



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

▶ **FILE #:** 10-A-17-SC

AGENDA ITEM #: 11

AGENDA DATE: 10/12/2017

▶ **APPLICANT:** A.G. HEINS COMPANY INC.

TAX ID NUMBER:	94 K H 008	View map on KGIS
JURISDICTION:	Council District 6	
SECTOR PLAN:	Central City	
GROWTH POLICY PLAN:	Urban Growth Area (Inside City Limits)	
ZONING:	I-3 (General Industrial)	
WATERSHED:	Second Creek	

▶ **RIGHT-OF-WAY TO BE CLOSED:** Hannah Ave.
▶ **LOCATION:** Between Heins St. and northwest terminus at I-40 right-of-way

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

▶ **APPLICANT'S REASON FOR CLOSURE:** Road only provides access to the adjacent property owner. All adjacent properties are owned by the applicant.

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

STAFF RECOMMENDATION:

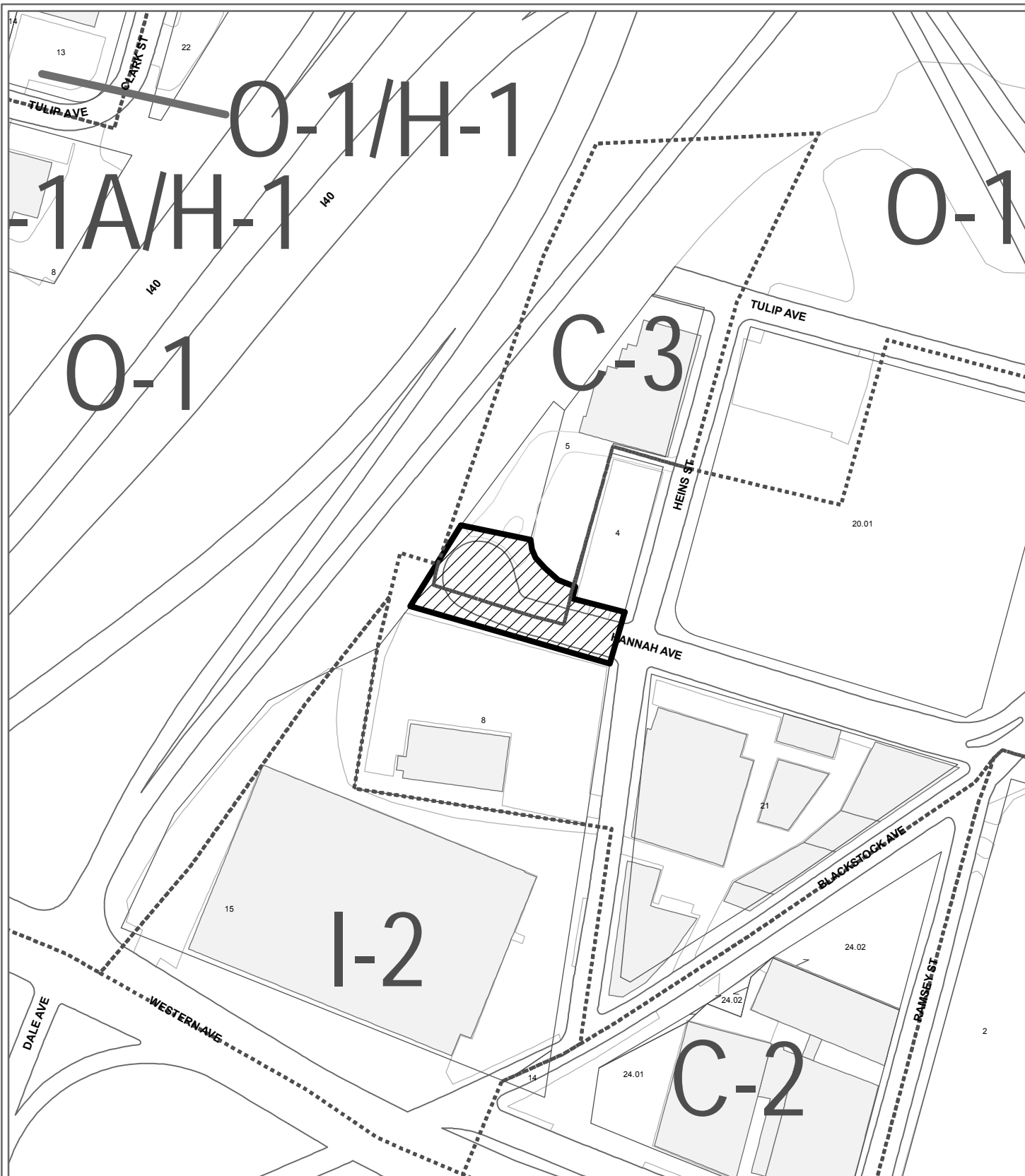
▶ **RECOMMEND** that City Council **APPROVE** the closure of the requested portion of Hannah Ave., subject to any required easements.

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 the adjacent properties to the north and south 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 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-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: A.G. Heins Company Inc.

Name of Street or Alley: Hannah Ave.
 To be closed from: Heins St.
 To be closed to: northwest terminus at I-40 right-of-way

Map No: 94
 Jurisdiction: City

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



10-A-17-SC-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-SC; Nearby City Block 09245

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 that reads "Benjamin D. Davidson".

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



Knoxville Utilities Board

10-A-17-SC - cor. KUB



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-SC
Block No. 09245 and 09247
CLT No. 094LA
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.

- 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

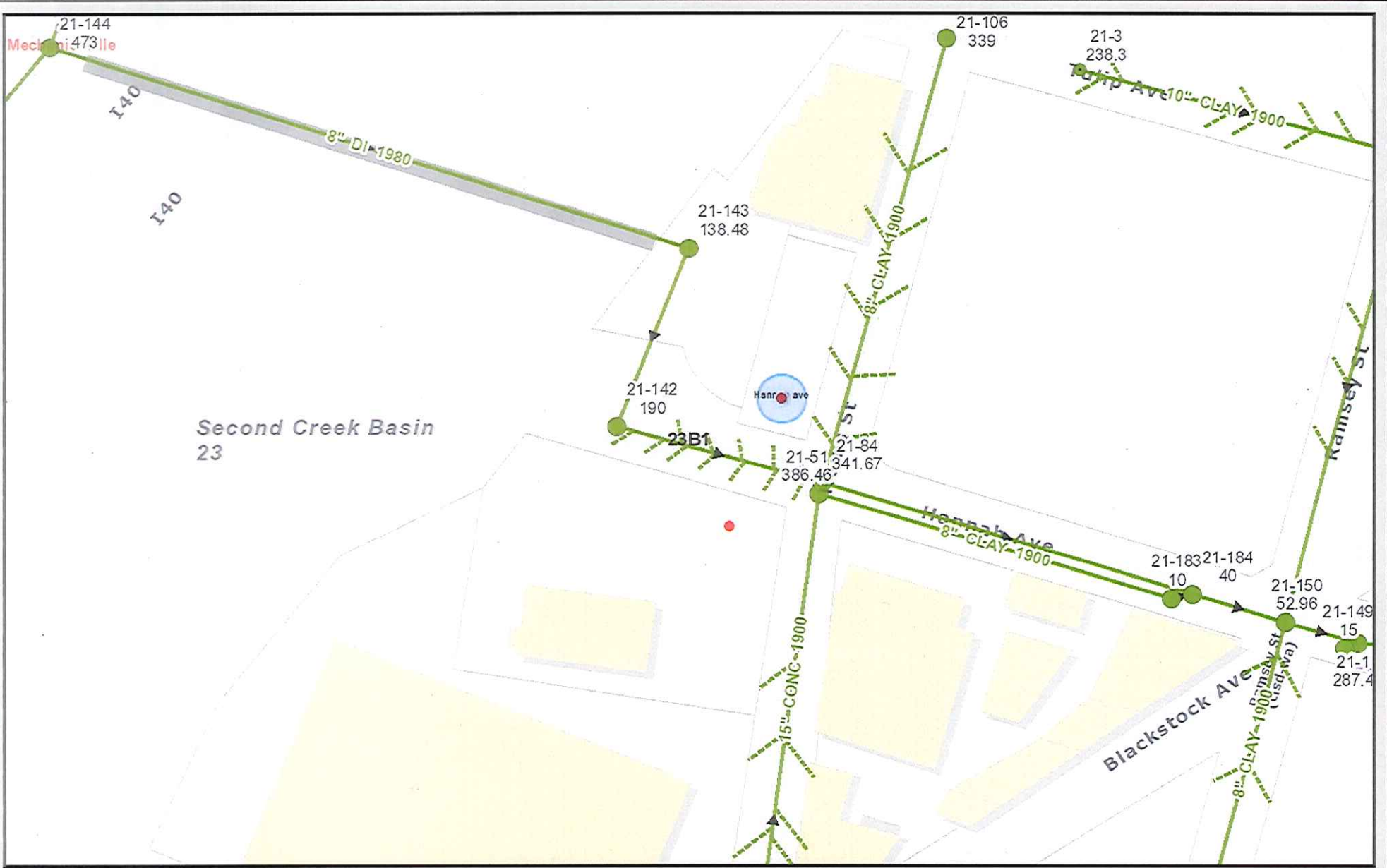
So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2291.

Sincerely,

Christian G. Wiberley
Engineering

CGW/ggt

Enclosure



File No. 10-A-17-SC Hannah Ave. btwn Heins St. and I-40 (Sewer)

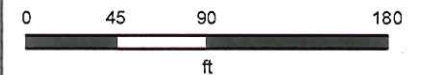
City Block 09245 & 09247 CLT Map 094LA

Knoxville Utilities Board

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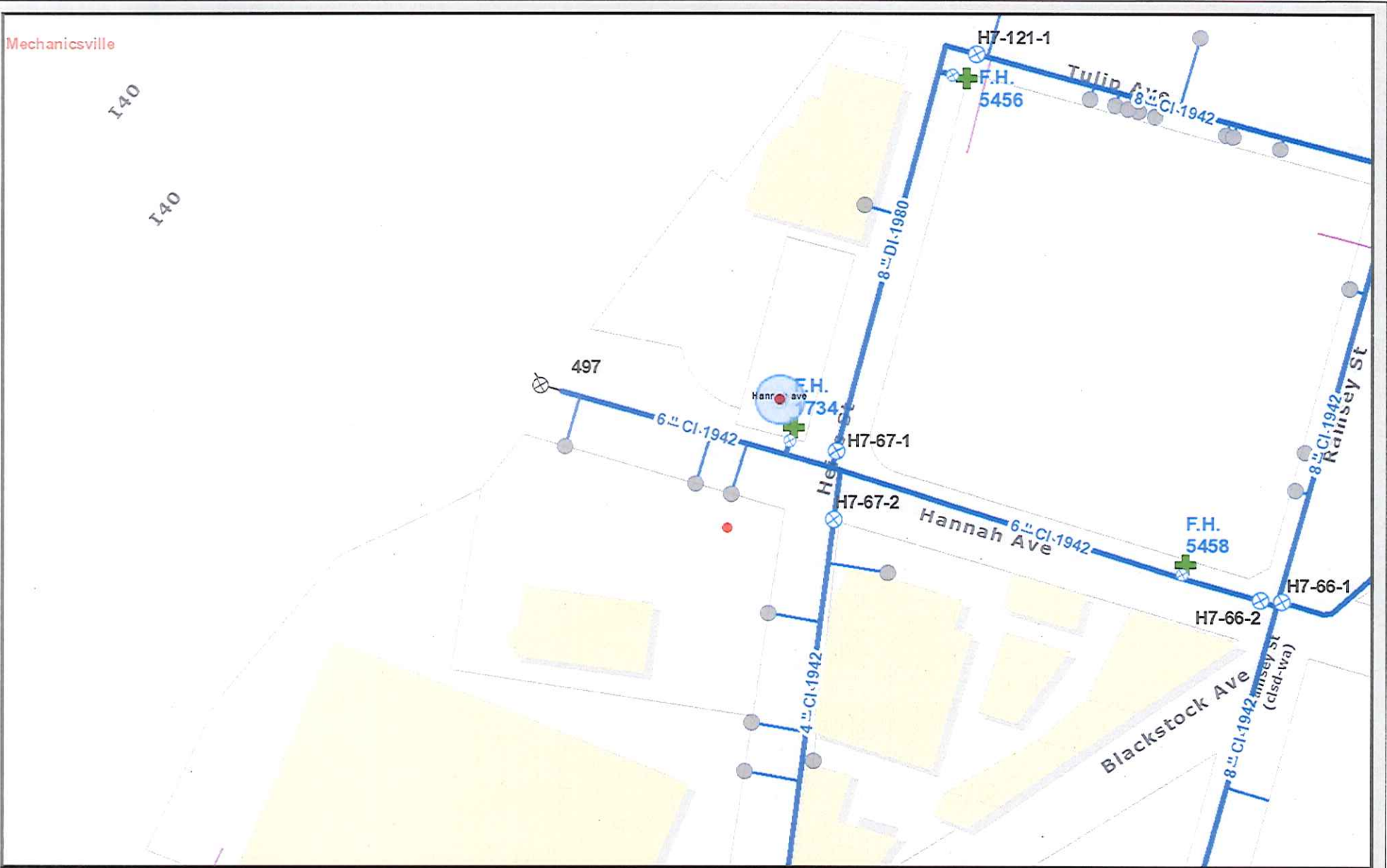
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Mechanicsville

I-40

I-40



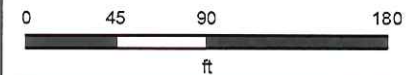
File No. 10-A-17-SC Hannah Ave. btwn Heins St. and I-40 (Water)

City Block 09245 & 09247 CLT Map 094LA

Knoxville Utilities Board



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10-A-17-SC - cor - CityFire



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

RIGHT-OF-WAY CLOSURE



Name of Applicant: A. G. Heins Company Inc
 Date Filed: 8/28/17 Fee Paid: 250.00 File Number: 10-A-17-SC
 Map Number: 094LA Zoning District: 1-3 City County Sector Central City
 Jurisdiction: City 6th Councilmanic District

INFORMATION:

Name of Right-of-Way: Hannah Ave

Type of Right-of-Way: Street Alley

Location of Right-of-Way:
 BETWEEN (City Block or Lot where appropriate) Heins St.
 AND (City Block or Lot where appropriate) NW terminus

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

Reason for Closure: Road only provides access to the adjacent property owner which is the same on both sides

TO BE CLOSED:

From: (Street, Alley, Other) <u>Heins St Street</u>	To: (Street, Alley, Other) <u>Interstate 40 ROW</u>
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ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

E. J. Baksa (Land Development Solutions) 310 K Simmons Rd Knoxville TN 37922 865-671-2281 865-671-2283

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: [Handwritten Signature]

E. J. Baksa (Land Development Solutions) 310 K Simmons Rd Knoxville TN 37922 865-671-2281 865-671-2283

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

APPLICATION ACCEPTED BY: Baussean

