

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

▶ **FILE #:** 9-A-17-SC

AGENDA ITEM #: 11

AGENDA DATE: 9/14/2017

▶ **APPLICANT:** OBSIDIAN DEVELOPMENT

TAX ID NUMBER: 94 K Q 001
 JURISDICTION: Council District 6
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: I-4 (Heavy Industrial)
 WATERSHED: Third Creek

[View map on KGIS](#)

▶ **RIGHT-OF-WAY TO BE CLOSED:** Blackstock Ave

▶ **LOCATION:** Between west R-O-W line of N. Seventeenth Street and northeast corner of parcel 094KQ004

IS STREET:
 (1) IN USE?: No
 (2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** To eliminate loitering and unauthorized parking on the adjacent properties belonging to Obsidian Development, LLC

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

STAFF RECOMMENDATION:

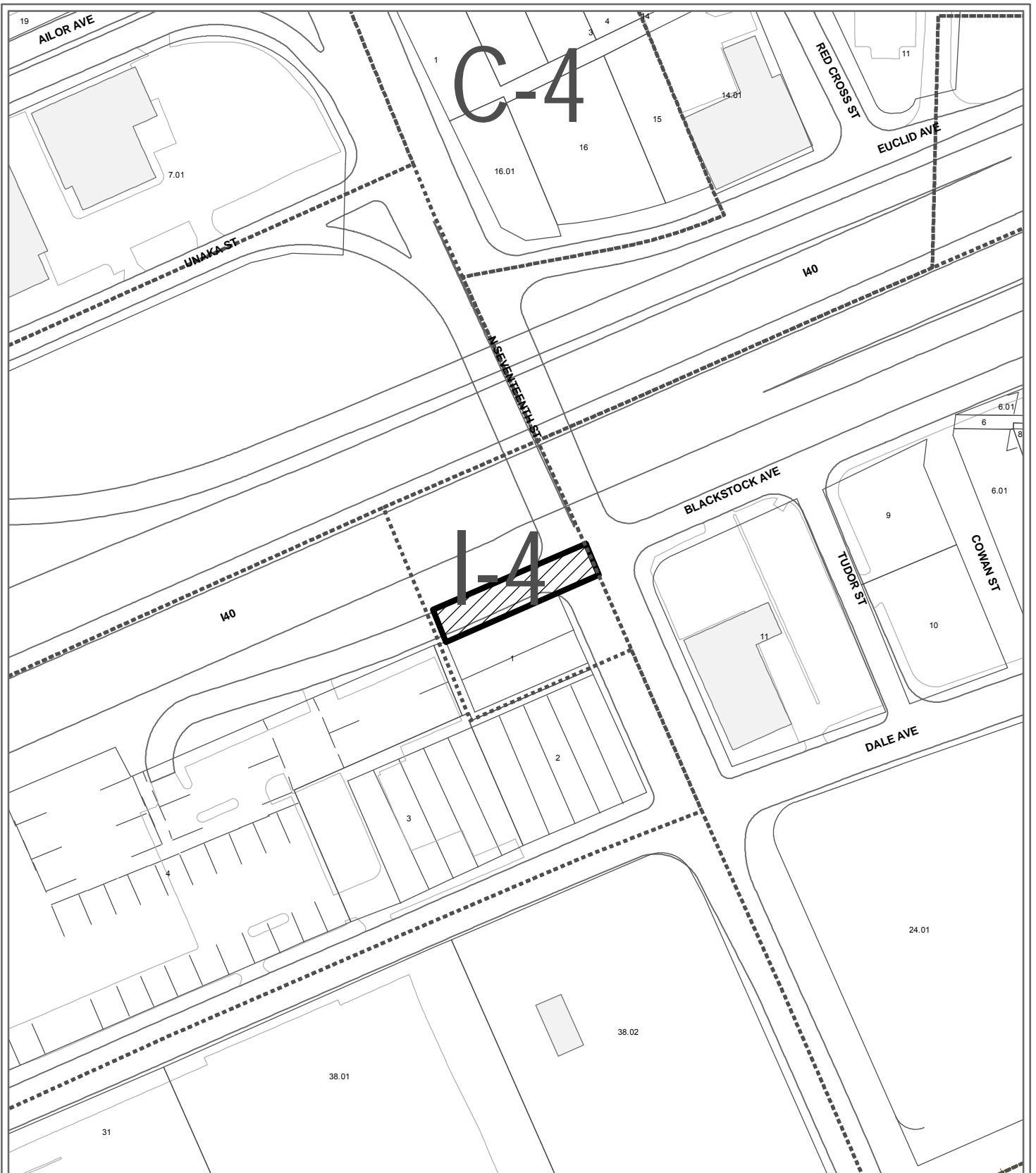
▶ **RECOMMEND that City Council APPROVE the closure of the requested portion of Blackstock Avenue, subject to any required easements.**

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 the adjacent parcels adjacent to the proposed right-of-way to be closed. 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 10/10/2017 and 10/24/2017. 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.



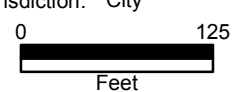
**9-A-17-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: Obsidian Development

Name of Street or Alley: Blackstock Ave
 To be closed from: west R-O-W line of N. Seventeenth Street
 To be closed to: northeast corner of parcel 094KQ004

Map No: 94
 Jurisdiction: City

Original Print Date: 8/15/2017 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



9-A-17-SC - con. City of Knoxville



CITY OF KNOXVILLE

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

August 31, 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 Blackstock Ave
MPC File # 9-A-17-SC; Nearby City Block 22403; Nearby Tax I.D. 094KQ004

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

9-A-17-SC - cor - City Fire



Fire Prevention Bureau

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

Memorandum

Date: August 9, 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. Obsidian Devel. 9-A-17-SC	Approved	None

Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 F A X • 215 • 2068
 www.knoxmpc.org

RIGHT-OF-WAY CLOSURE



Name of Applicant: OBSIDIAN DEVELOPMENT LLC
 Date Filed: 7/31/17 Fee Paid: \$750 File Number: 9-A-17-SC
 Map Number: 94 Zoning District: I-3 City County Sector: Central
 Jurisdiction: City 6th Councilmanic District

INFORMATION:

Name of Right-of-Way: BLACKSTOCK AVENUE
 Type of Right-of-Way: Street Alley 094KQ001
 Location of Right-of-Way:
 BETWEEN (City Block or Lot where appropriate) WEST OF N. SEVENTEENTH ST., SOUTH OF I40/I75
 AND (City Block or Lot where appropriate) NORTH OF CITY BLOCK 22403
 Right-of-Way is: In Use Yes No Improved (example: paved) Yes No
 Reason for Closure: TO ELIMINATE LOITERING AND UNAUTHORIZED PARKING
ON THE ADJACENT PROPERTIES BELONGING TO OBSIDIAN
DEVELOPMENT LLC.

TO BE CLOSED:

From: (Street, Alley, Other) <u>SEVENTEENTH STREET</u>	To: (Street, Alley, Other) <u>THE LOCATION WHERE BLACKSTOCK AVENUE ENDS ON OBSIDIAN DEVELOPMENT LLC PROPERTY.</u>
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ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

JAMES P. MONEYHUN JR. / 11700 RIVERVIEW TOWER
900 S. GAY ST. / KNOXVILLE, TN 37902 (865)521-0368 (865)648-9912
 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. Obsidian Development LLC
 Signature: [Signature]
LUIS ARGILAGUET / 1111 MICHIGAN AVE.
SUITE 300 / EAST LANSING, MI 48823 (517)319-9224 (517)351-2201
 Name: (Print) Address • City • State • Zip • Phone • Fax

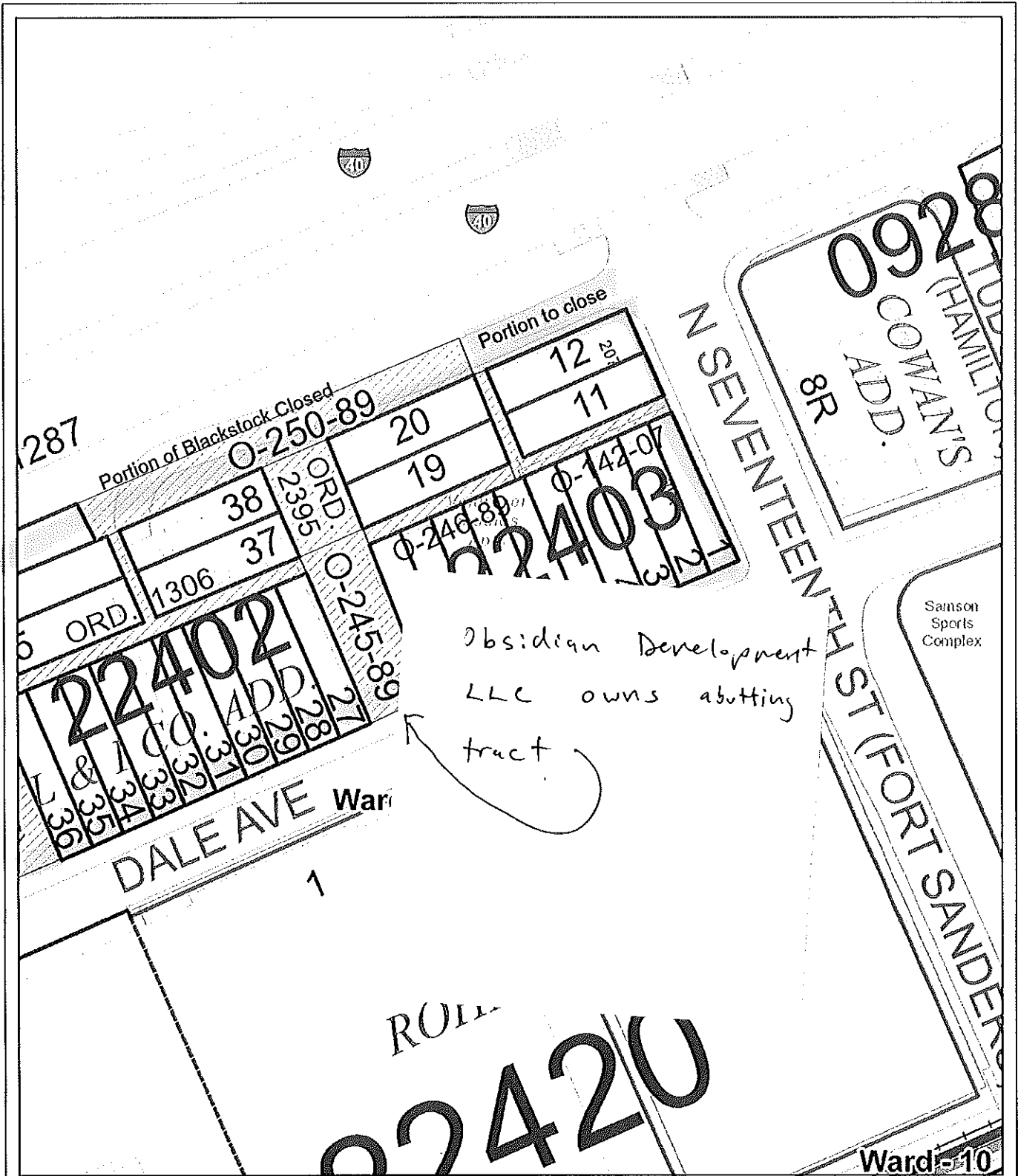
APPLICATION ACCEPTED BY: BUSSEAN

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 <small>Obsidian Development LLC</small>	Agree	Disagree
CITY BLOCK 22403 207 N. SEVENTEENTH ST. KNOXVILLE, TN 37921	By: <i>[Handwritten Signature]</i>	✓	

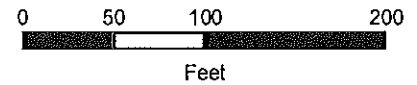
No other abutting
property owners.
I-40 is on other
side of road
that is requested to
be closed



Obsidian Development
 LLC owns abutting
 tract

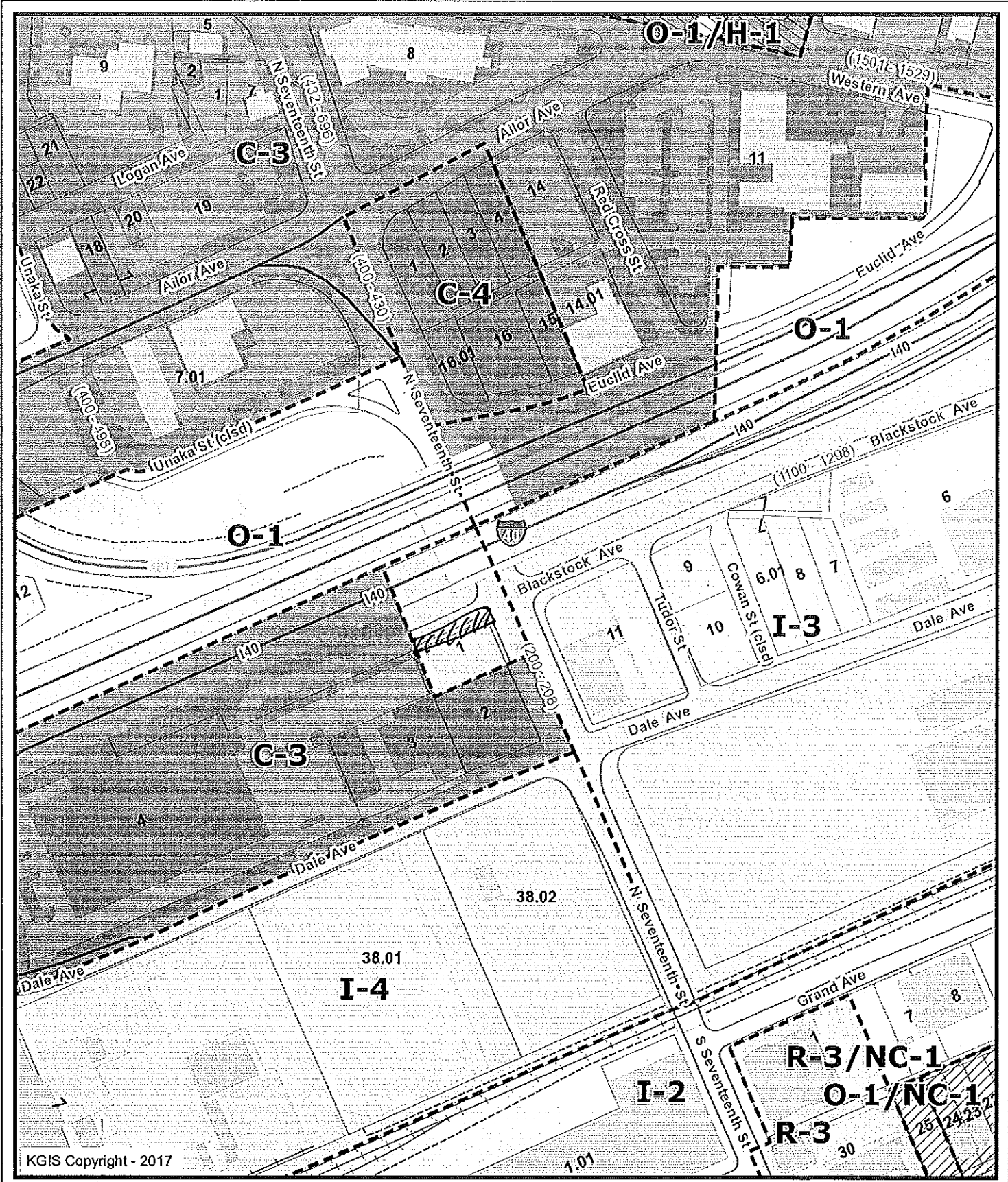


City Ward Map
 Portion of Blackstock Ave



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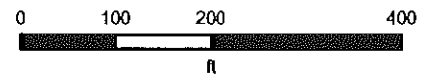


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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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