

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

▶ **FILE #:** 1-A-17-AC

AGENDA ITEM #: 10

AGENDA DATE: 1/12/2017

▶ **APPLICANT:** **RANDY WINTERS**

TAX ID NUMBER: 94 A A 035
 JURISDICTION: Council District 5
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: C-3 (General Commercial)
 WATERSHED: Third Creek

[View map on KGIS](#)

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

▶ **LOCATION:** **Between northwest corner of parcel 094AA035 and northeast corner of parcel 094AA035**

IS ALLEY:

(1) IN USE?: No

(2) IMPROVED (paved)?: No

▶ **APPLICANT'S REASON FOR CLOSURE:** **Building improvements located within alley**

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

STAFF RECOMMENDATION:

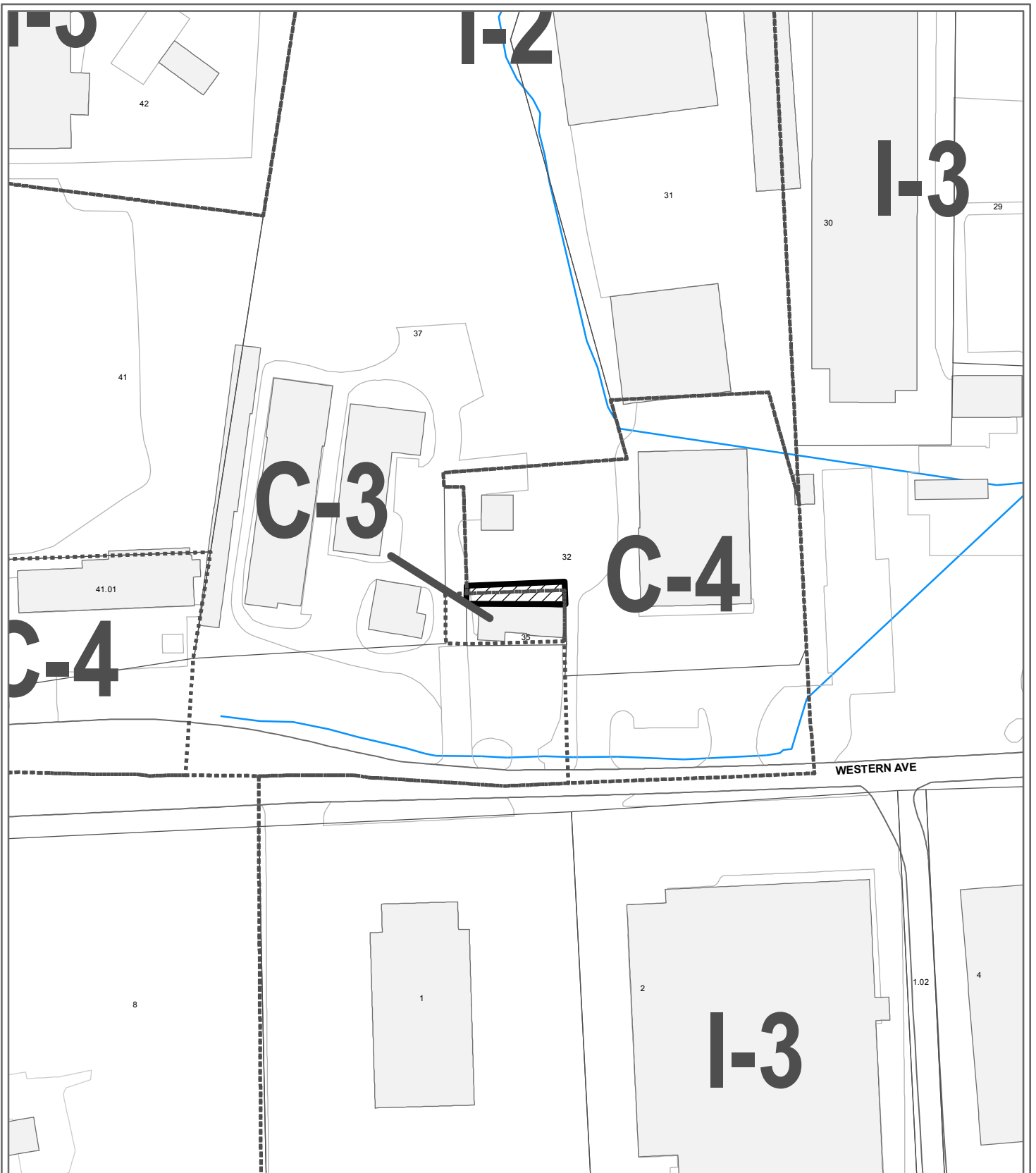
▶ **RECOMMEND that City Council APPROVE the closure of a portion of the unnamed alley, as requested, subject to any required easements.**

Staff has received no objections from reviewing departments or utilities to this closure.

COMMENTS:

If approved for closure, the right-of-way will be consolidated with the adjacent parcels and converted to private property. The applicant owns the parcel directly south of the proposed right-of-way to be closed. As of the date of this report, the other adjacent property owner, JHS Partnership, has not objected to the closure, but would not sign the canvassing form, as reported by the applicant. 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 2/14/2017 and 2/28/2017. 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.



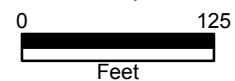
**1-A-17-AC
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: Winters, Randy

Name of Street or Alley: Unnamed alley
 To be closed from: northwest corner of parcel 094AA035
 To be closed to: northeast corner of parcel 094AA035

Map No: 94
 Jurisdiction: City

Original Print Date: 12/21/2016 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



1-A-17-AC_cor_CityEng

CITY OF KNOXVILLE



January 3, 2017

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

SUBJECT: Closure of an unnamed alley in City Block 19380
MPC File # 1-A-17-AC

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

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



Knoxville Utilities Board

1-A-17-AC-cor-KUB



December 29, 2016

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 1-A-17-AC
Block No. 19380
CLT No. 94
Parcel No. 35**

We have reviewed our records and, as far as we have been able to determine, KUB has no utility facilities located within the subject right-of-way and we have no objection to the requested closure. However, KUB does not release and hereby retains all easements and rights for existing utility facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,

Christian Wiberley
Engineering

CGW/tsj

RIGHT-OF-WAY CLOSURE

REC'D
NOV 22 2016

Name of Applicant: Randy Winters

Date Filed: 11/22/2016 Fee Paid: \$400.00 File Number: 1-A-17-AC

Map Number: Δ94 Zoning District: B-3 City County Sector: Central City

Jurisdiction: City 5th Councilmanic District

INFORMATION:

Name of Right-of-Way: Un named

Type of Right-of-Way: Street Alley

Location of Right-of-Way:

BETWEEN (City Block or Lot where appropriate) easterly 18'R/W or Alley

AND (City Block or Lot where appropriate) western property line of JHS Limited Partnership

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

Reason for Closure: Building improvements located within alley

* No Property owners were willing to sign*

TO BE CLOSED:

From: (Street, Alley, Other)
West side of 18' R.O.W. per word map

To: (Street, Alley, Other)
Eastern Terminous

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

Steven W. Abbott Jr. 1109 E. Woodshire Dr Knoxville, TN 37922 865.671.1149

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: Steven W. Abbott Jr.

Steven W. Abbott Jr. 1109 E. Woodshire Dr Knoxville, TN 37922 865.671.1149

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

APPLICATION ACCEPTED BY: [Signature]

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

11/22/2016

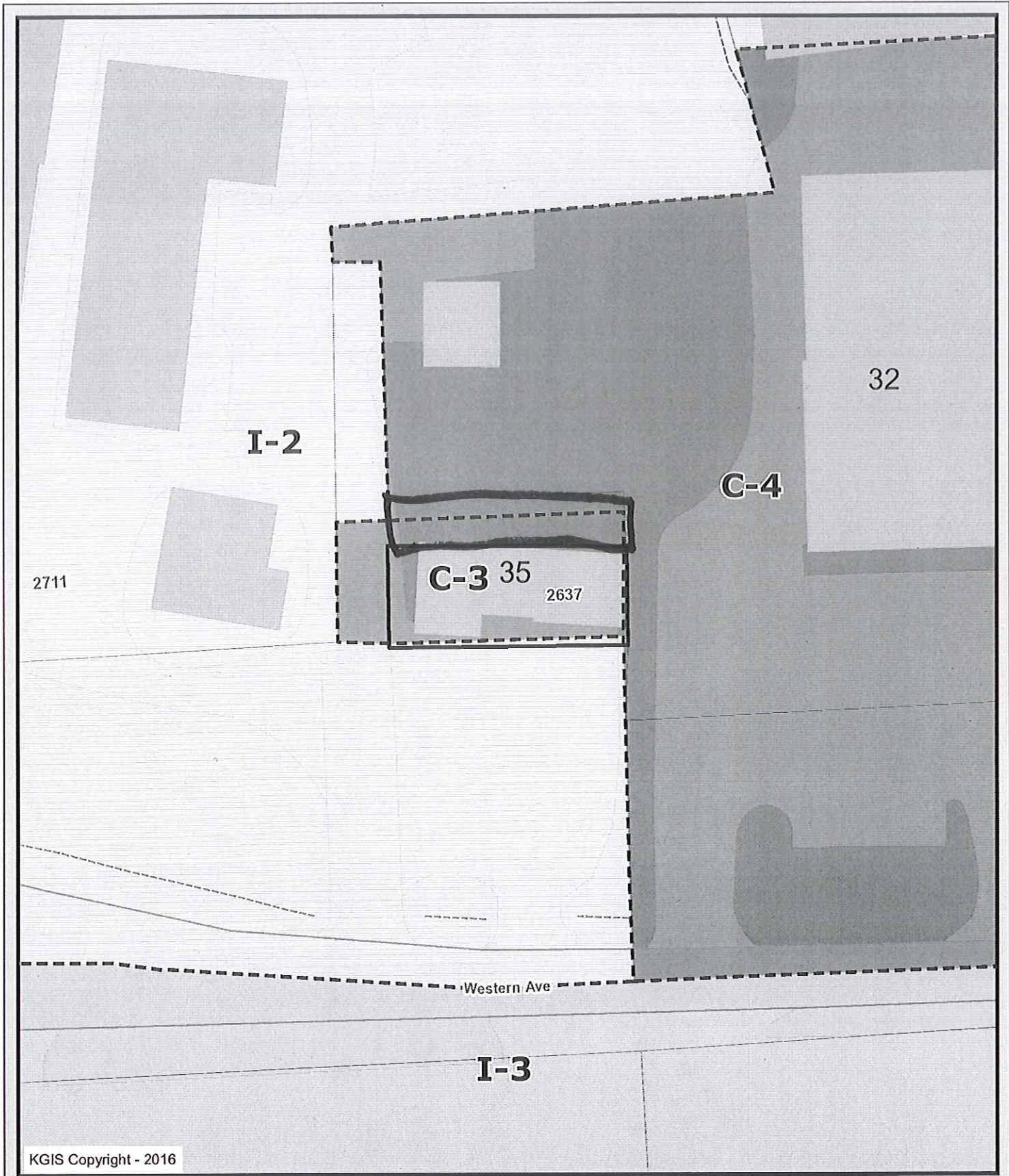
District	Map	Insert	Group	Parcel	Ward	Property Location			
	94	A	A	35	19	2637 WESTERN AVE			
Subdivision			Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
RANDY WINTERS PROPERTY			-	1-	-	38.63 X 91.81 X IRR		0.00 - A.C. Deeded	
								0.00 - A.C. Calculated	
Owner		Sale Date	Book	Page	Sale Price	Mailing Address			
WINTERS MITCH & RANDY WINTERS		10/28/1985	1865	130	\$ 2,000	2833 WESTERN AVE KNOXVILLE, TN 37921			
		8/3/2000	20000807	0009153					
		1/27/2005	20050407	0079313					
WINTERS RANDY		7/7/2015	20150727	0005889		2819 WESTERN AVE KNOXVILLE, TN 37921			

Remarks

L/A

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)

<http://www.kgis.org/parcelreports/ownercard.aspx?id=094AA035>

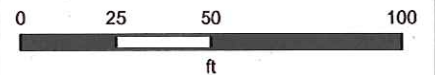


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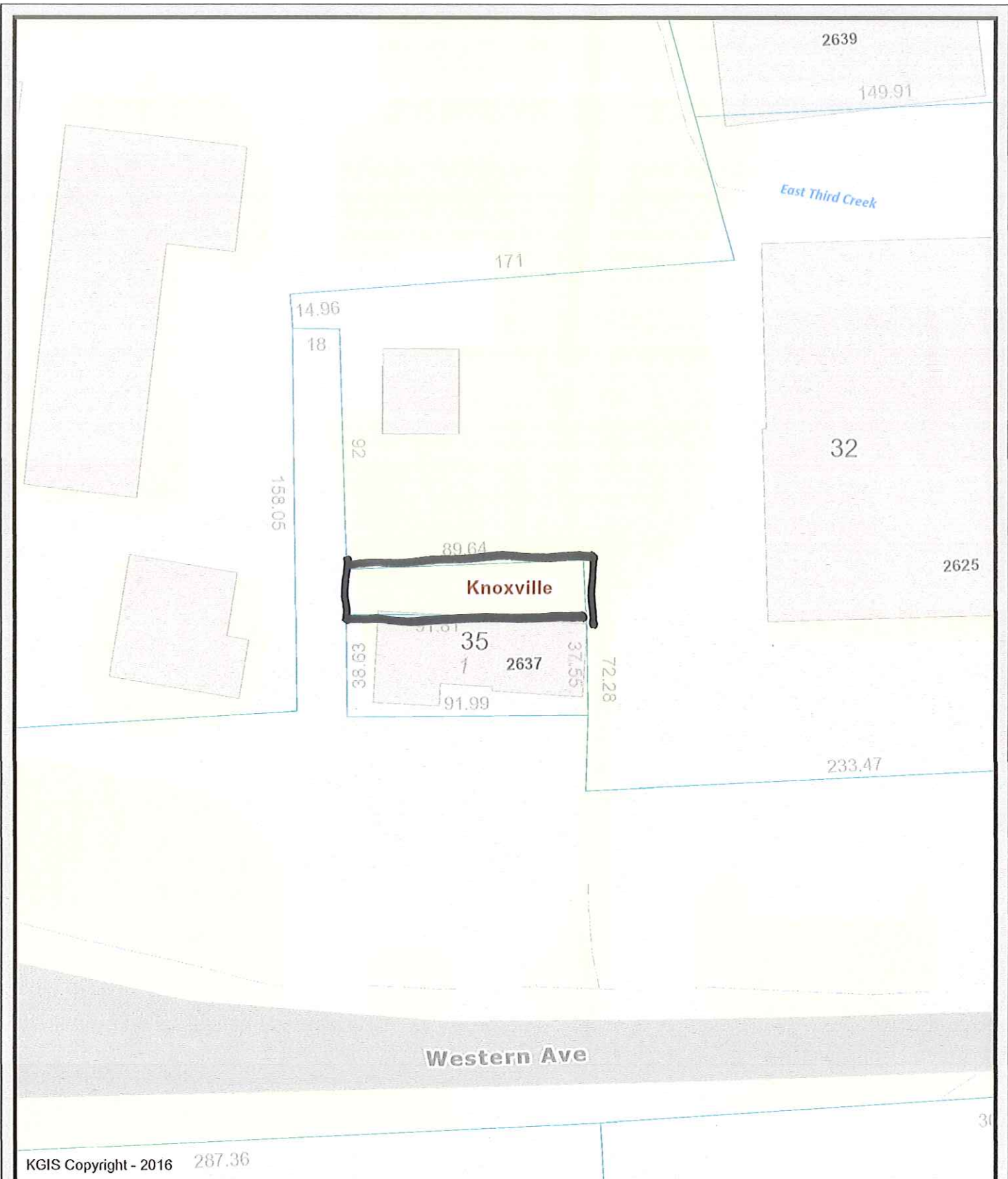
Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



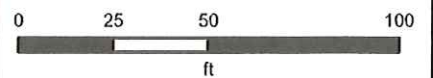
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Knoxville - Knox County - KUB Geographic Information System



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