

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

▶ **FILE #:** 10-A-17-AC

**AGENDA ITEM #:** 10

**AGENDA DATE:** 10/12/2017

▶ **APPLICANT:** BOB WHETSEL

TAX ID NUMBER: 81 L B 006 [View map on KGIS](#)  
 JURISDICTION: Council District 4  
 SECTOR PLAN: Central City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ZONING: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)  
 WATERSHED: Second Creek

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

▶ **LOCATION:** Between W. Glenwood Ave. and Harvey St.

IS ALLEY:

(1) IN USE?: No

(2) IMPROVED (paved)?: No

▶ **APPLICANT'S REASON FOR CLOSURE:** Alley is currently used as a private drive for properties at 518 and 522 W. Glenwood Ave. The owner of 522 W. Glenwood Ave. is preparing to sell and wants to get the alley issue resolved.

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

**STAFF RECOMMENDATION:**

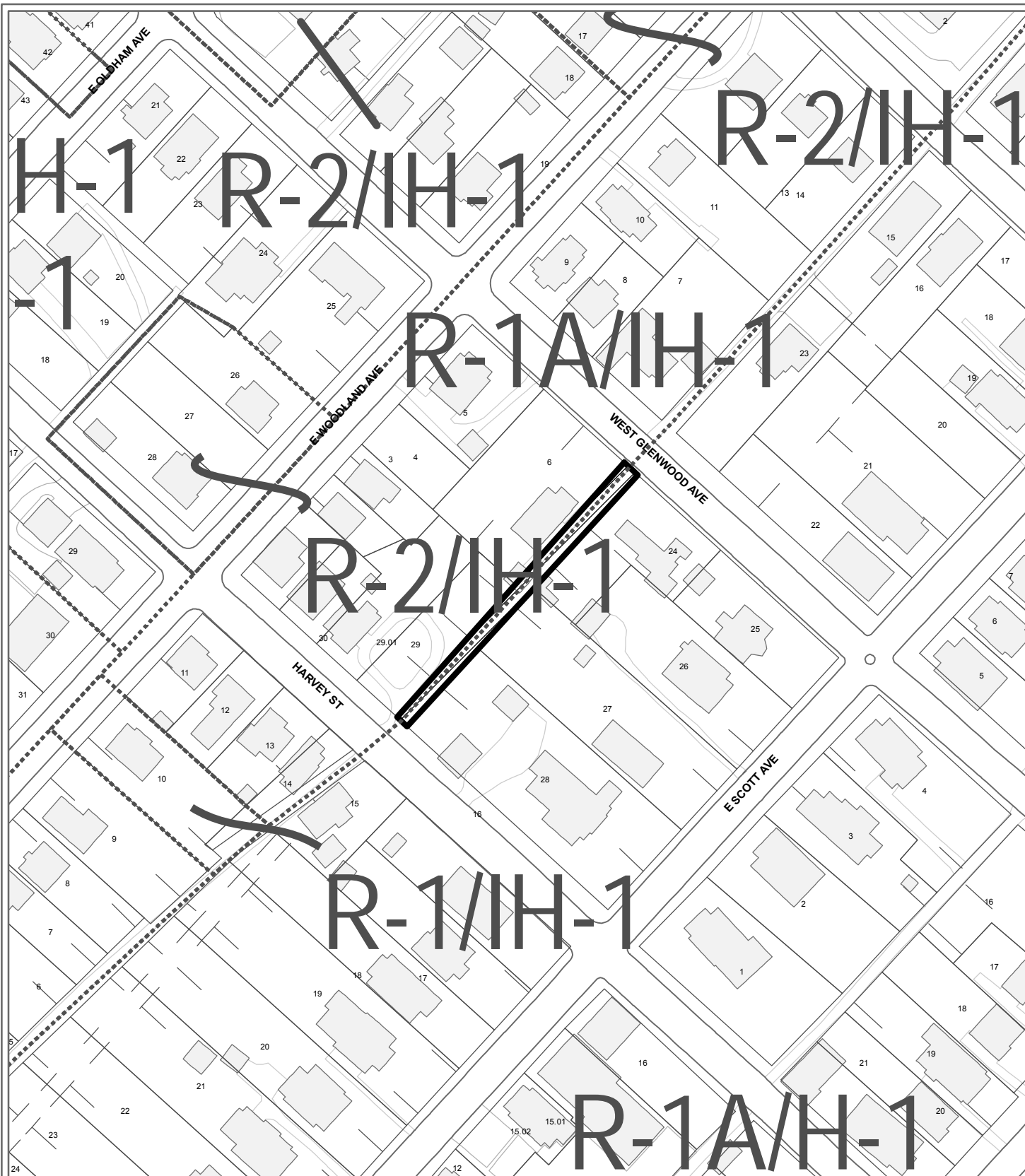
▶ **RECOMMEND** that City Council **APPROVE** the closure of the requested portion of the unnamed alley, subject to any required easements.

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 has provided signatures from all adjacent property owners, indicating agreement with the proposed closure. 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 11/7/2017 and 11/21/2017. 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.



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

Petitioner: Whetsel, Bob

Name of Street or Alley: unnamed alley  
 To be closed from: W. Glenwood Ave.  
 To be closed to: Harvey St.

Map No: 81  
 Jurisdiction: City

Original Print Date: 9/20/2017      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



10-A-17-AC - cor - City Eng



CITY OF KNOXVILLE

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



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 unnamed alley  
MPC File # 10-A-17-AC; Nearby City Block 11081

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

# 10-A-17-AC - cor - City Fire



## Fire Prevention Bureau

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



### Memorandum

Date: September 7, 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. W. Glenwood (10-A-17-AC)	Approved	None
2. Hannah Ave. (10-A-17-SC)	Approved	None
3. Campbell Ave. (10-B-17-SC)	Approved	None

10-A-17-AC-cor-KUB



Knoxville Utilities Board



September 28, 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 10-A-17-AC  
Block No. 11081  
CLT No. 81  
Parcel No. N/A**

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

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



# 10-A-17-AC - cor - City Fire



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3. Campbell Ave. (10-B-17-SC)	Approved	None

# RIGHT-OF-WAY CLOSURE



Name of Applicant: Bob Whetsel

Date Filed: 8/17/2017 Fee Paid: 400.00 File Number: 10-A-17-AC

Map Number: 11081 Zoning District: R1A  City  County Sector: \_\_\_\_\_

Jurisdiction:  City 4th IND+HI Councilmanic District

**INFORMATION:**

Name of Right-of-Way: Unnamed - undeveloped Alley

Type of Right-of-Way:  Street  Alley

Location of Right-of-Way:

BETWEEN (City Block or Lot where appropriate) Ward Map - Block 11081

AND (City Block or Lot where appropriate) \_\_\_\_\_

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

Reason for Closure: \_\_\_\_\_

Alley is currently used as a private drive for 518 + 522 W Glenwood. Owner of 522 is preparing to sell. Wants to get alley issue resolved.

**TO BE CLOSED:**

From: (Street, Alley, Other)

West Glenwood

To: (Street, Alley, Other)

Harvey St.

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

Bob Whetsel 1015 Luttrell St Knoxville, TN 37917  
Name: (Print) Address City State Zip Phone Fax  
bobwhetsel@comcast.net/865-740-2269

**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: [Handwritten Signature]

Bob Whetsel - 1015 Luttrell St, Knoxville, TN 37917  
Name: (Print) Address City State Zip Phone Fax  
865-740-2269

APPLICATION ACCEPTED BY: [Handwritten Signature]



**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
518 W Glenwood	Mary Jane Keim	✓	
522 W Glenwood	Bry/L.L.	✓	
1424+1426 Harvey St	Wm C. Moody	✓	
505 Scott	Steve Hill	✓	
509 Scott	Richard. Crest	✓	