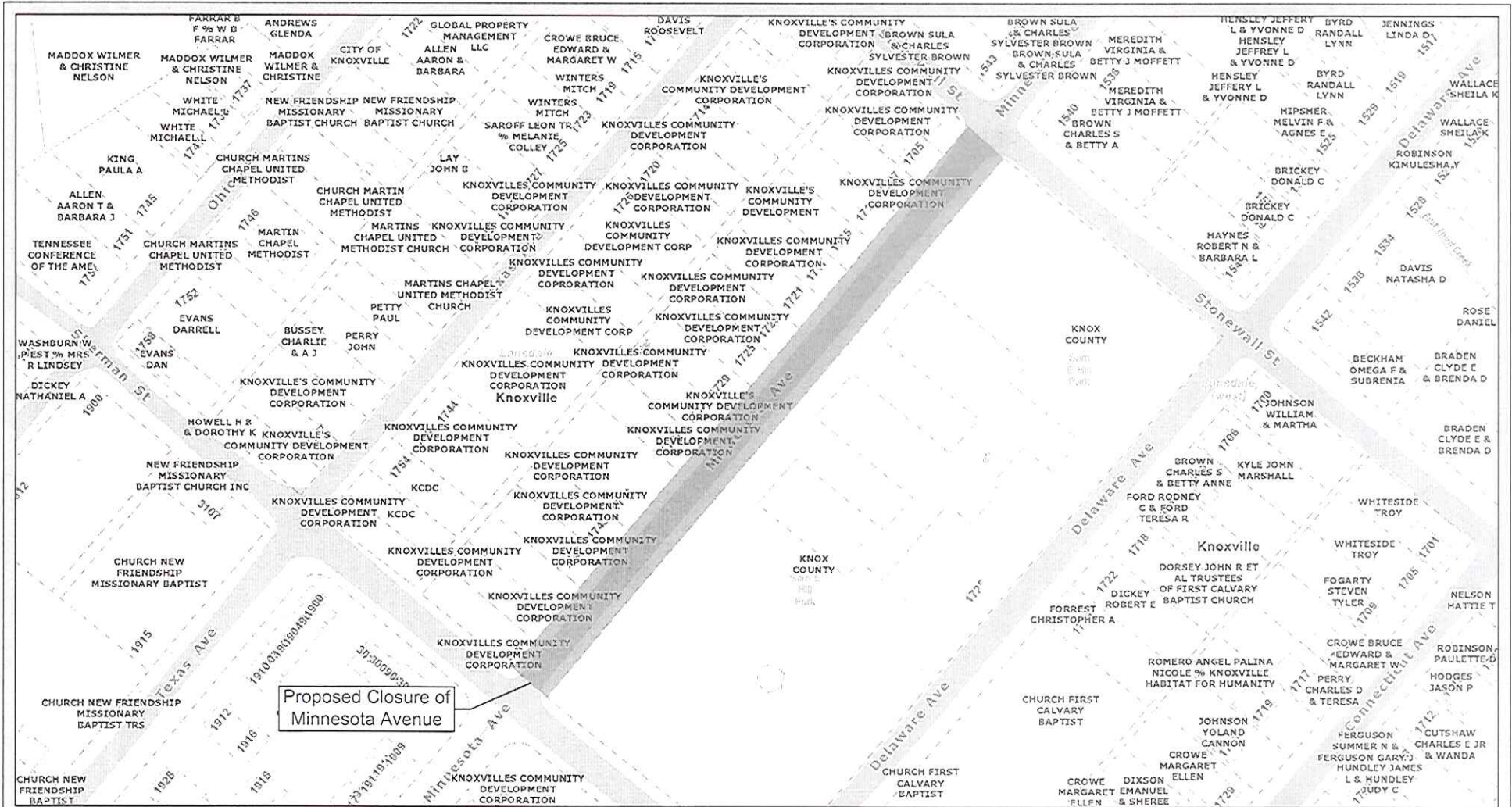
Ben Davidson 400 Main St., Ste 480 Knoxville TN 37902 (865) 215-4615 (865) 215-2631  
Name: (Print) Address • City • State • Zip • Phone • Fax

APPLICATION ACCEPTED BY: Bussean

**RIGHT-OF-WAY CLOSURE CANVASS FORM**

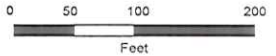
All owners and holders of option on property abutting the proposed closure must sign the list below and express their opinion about this closure. A map showing the location and addresses of these properties must accompany this application.

ADDRESS		SIGNATURE	Agree	Disagree
0 Minnesota Ave. (Tax Map 081PN, Parcel 016)	City of Knoxville	<i>BDO</i>	✓	
1705 Minnesota Ave. (Tax Map 081PN, Parcel 017)	City of Knoxville	<i>BDO</i>	✓	
1707 Minnesota Ave. (Tax Map 081PN, Parcel 018)	City of Knoxville	<i>BDO</i>	✓	
1711 Minnesota Ave. (Tax Map 081PN, Parcel 019)	City of Knoxville	<i>BDO</i>	✓	
1715 Minnesota Ave. (Tax Map 081PN, Parcel 020)	City of Knoxville	<i>BDO</i>	✓	
1717 Minnesota Ave. (Tax Map 081PN, Parcel 021)	City of Knoxville	<i>BDO</i>	✓	
1721 Minnesota Ave. (Tax Map 081PN, Parcel 022)	City of Knoxville	<i>BDO</i>	✓	
1723 Minnesota Ave. (Tax Map 081PN, Parcel 023)	City of Knoxville	<i>BDO</i>	✓	
1725 Minnesota Ave. (Tax Map 081PN, Parcel 024)	City of Knoxville	<i>BDO</i>	✓	
1729 Minnesota Ave. (Tax Map 081PN, Parcel 025)	City of Knoxville	<i>BDO</i>	✓	
1733 Minnesota Ave. (Tax Map 081PN, Parcel 026)	City of Knoxville	<i>BDO</i>	✓	
1737 Minnesota Ave. (Tax Map 081PN, Parcel 027)	City of Knoxville	<i>BDO</i>	✓	
1741 Minnesota Ave. (Tax Map 081PN, Parcel 028)	City of Knoxville	<i>BDO</i>	✓	
1745 Minnesota Ave. (Tax Map 081PN, Parcel 029)	City of Knoxville	<i>BDO</i>	✓	
1747 Minnesota Ave. (Tax Map 081PN, Parcel 030)	City of Knoxville	<i>BDO</i>	✓	
0 Minnesota Ave. (Tax Map 081PN, Parcel 031)	City of Knoxville	<i>BDO</i>	✓	
0 Minnesota Ave. (Tax Map 081PN, Parcel 032)	City of Knoxville	<i>BDO</i>	✓	
1769 Minnesota Ave. (Tax Map 081PN, Parcel 033)	City of Knoxville	<i>BDO</i>	✓	
1725 Delaware Ave. (Tax Map 081PN, Parcel 034)	City of Knoxville In-Part	<i>BDO</i>	✓	
1725 Delaware Ave. (Tax Map 081PN, Parcel 034)	Knox County In-Part	<i>Alton</i>	X	



Proposed Closure of  
Minnesota Avenue

**Proposed Right-Of-Way Closure - Minnesota Avenue**  
between Sherman Street and Stonewall Street



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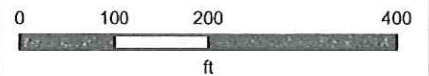
© KGIS 2017  
Printed: 9/29/2017 11:42:31 AM



Letter Portrait

Printed: 10/30/2017 at 4:02:40 PM

Knoxville - Knox County - KUB Geographic Information System



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## REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 11/29/17 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: Charlotte P. Goforth  
Printed name: Charlotte P. Goforth  
MPC/BZA File #: 12-A-17-SC

Suite 403 • City County Building  
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Knoxville, Tennessee 37902  
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