

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

▶ **FILE #:** 11-A-17-AC

AGENDA ITEM #: 6

AGENDA DATE: 11/9/2017

▶ **APPLICANT:** NORTH KNOXVILLE BAPTIST CHURCH

TAX ID NUMBER: 81 N B 009 [View map on KGIS](#)
 JURISDICTION: Council District 5
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: R-2 (General Residential) / IH-1 (Infill Housing Overlay)
 WATERSHED: Second Creek

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

▶ **LOCATION:** Between W. Emerald Avenue and W. Oldham Avenue

IS ALLEY:

(1) IN USE?: Yes

(2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** The addition of an awning to the side of our building where the alley intersects our parking lot and building 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 the unnamed alley, subject to any required easements, and subject to one condition.

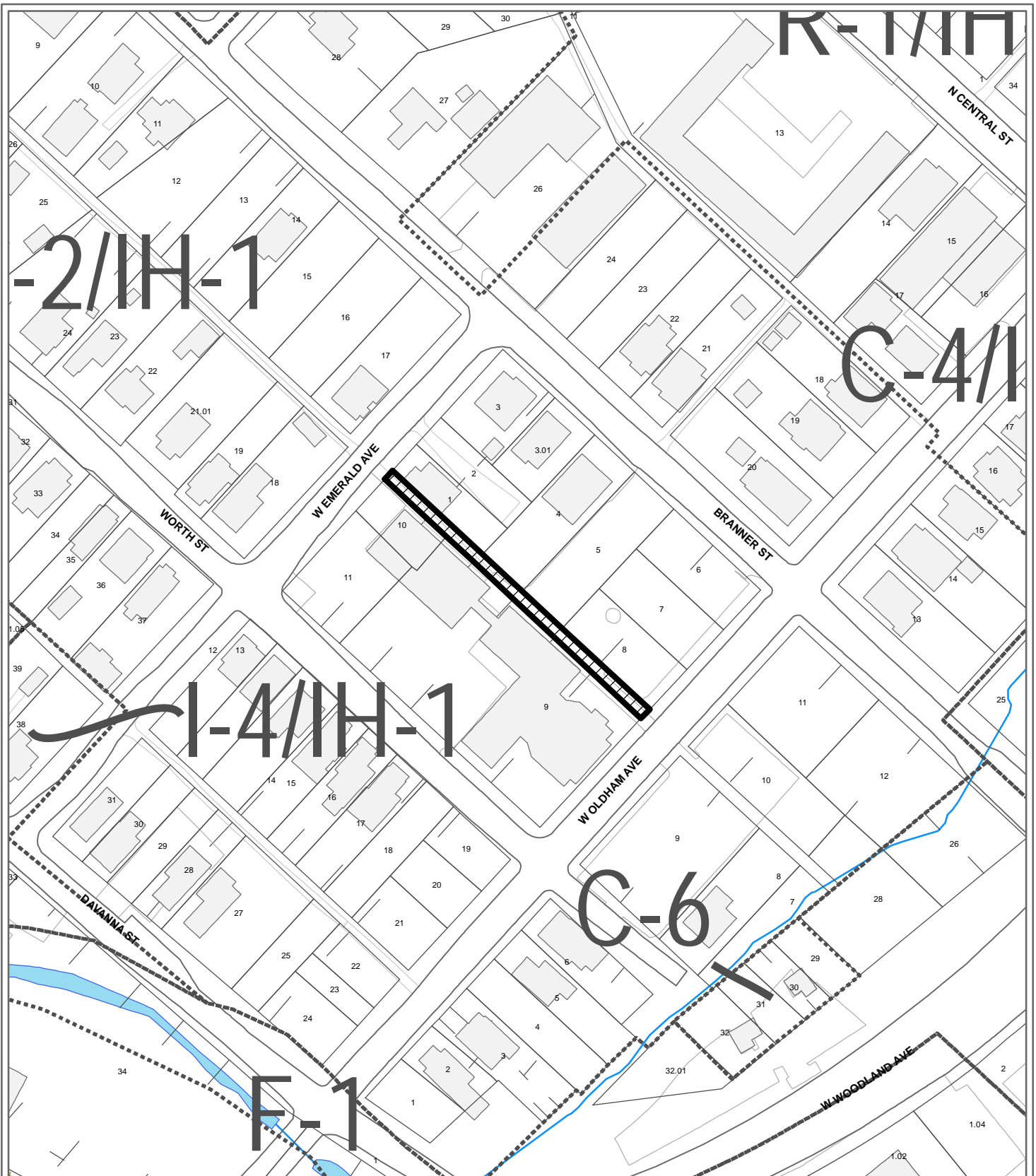
1. Once closed as a public right-of-way, it must be converted to a private easement that will still be available for use by the public.

Maintaining the alley as a private easement will maintain the established connectivity in the area. Staff has received no objections from reviewing departments or utilities to this closure.

COMMENTS:

If approved for closure according to staff's recommendation, the right-of-way will be converted to a private easement. If approved without the recommended condition, it will be combined with the adjacent tracts and converted to private property. The applicant owns the adjacent properties to the east and west of 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 12/5/2017 and 12/19/2017. 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.



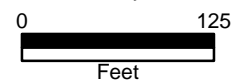
**11-A-17-AC
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: North Knoxville Baptist Church

Name of Street or Alley: unnamed alley
 To be closed from: W. Emerald Avenue
 To be closed to: W. Oldham Avenue

Map No: 81
 Jurisdiction: City

Original Print Date: 10/17/2017 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



11-A-17-AC-cor-CityEng



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

CITY OF KNOXVILLE

October 2, 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
MPC File # 11-A-17-AC; Nearby City Block 17602

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

11-A-17-AC - cor - City Fire



Fire Prevention Bureau

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

Memorandum

Date: October 5, 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	Comments
1. North Knoxville Baptist 11-A-17-AC	Approved None	

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: North Knoxville Baptist Church
Date Filed: 9-20-2017 Fee Paid: \$400.00 File Number: 11-A-17-AC
Map Number: 081 Zoning District: R-2/111 City County Sector: Central City
Jurisdiction: City 5 Councilmanic District

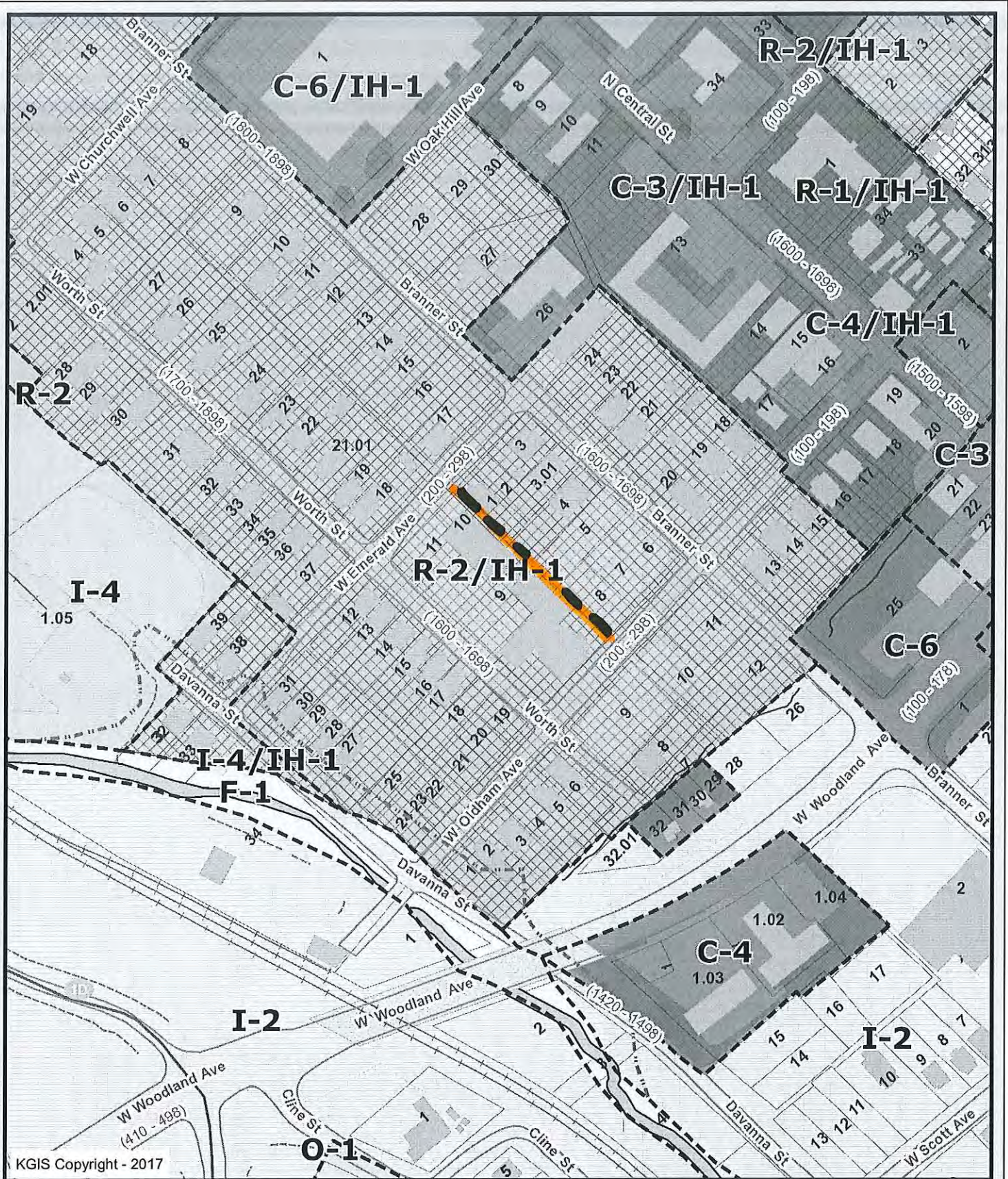
INFORMATION: Name of Right-of-Way: Alley intersecting the block between Branner St & Worth St.
Type of Right-of-Way: Alley
Location of Right-of-Way: BETWEEN (City Block or Lot where appropriate) W. Emerald Avenue within City Block 17602
AND (City Block or Lot where appropriate) W. Oldham Avenue within City Block 17602
Right-of-Way is: In Use Yes Improved (example: paved) Yes
Reason for Closure: The addition of an awning to the side of our building where the alley intersects our parking lot and building property. (Blue Arrow on B-15 printout - alley highlighted in yellow - Exhibit #1)

TO BE CLOSED: From: (Street, Alley, Other) W. Emerald Avenue To: (Street, Alley, Other) W. Oldham Avenue
(See Exhibits 1, 2 and 3)

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:
Joseph Emmert 217 W. Oldham Ave Knoxville, TN 37917 ph (423) 797 0592
Name: (Print) Address City State Zip Phone Fax Church phone (865) 525-8677

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: Joseph R Emmert, Pastor NKBC
Joseph Emmert 217 W. Oldham Ave Knoxville, TN 37917 cell ph (423) 797 0592
Name: (Print) Address City State Zip Phone Fax Church (865)

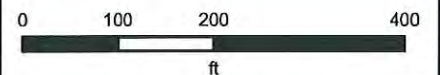
APPLICATION ACCEPTED BY: Thomas Breckler 525-8677



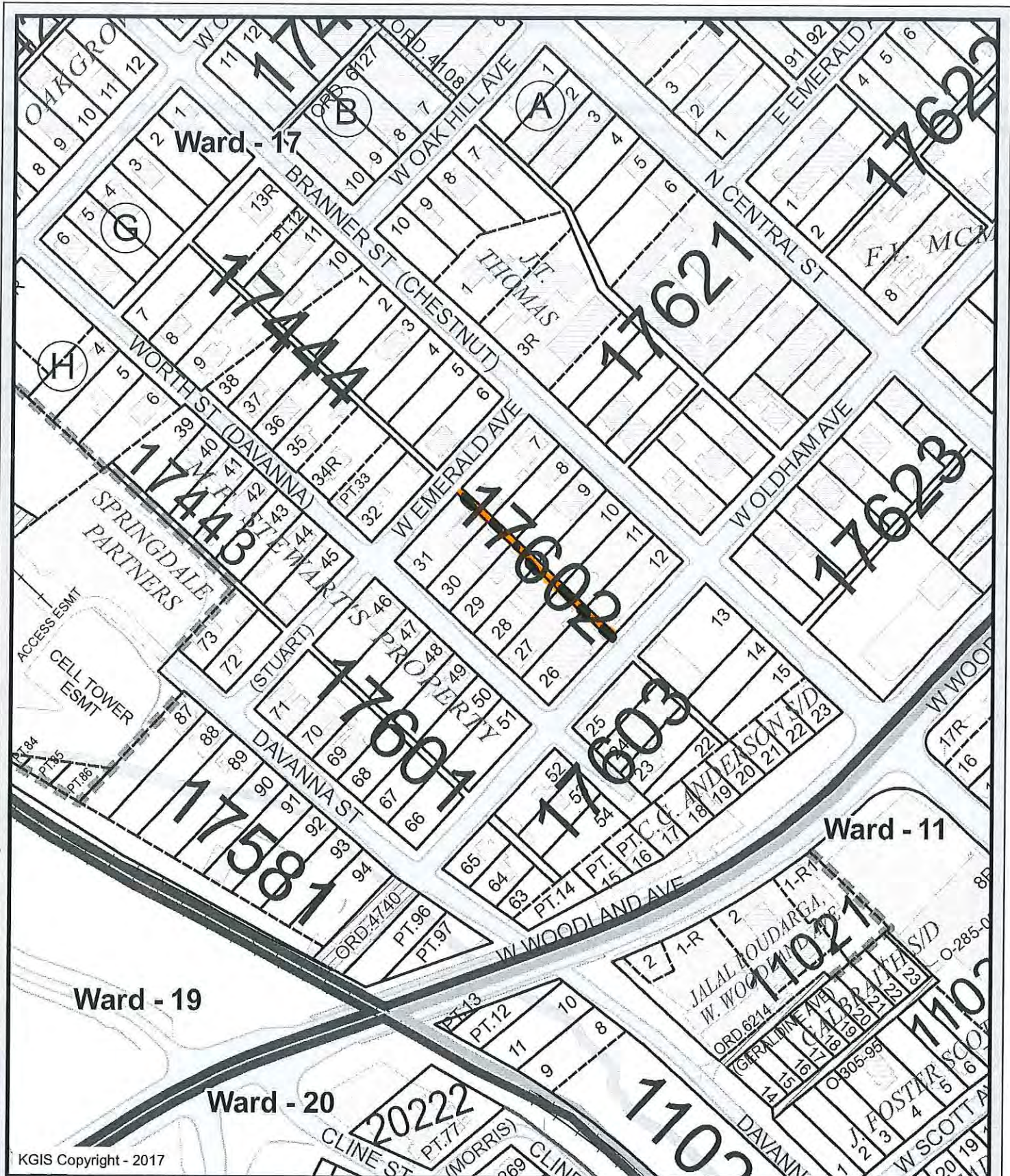
Letter Portrait

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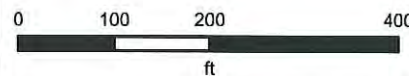


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Exhibit #1

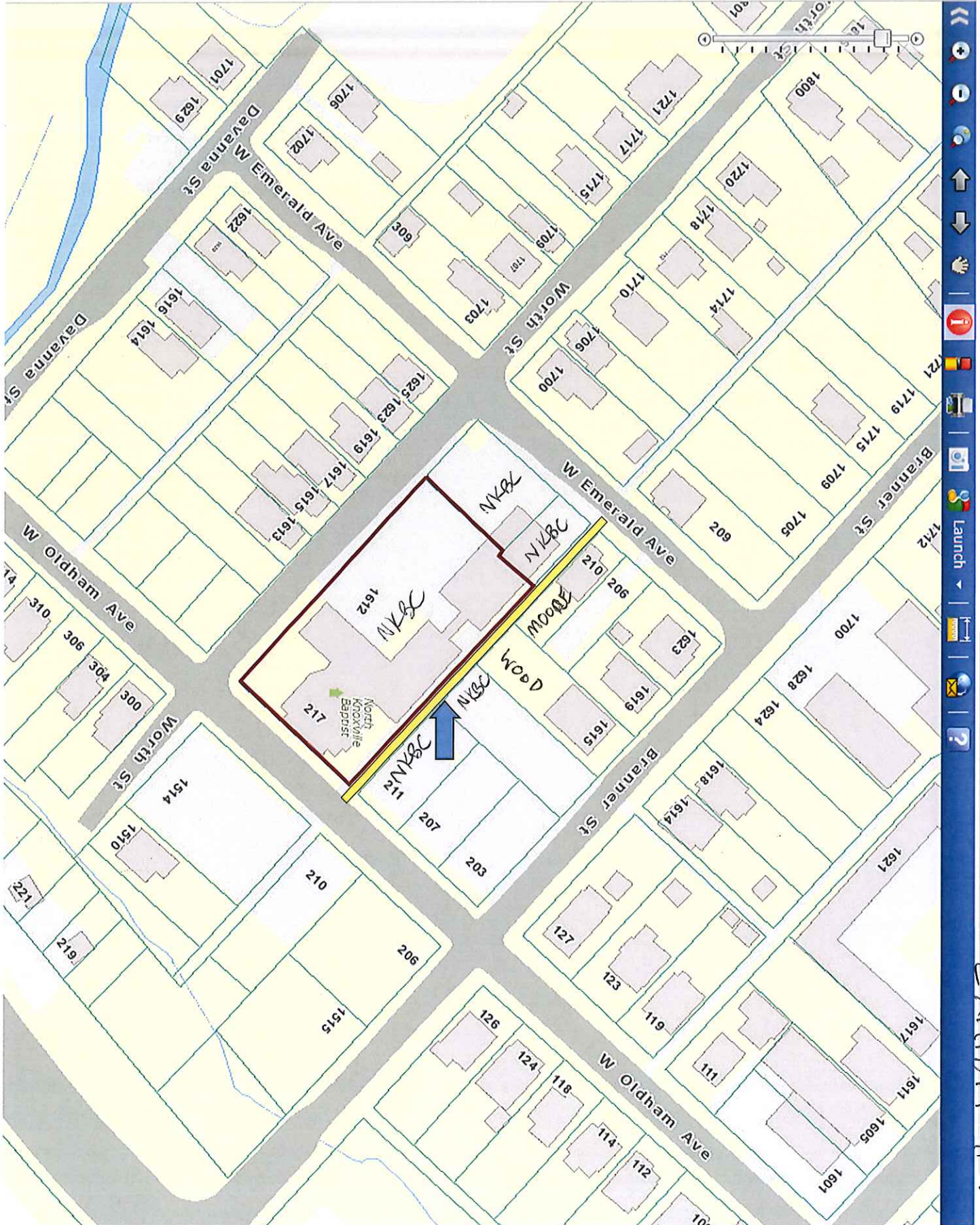
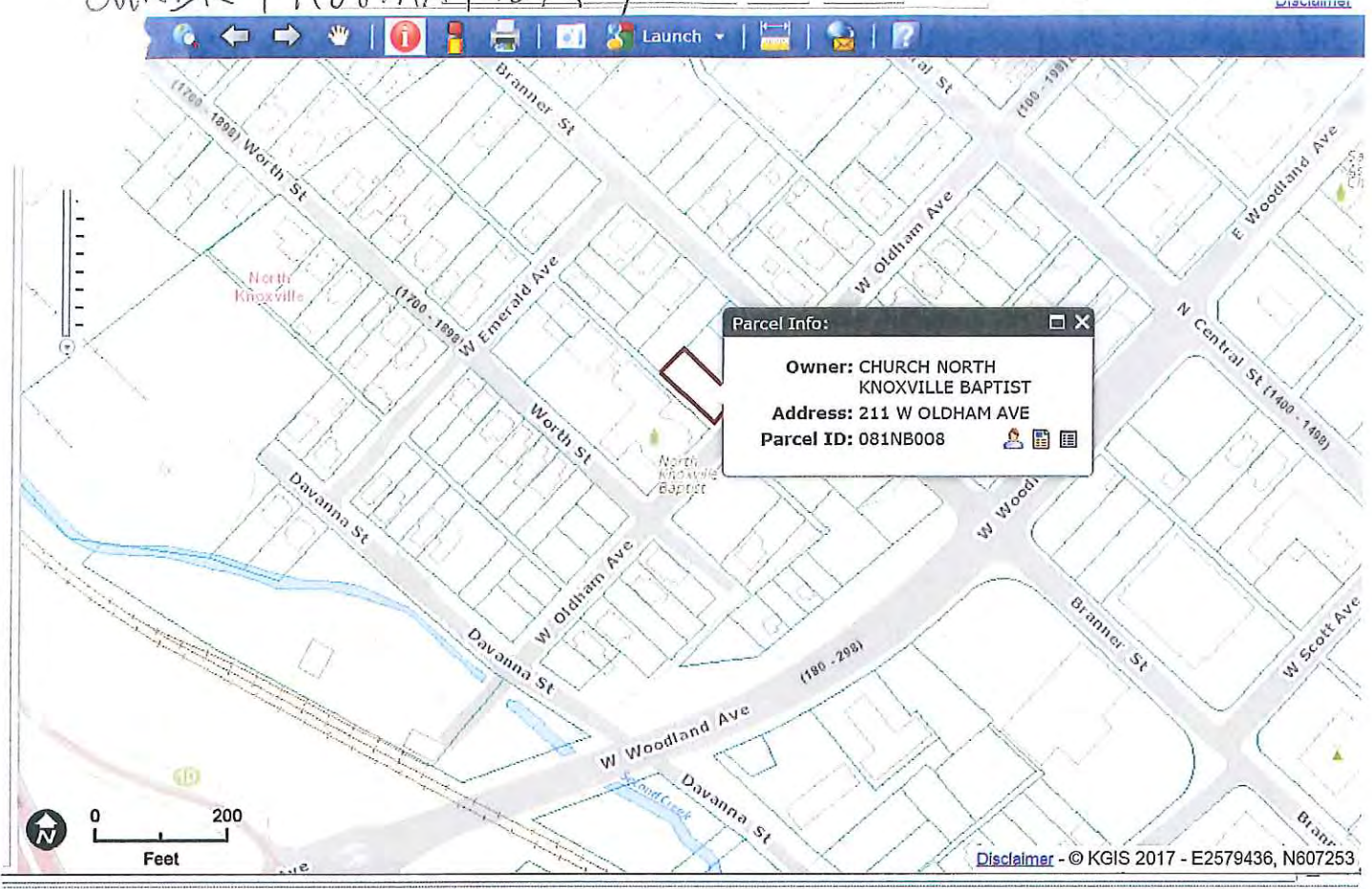


Exhibit #1

ADJOINING PROPERTY
OWNER INFORMATION

Exhibit # 2



Search By: **Address** Parcel Owner Place Other

Enter Address: 217 W OLDHAM AVENUE

[KGIS](#)
[Disclaimer](#)

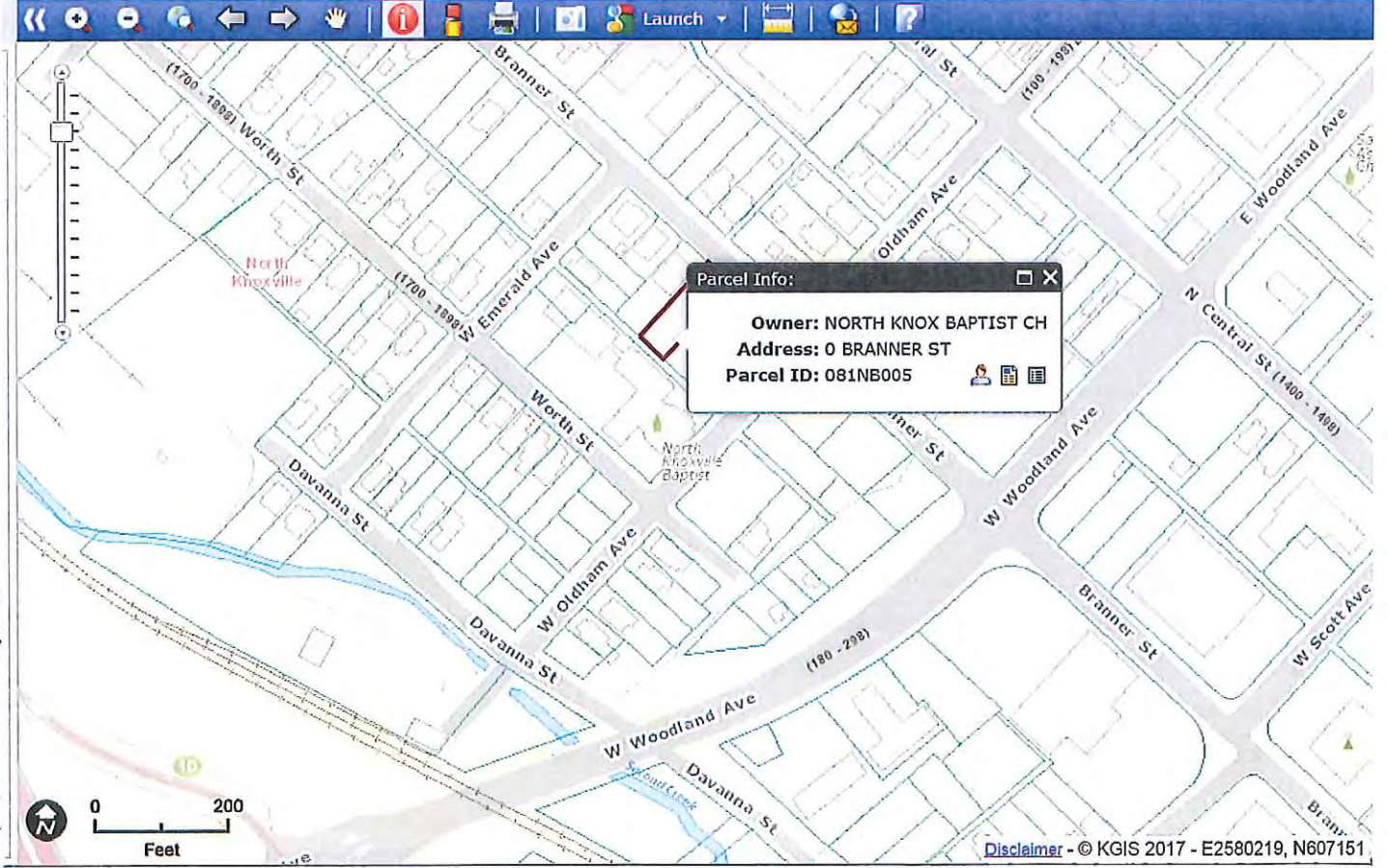
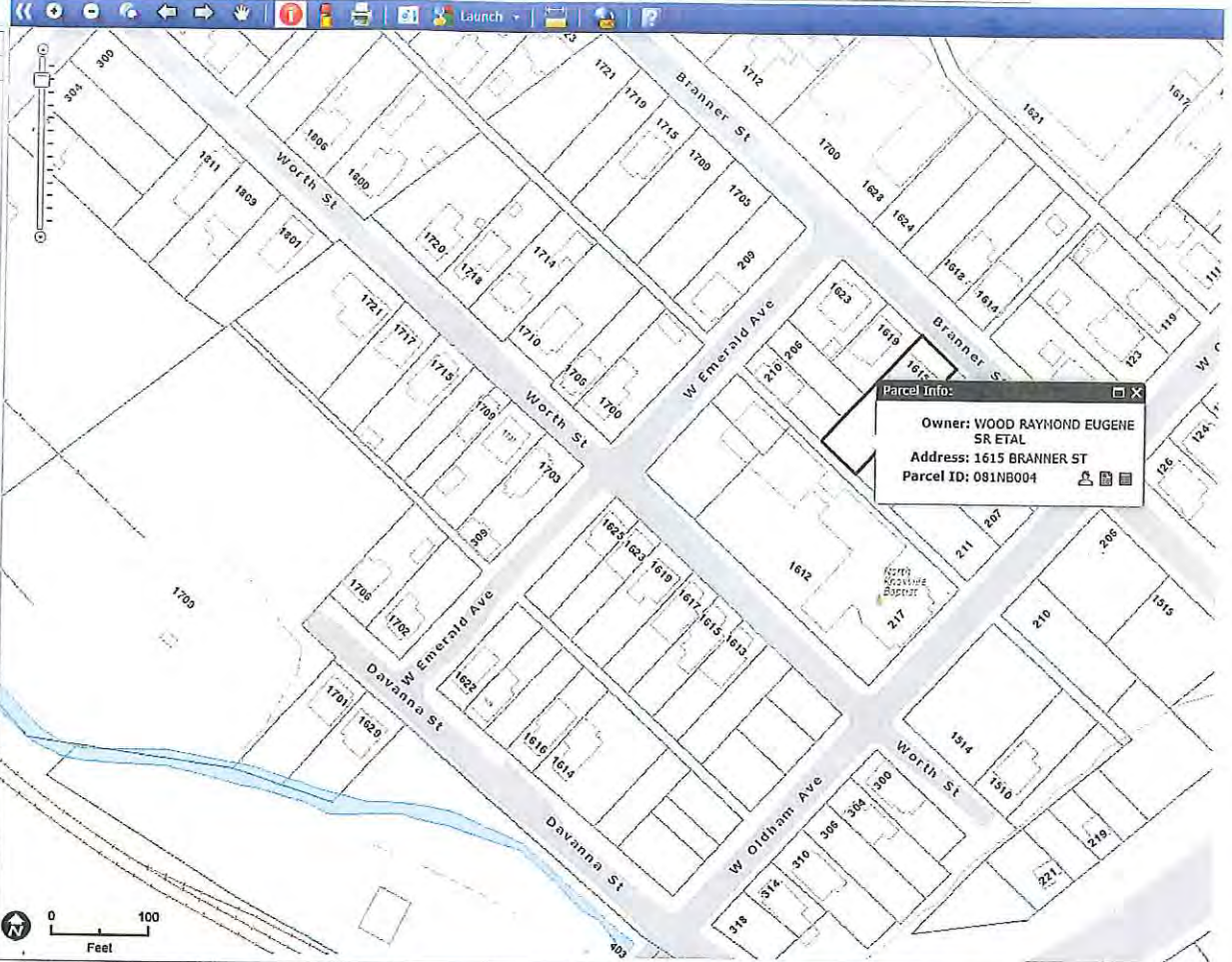


Exhibit # 2

Exhibit #2

Exhibit #2



Parcel Info:

Owner: WOOD RAYMOND EUGENE SR ETAL
 Address: 1615 BRANNER ST
 Parcel ID: 081NB004

Owner Card Property Report

Address Information:

Site Address: 1615 BRANNER ST
 KNOXVILLE - 37917
 Address Type: RESIDENTIAL
 Site Name:

Owner Information:

WOOD RAYMOND EUGENE SR ETAL
 1615 BRANNER ST
 KNOXVILLE, TN 37917
 The owner information shown in this section does not necessarily reflect the person(s) responsible for last year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Parcel Information:

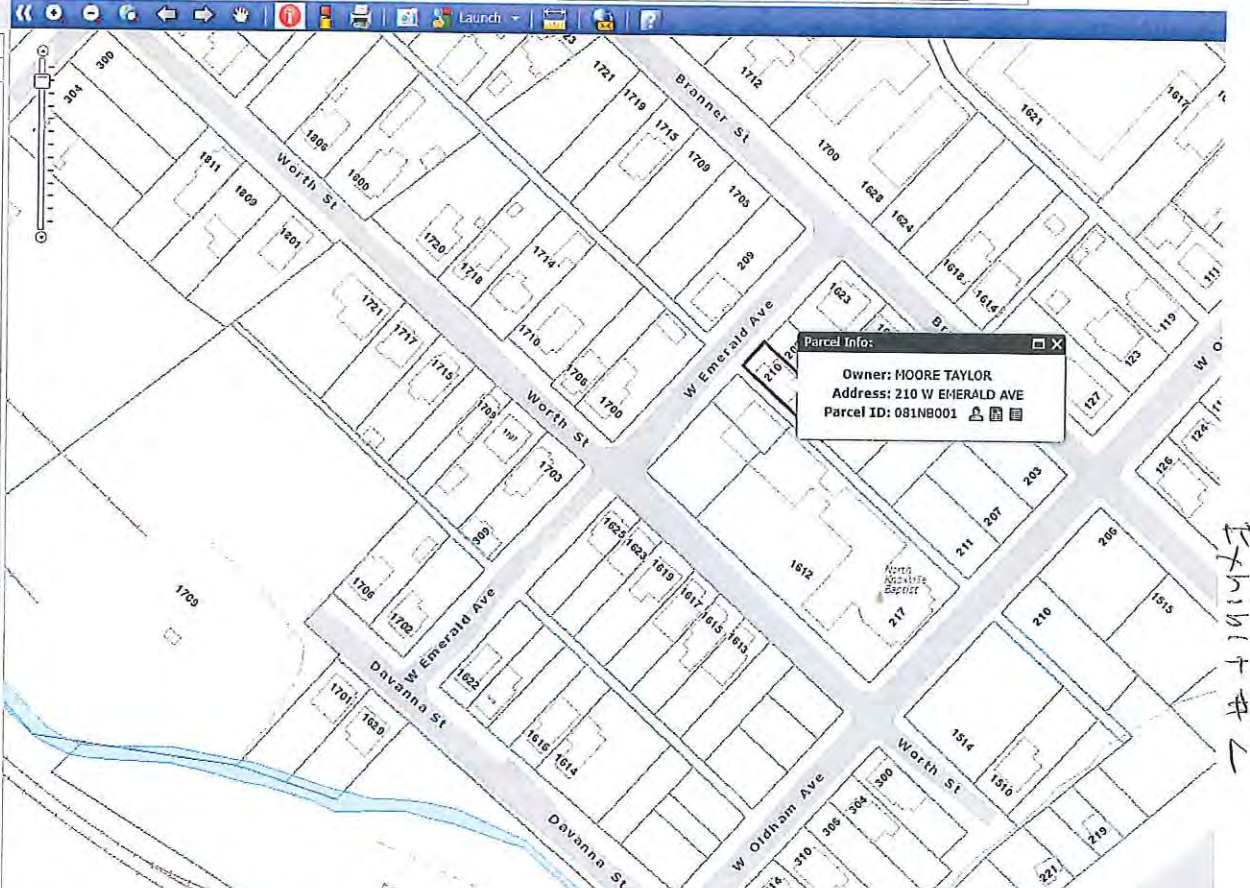
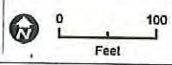
Location Address: 1615 BRANNER ST
 Parcel ID: 081NB004
 Parcel Type:
 District:
 Ward: 17
 City Block: CityBlock17/17602.pdf
 Subdivision: M F STEWART
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: 4-28
 Recorded Deed: 2319-168
 Deed Type: Deed Special Wa
 Sale Date: 2/5/1999
 Tax Levy: KNOX COUNTY CITY OF KNOXVILLE

MPC Information:

Census Tract: 15
 Planning Sector: Central City
 2000 Traffic Zone: 96

School Zones:

Elementary: BEAUMONT ELEMENTARY MAGNET
 Intermediate: WHITTLE SPRINGS
 Middle: WHITTLE SPRINGS



Parcel Info:

Owner: MOORE TAYLOR
 Address: 210 W EMERALD AVE
 Parcel ID: 081NB001

Search Results

Owner Card Property Report

Address Information:

Site Address: 210 W EMERALD AVE
 KNOXVILLE - 37917
 Address Type: RESIDENTIAL
 Site Name:

Owner Information:

MOORE TAYLOR
 210 W EMERALD AVE
 KNOXVILLE, TN 37917
 The owner information shown in this section does not necessarily reflect the person(s) responsible for last year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Parcel Information:

Location Address: 210 W EMERALD AVE
 Parcel ID: 081NB001
 Parcel Type:
 District:
 Ward: 17
 City Block: CityBlock17/17602.pdf
 Subdivision: M F STEWART PTS 7-8
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: 4-28
 Recorded Deed: 20160125-0043191
 Deed Type: Deed Full Coven
 Sale Date: 01/19/2016
 Tax Levy: KNOX COUNTY CITY OF KNOXVILLE

MPC Information:

Census Tract: 15
 Planning Sector: Central City
 2000 Traffic Zone: 96

School Zones:

Elementary: BEAUMONT ELEMENTARY MAGNET
 Intermediate: WHITTLE SPRINGS
 Middle: WHITTLE SPRINGS



Exhibit #2

