

▶ **FILE #:** 3-F-10-SC **AGENDA ITEM #:** 7  
 POSTPONEMENT(S): 3/11/10-11/8/18 **AGENDA DATE:** 12/13/2018

▶ **APPLICANT:** WILSON RITCHIE

TAX ID NUMBER: 72 B A 023 [View map on KGIS](#)  
 JURISDICTION: Council District 4  
 SECTOR PLAN: East County  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ZONING: C-4 (Highway and Arterial Commercial)  
 WATERSHED: Fawver Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Lecil Rd  
 ▶ **LOCATION:** Between Asheville Highway and N. Ruggles Ferry Pike

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

▶ **APPLICANT'S REASON FOR CLOSURE:** Own both sides of road and would like to connect properties

DEPARTMENT-UTILITY REPORTS: The City of Knoxville Engineering Department and the Fire Department object to this proposed closure

**STAFF RECOMMENDATION:**

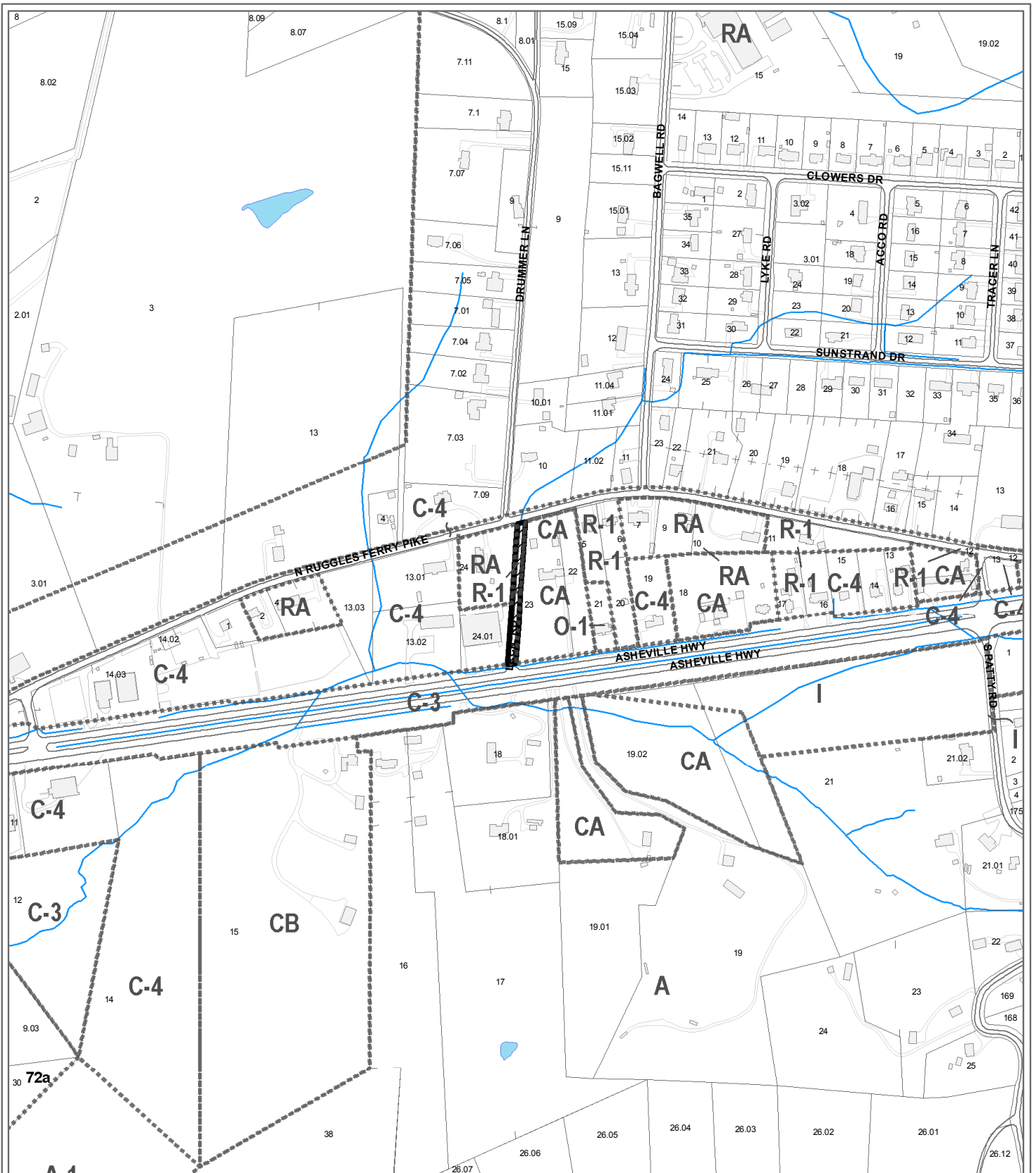
▶ **DENY the closure of this Lecil Road, based on the objections from City Engineering and City Fire Department.**

Staff has received notification of objection for this street closure from City Engineering Department, City Fire Department, an adjacent land owner, and residents.

**COMMENTS:**

The property owner of parcel 072BA024 at 6728 N Ruggles Ferry Pike has not signed the application, indicating agreement with this closure. Staff received a phone call from that property owner in 2010, and she was clearly opposed to this request. Staff has also received correspondence from area residents expressing opposition to this proposed closure of Lecil Rd. Indications are that the street serves as a cut-through that helps to relieve traffic congestion for residents along N. Ruggles Ferry Pike trying to get to Asheville Hwy., especially during the AM peak travel time. Lecile Rd. also serves as means of accessing Sunnyview Primary School, locate half a mile away to the north along Bagwell Rd. With this being the case, in addition to the objections from the Engineering and Fire Departments, staff is recommending denial.

If approved, this item will be forwarded to Knoxville City Council for action on 1/15/2019 and 1/29/2019. 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.



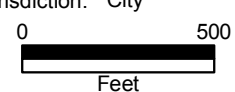
**3-F-10-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: Ritchie, Wilson

Name of Street or Alley: Lecil Rd  
 To be closed from: Asheville Highway  
 To be closed to: N. Ruggles Ferry Pike

Map No: 72  
 Jurisdiction: City

Original Print Date: 2/22/2010 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





## Fire Prevention Bureau

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

### Memorandum

Date: December 5, 2018  
To: Jeff Archer and Sherry Michienzi  
From: Sonny Partin, Deputy Fire Marshal  
Subject: Request for Information on Right of Way Closures, Fire Department Review

Road Name	Review Status	Comments
1. Lecil Rd. (3-F-10-SC)	Disapproved	This road is needed for access to the areas off Ruggles Ferry. Also, the closure of this road will increase congestion at the intersection of Ruggles Ferry and Asheville Hwy and delay any response time for City properties and Mutual Aid with Rural Metro to County properties. We have discussed this with Rural Metro and they agree with our comments.



Dori Caron <dori.caron@knoxmpc.org>

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## [MPC Comment] Lecil Road closure

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**kayla curl** <kaylapaigecurl@gmail.com>  
Reply-To: kaylapaigecurl@gmail.com  
To: commission@knoxmpc.org

Wed, Dec 5, 2018 at 9:42 PM

To whom it may concern,

>>  
>>> As a Knox county parent and a mother of student who goes to Sunnyview Primary I'm concerned that shutting this road down will just cause more back up than what we already have. I personally use this road every morning to go to work. Please it's in everyone's best interest that we keep this road open!

>>>  
>>> Sincerely,  
>>> Kayla curl

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





Dori Caron <dori.caron@knoxmpc.org>

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**[MPC Comment] Fwd: Closer of Lecil Road**

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**Gerald Green** <gerald.green@knoxmpc.org>  
Reply-To: gerald.green@knoxmpc.org  
To: Planning Commissioners <commission@knoxmpc.org>

Mon, Nov 26, 2018 at 8:32 AM

FYI

**Gerald Green AICP**  
Executive Director  
Knoxville-Knox County  
Metropolitan Planning Commission  
400 Main Street, Suite 403  
Knoxville, TN 37902  
865.215.3758  
gerald.green@knoxmpc.org

----- Forwarded message -----

From: **Tim** <tfawver@att.net>  
Date: Fri, Nov 23, 2018 at 2:28 PM  
Subject: Closer of Lecil Road  
To: gerald.green@knoxmpc.org <gerald.green@knoxmpc.org>

Dear Mr. Green,

It has been reported that the MPC is again considering closing Lecil road (3-F-10-SC) , a road that I and others use several times a day. A road that is the closest access to Ashville highway for the parents and children of Sunnyview school. It is also the safest way to go East on Ashville Hwy since you can not turn East at the intersection of Ashville Hwy and Ruggles ferry due to safety concerns.

In stead of closing this road, I ask that you consider making this road wider and adding turning lanes to improve access to Lecil road so that it make be easier used by school buses.

I also ask that any consideration of closing this important road be fully advertised and disclosed to the public by signage at both entrances to this road.

Thank you for allowing comment.

Tim Fawver



Dori Caron <dori.caron@knoxmpc.org>

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**[MPC Comment] Fwd: Lecil Road**

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**Terry Gilhula** <terry.gilhula@knoxmpc.org>  
Reply-To: terry.gilhula@knoxmpc.org  
To: Commission <commission@knoxmpc.org>

Mon, Nov 26, 2018 at 7:02 AM

----- Forwarded message -----

From: **Bates, Gary Edward** <gbates@utk.edu>  
Date: Fri, Nov 23, 2018 at 4:07 PM  
Subject: Lecil Road  
To: contact@knoxmpc.org <contact@knoxmpc.org>

I have recently learned that Richie Tractor in Asheville Hwy has petitioned MPC to close Lecil Road. This is a road we use often, going between Ruffles Ferry Pike and Asheville Hwy. We live on Drummer Lane and use this road often. We and our neighbors do not want this road to be closed. It is valuable as we travel in East Knox County.

We hope that the MOC considers that comments of the people that live in the area.

Please contact if there are any questions.

Gary Bates  
417 Drummer Lane  
Knoxville, TN. 37924

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron <dori.caron@knoxmpc.org>

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## [MPC Comment] how to fight a agenda ?

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'TOMMY giles' via Commission <commission@knoxmpc.org>  
Reply-To: tompyg@yahoo.com  
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Nov 28, 2018 at 11:42 AM

Would like to know how to be against

### Alley or Street Closures:

7.

WILSON RITCHIE

3-F-10

-SC

Request closure of Lecil Rd between Asheville Highway and N.

Ruggles Ferry Pike, Council District 4

This road run straight to my house has been here way before Ritchie tractor and we a planning to bring members of our community in to argue against the closure just want to do it right . What should we do ?

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This message was directed to commission@knoxmpc.org



Dori Caron &lt;dori.caron@knoxmpc.org&gt;

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**[MPC Comment] Lecil Road Closure beside Ritchie Tractor File # 3-F-10-SC**

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**smerrrell@househasson.com** <smerrrell@househasson.com>  
Reply-To: smerrrell@househasson.com  
To: commission@knoxmpc.org

Wed, Dec 5, 2018 at 12:58 PM

Good afternoon,

I would like to ask that you vote **NO** on closing Lecil Lane at the next MPC Meeting on December 13. I along with several other folks who live in the Sunnyview community use this road daily to reach Asheville Highway. If it were to close it would cause long backups in the mornings and evenings due to the Sunnyview School (when in session) traffic along with the folks that live in this area going to work etc. Not to mention the Little White House Day Care traffic that is at the intersection at the end of Ruggles Ferry and Asheville Highway that is very busy in the mornings and evenings with children being dropped off or picked up.

Thank you,

Stacy Merrell

865-257-2170

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This message was directed to commission@knoxmpc.org



Dori Caron &lt;dori.caron@knoxmpc.org&gt;

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**[MPC Comment] Lecil Road Closing**

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**Wayne Oglesby** <r.wayneoglesby@gmail.com>  
Reply-To: r.wayneoglesby@gmail.com  
To: commission@knoxmpc.org

Tue, Dec 4, 2018 at 10:21 PM

Members of the MPC,

As the current caretaker of the property located at 6728 N. Ruggles Ferry Pike I oppose the closing of Lecil Road. This road has been a necessary route to ensuring a safe flow of traffic to Ruggles Ferry Pike since before 1958 when the home located at this address was built. The property is deeded jointly to my two daughters, Emily Stout and Renee Oglesby upon my death. It is my understanding that K.U.B., Rural Metro, Sunny view School and the majority of residents of the Sunny view area are in opposition of this closing. Mr. Wilson Ritchie had Glenn Richards who was acting as a legal representative for Mr. Ritchie submitted a letter to the MPC on October 15, 2018 stating and i quote: "We would like to request that the application for closure of the lecil road right-of-way be withdrawn from MPC's further consideration and, therefore, their agenda. The client, Wilson Richie, has not expressed any interest in pursuing this request further". It is extremely confusing why someone would request that it be withdrawn and shortly there after resubmit without any type of notification. The MPC stated that signage for the road closure was required to be posted 30 days prior to the meeting scheduled on December 12. 2018. This did not happen, the signage has only been visible to the public since Friday November 30. In conclusion this road does not need to close and should stay open and continue to serve the residents of the community and others in the manner it has for the last 70 plus years.

Sincerely,

Mr. and Mrs. Richard Wayne Oglesby  
5904 Clearbrook Drive  
Knoxville, TN 37918

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxmpc.org>

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**[MPC Comment] Fwd: Lecil Road**

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**Terry Gilhula** <terry.gilhula@knoxmpc.org>  
Reply-To: terry.gilhula@knoxmpc.org  
To: Commission <commission@knoxmpc.org>

Mon, Nov 26, 2018 at 7:03 AM

----- Forwarded message -----

From: **G E BATES** <tamarabates@bellsouth.net>  
Date: Fri, Nov 23, 2018 at 5:03 PM  
Subject: Lecil Road  
To: <contact@knoxmpc.org>

Richie Tractor is again asking the MPC to close Lecil road. We live on Dummer Lane and access that road fequently. Consider this email against the closer.

Thank you,

Tamara Bates

[Quoted text hidden]



Wilson S. Ritchie  
Ritchie Properties  
606 W. Main Street, Suite 200  
Knoxville, TN 37902

November 7, 2018

To Whom It May Concern:

**Re: Wilson Ritchie/Road Closure - Lecil Road @ Asheville Highway**

I, Wilson Ritchie, dba Ritchie Properties, have and do designate John K. King as my representative for all purposes dealing with the application for road closure, Item No. 3-F-10-SC, currently scheduled on the November 8, 2018 MPC Agenda.

Mr. Ritchie has no interest in withdrawing the application.

Very truly yours,

A handwritten signature in black ink, appearing to read "Wilson S. Ritchie".

Wilson S. Ritchie

October 15, 2018

re: File #: 3-F-10-SC  
R.O.W closure Lecil Road  
Knoxville, Tennessee

We would like to request that the application for closure of the Lecil Road right-of-way be withdrawn from MPC's further consideration and, therefore, their agenda.

The client, Wilson Ritchie, has not expressed any interested in pursuing this request further.

Thank you very much.

Sincerely,



Glenn Richters, RA, LEED AP

Benefield Richters Co.  
865.637.7009 (o)  
865.250.2194 (c)  
grichters@benefieldrichters.com



3-F-10-SC-cor-KUB



Knoxville Utilities Board

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July 25, 2018

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 3-F-10-SC  
Block No. 31982 & 31986  
CLT Map 72**

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 facilities.

Sewer – 7.5 feet on each side of the centerline of the sewer line, 15 feet total width  
Electric – 10 feet on each side of the centerline of the electric line, 20 feet total width  
Gas – 7.5 feet on each side of the centerline of the gas line, 15 feet total width

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Christian Wiberley', is written over a light blue horizontal line.

Christian Wiberley  
Engineering

CGW

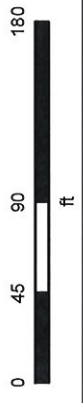


**File No. 3-F-10-SC Lecil Road btwn Asheville Highway and N Ruggles Ferry Pike (Sewer)**

Printed: 7/25/2018 at 11:28:40 AM

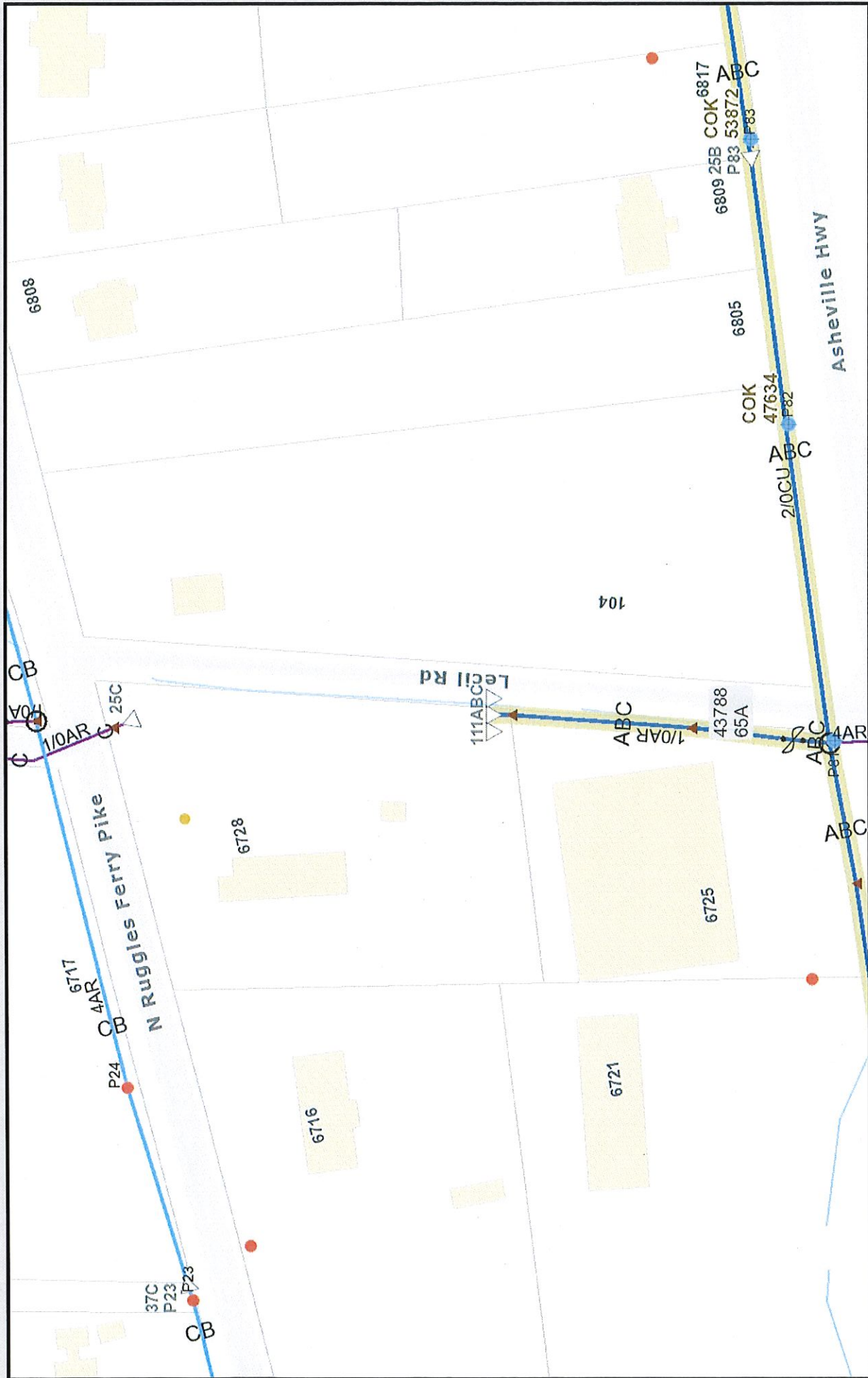


City Blocks 31982 and 31986 CLT Map 72



**Knoxville Utilities Board**

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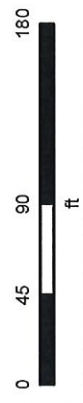


**File No. 3-F-10-SC Lecil Road btwn Asheville Highway and N Ruggles Ferry Pike (Electric)**

City Blocks 31982 and 31986 CLT Map 72



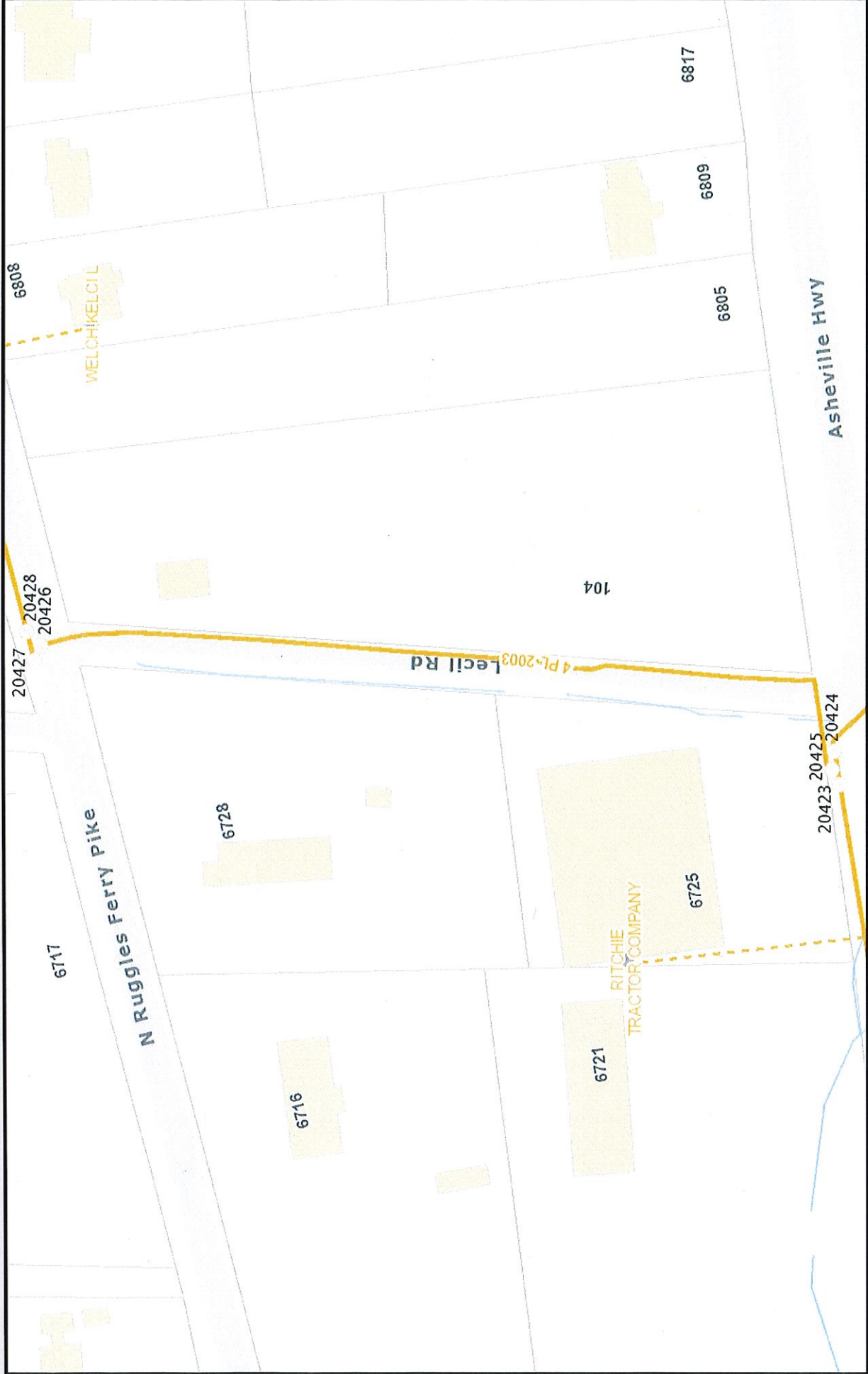
Printed: 7/25/2018 at 11:31:51 AM



**Knoxville Utilities Board**

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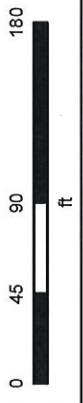
**File No. 3-F-10-SC Lecil Road btwn Asheville Highway and N Ruggles Ferry Pike (Gas)**

City Blocks 31982 and 31986 CLT Map 72

**Knoxville Utilities Board**



Printed: 7/25/2018 at 11:29:17 AM



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# CITY OF KNOXVILLE

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

July 23, 2018

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

**SUBJECT:** Lecil Rd Proposed Closure Between Asheville Hwy and N Ruggles Ferry Pike  
MPC File # 3-F-10-SC; Near City Block 31982

Mr. Brusseau:

The City Engineering Department objects to the proposed closure of Lecil Rd between Asheville Highway and N Ruggles Ferry Pike. The loss of this road will reduce connectivity in the area and it is anticipated that this will lead to immediate traffic problems that will only increase as development increases in that area.

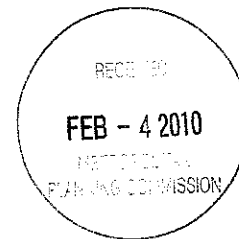
Sincerely,

A handwritten signature in green ink that reads "Benjamin D. Davidson".

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



3-F-10-SC-cor-AT&T



February 3, 2010

TO: Metropolitan Planning Commission

FROM: Shannon Simms  
AT&T  
9733 Parkside Dr  
Knoxville, TN 37922

SUBJECT: WILSON RICHIE - Closure of Lecil Rd from Asheville Hwy. to N Ruggles Ferry  
Pk. Council District 4, East County Sector. 3-F-10-SC

AT&T has facilities in this area. The closing will be satisfactory as originally proposed with an easement to maintain and replace our plant as needed in the area in question.

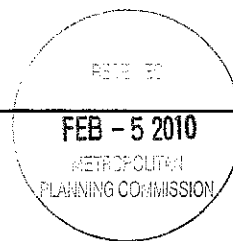
Thank you,

*Shannon R. Simms*  
Shannon Simms

3-F-10-SC-cor KUB



Knoxville Utilities Board



February 4, 2010

Mr. Ken Pruitt  
Knoxville-Knox County  
Metropolitan Planning Commission  
Suite 403, City-County Building  
Knoxville, Tennessee 37902

Dear Mr. Pruitt:

**Re: Right-of-Way Closure Request 3-F-10-SC**

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
- Gas – 7.5 feet on each side of the centerline of the gas line, 15 feet total width
- Sewer – 7.5 feet on each side of the centerline of the wastewater 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,

A handwritten signature in cursive script that reads 'Greg L. Patterson'.

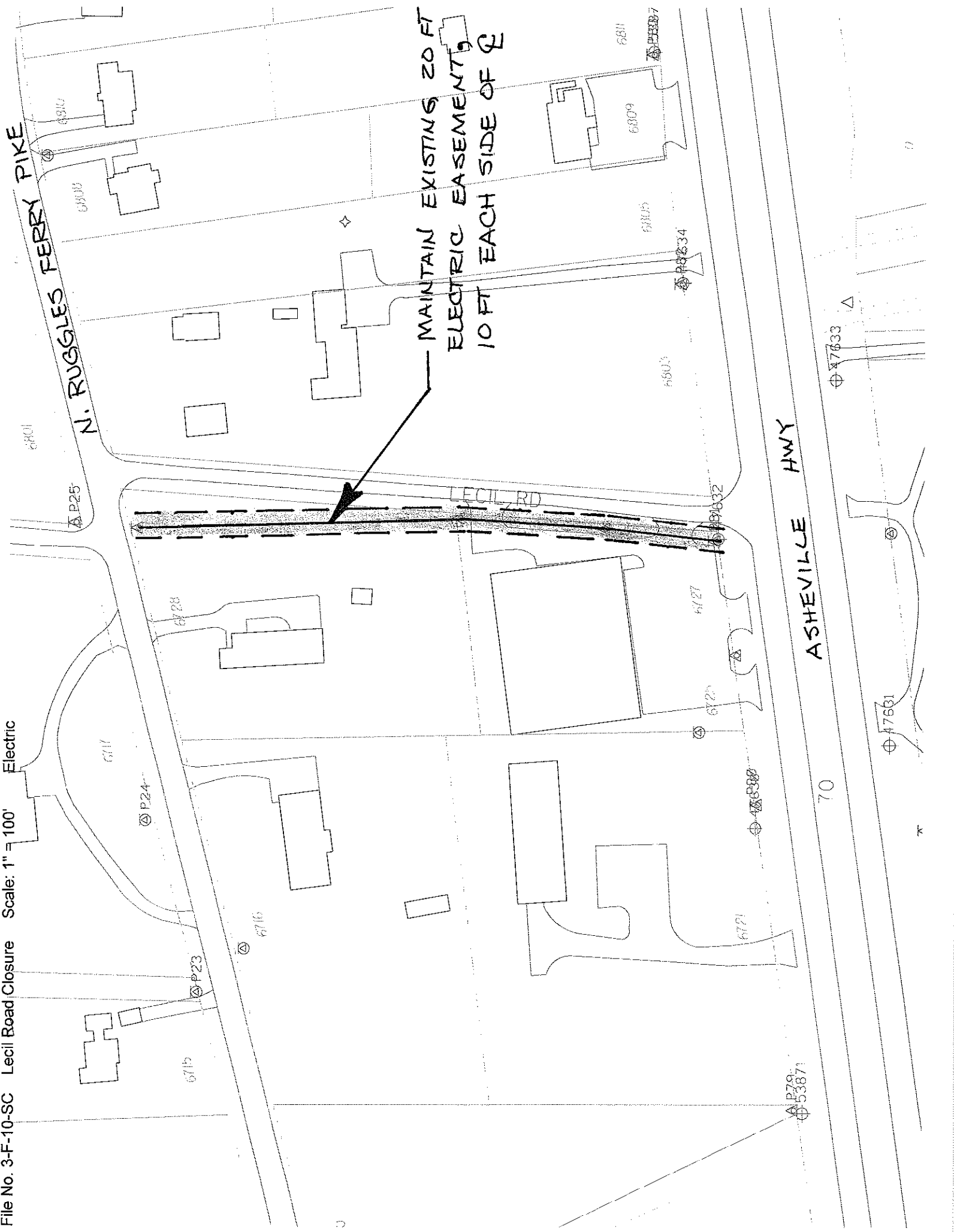
Greg L. Patterson  
Engineering

glp/ggt

Enclosure



File No. 3-F-10-SC Lecil Road Closure Scale: 1" = 100' Electric



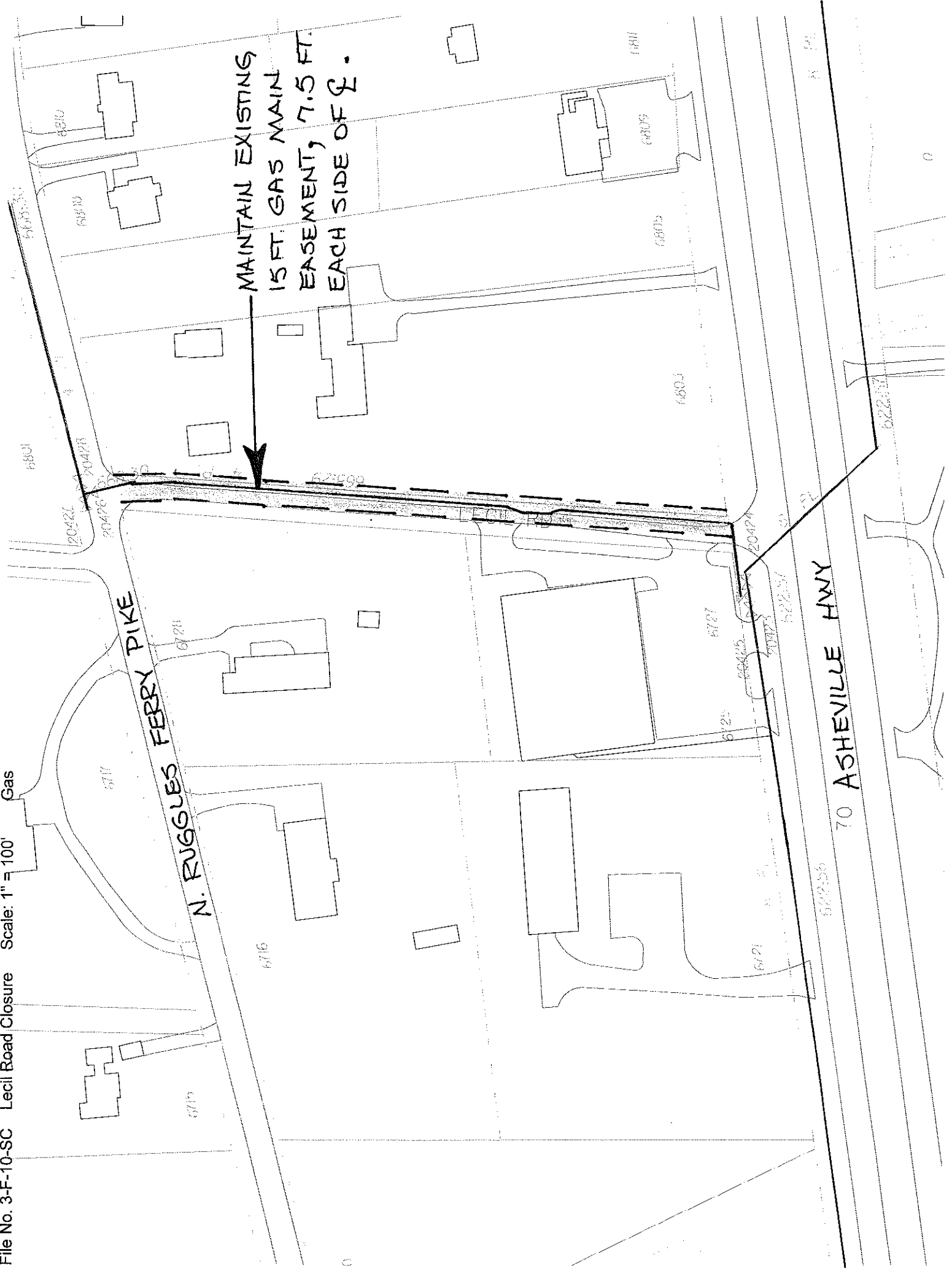
MAINTAIN EXISTING 20 FT ELECTRIC EASEMENT, 10 FT EACH SIDE OF Q

N. RUGGLES FERRY PIKE

LECIL RD

ASHEVILLE HWY

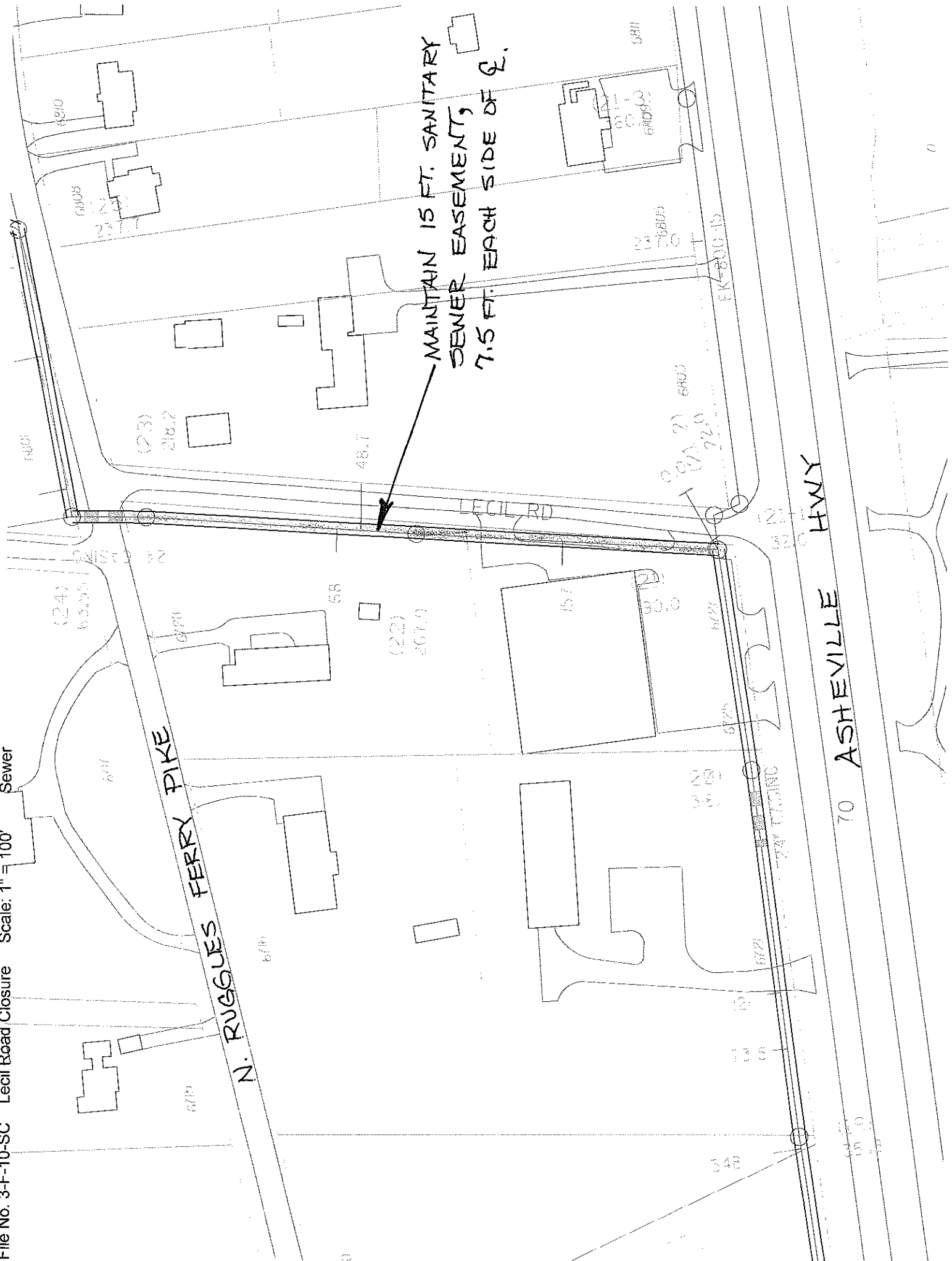
70



MAINTAIN EXISTING  
15 FT. GAS MAIN  
EASEMENT, 7.5 FT.  
EACH SIDE OF E.

N. RUGGLES FERRY PIKE

70 ASHEVILLE HWY



**From:** Mike Brusseau  
**To:** Betty Jo Mahan  
**Date:** 5/6/2010 1:49:12 PM  
**Subject:** Fwd: Lecil Lane closure by Richie Tractor

Re: Item #8

>>> "Stacy Merrell K&M Transportation" <kmtransportation@bellsouth.net> 5/6/2010 12:27 PM >>>

Good afternoon,

I would like to ask that you vote against closing Lecil Lane at the next MPC meeting. My wife and I, along with several others use this cut thru daily to reach Ashville Highway. If it were to close it would cause a long back up in the mornings and evenings due to the Sunnyview School (when in session) traffic along with the folks that live in this area going to work etc. Not to mention the Little White House Day Care traffic that is at the intersection at the end of Ruggles Ferry and Ashville Highway which is where the traffic would start to back up.

While I understand what Richie Tractor Is wanting to do. I think Richie Tractor can come up with a better idea then to close Lecil Lane as they purchased acreage on the other side of Lecil Lane from where the current store is located that should be able to accommodate whatever they are wanting to do?

I hope that you can help us on this matter.

Thank you for your time.

Stacy Merrell

K & M Transportation Services LLC

865-637-0900

865-257-2170 Cell

865-971-1813 Fax

800-277-6999 Toll Free

[www.kmtransportation.org](http://www.kmtransportation.org)

**From:** Mike Brusseau  
**To:** Betty Jo Mahan  
**Date:** 5/3/2010 8:19:28 AM  
**Subject:** Fwd: Road Closure of Lecil Lane 37924

Re: Item # 8

>>> <hjsickles@aol.com> 4/30/2010 10:06 AM >>>

Hello Mr. Brusseau;

My name is H J Sickles and I live @397 Drummer Lane, 37924. I am writing you about an access road named Lecil Lane that runs between Asheville Hwy and Ruggles Ferry Rd. It is up for closure review for the third time in as many months. The road is at the Ritchy Tractor Company on Asheville Hwy. Since Ritchy recently bought the property on the other side of the access road, I am certain they are pushing for the closure to give them greater highway exposure. There is one home that faces Lecil Lane. It is occupied by an elderly couple, Rachel (White) and Earl Fawver. They have been pressured by a Mr. Ritchy to "sign off" on the closure. The road in question has been in existence before Asheville Hwy was ever built. The road led to the family farm of Mrs. Fawver. Mrs. Fawver refuses to sign - even though Mr. Ritchy (who said he was a lawyer) offered to build her a nice new landscaped driveway. He also offered to buy her home @ appraised price. She has lived in this home for at least 55 years. I am thinking this harassment borders on elder abuse.

?My point is that this road does not need to be closed. I use it daily. When nearby Sunnyview School is in session, the traffic between 7:30 and 8:00 is great. The west bound lane on Ruggles Ferry backs up on that road trying to get onto Asheville Hwy. I always use the road subject to closure as do many others. In the afternoon @ rush hour, I again use this short road because of the backup to make a left hand turn onto Ruggles Ferry from Asheville Hwy sometimes exceeds the space in the turn lane (at the Co-Op).

I want to point out that other access roads from Asheville Hwy to Ruggles Ferry are far more dangerous than Lecil.

There are several subdivisions that surround Sunnyview School, many newly developed, which increase the traffic as well. If this road is closed, you will see many more rear end accidents. School Buses heading to or from the school are in more danger, although they do not use the access road; but because of the increased traffic.

Please do not allow Ritchy Tractor to gain more highway exposure. It is simply not right for the people who live in the area.

Thank You for your time and consideration.

H J Sickles  
546-1099  
335-0004

**From:** Mike Brusseau  
**To:** Betty Jo Mahan  
**Date:** 3/2/2010 12:08:40 PM  
**Subject:** Fwd: road closer Lecil

Re: 3-F-10-SC

>>> Tim Fawver <tfawver@att.net> 3/2/2010 12:11 PM >>>

Dear Sir, Please reconsider closing the Lecil road 3-f-10-sc. This road is use for traffic to and from Sunnyview School (Bagwell Road). I think closing the road will cause a morning traffic problem. I think an acceptable solution would be to move the road to the edge of Richie Tractor's property. Thank you for allowing comments. Tim Fawver

7/11/2018

KnoxMPC Mail: Fwd: Wilson Ritchie - Item No. 3-F-10-SC

3-F-10-SC-wtable-7-12-18



Sherry Michienzi <sherry.michienzi@knoxmpc.org>

**Fwd: Wilson Ritchie - Item No. 3-F-10-SC**

1 message



**Betty Jo Mahan** <bettyjo.mahan@knoxmpc.org>  
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Wed, Jul 11, 2018 at 10:34 AM

From: **Davenport, Angie G.** <ADavenport@lewisthomason.com>  
Date: Wed, Jul 11, 2018 at 10:12 AM  
Subject: Wilson Ritchie - Item No. 3-F-10-SC  
To: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>  
Cc: "dan.kelly@knoxmpc.org" <dan.kelly@knoxmpc.org>

We would like this matter removed from the table at the Thursday, July 12, 2018 MPC meeting. Please call if you have any questions.

Thank you.

John K. King



LEWIS THOMASON

**Angie Davenport** Legal Secretary  
Lewis, Thomason, King, Krieg & Waldrop, P.C.  
620 Market St., 5th Floor | P.O. Box 2425 | Knoxville, TN 37901  
Tel: 865-541-5288 | Fax: 865-523-6529  
Web Page

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**From:** Dan Kelly  
**To:** Betty Jo Mahan  
**Date:** 5/7/2010 10:27:58 AM  
**Subject:** Fwd: Agenda Item #8, Wilson Ritchie (3-F-10-SC)

>>> Trey Benefield <tbenefield@benefieldrichters.com> 05/07 10:04 AM >>>  
Dan,

We are working with Wilson and Stewart Ritchie of Ritchie Tractor. As you may be aware, we have been pursuing a road closure to enable expansion of the Asheville Highway facility. We would like to table our request while we study the matter further. Would you please put our request on the agenda to be considered for Tabling?

Thank you,

Trey

> Facebook  
> <<http://www.facebook.com/pages/Benefield-Richters/76130626419>>  
>

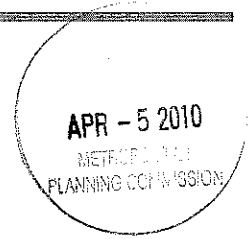


## Mike Brusseau - lecil road closure

---

**From:** Glenn Richters <grichters@benefieldrichters.com>  
**To:** Mike Brusseau <Mike.Brusseau@knoxmpc.org>  
**Date:** 4/5/2010 3:43 PM  
**Subject:** lecil road closure  
**CC:** wilson ritchie <writchie@ritlaw.com>

---



Mike,

On behalf of the applicant, we would like to formally request a postponement of consideration of the road closure of Lecil Road in East Knoxville, file #-3-F-10-SC, the applicant name is Wilson Ritchie.

Thank you very much for you help on this.

--

glenn richters, aia, leed ap

**benefield richters**  
**architecture landscape architecture + planning**  
865.637.7009 office  
865.250.2194 cell

**3-F-10-SC-PP-3-11-10**

**From:** Mike Brusseau  
**To:** Sherry Michienzi  
**Date:** 3/9/2010 3:40:13 PM  
**Subject:** Fwd: Lecil Road closure request



FYI, Item 15

>>> Glenn Richters <[grichters@benefieldrichters.com](mailto:grichters@benefieldrichters.com)> 3/9/2010 2:55 PM >>>  
Mike,

On behalf of the applicant, we would like to formally request a postponement of consideration of the road closure of Lecil Road in East Knoxville, file #-3-F-10-SC, the applicant name is Wilson Ritchie.

Thank you very much for you help on this.

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p{ margin-top: 0px; margin-bottom: 1px}body{ font-family: "Lucida Sans Regular", sans-serif; font-size: 10pt; font-weight: normal; font-style: normal}glenn richters, aia, leed ap  
benefield richters  
architecture landscape architecture + planning  
865.637.7009 office  
865.250.2194 cell



Item 5 Oct 10, 2018

3-7-10-5C



























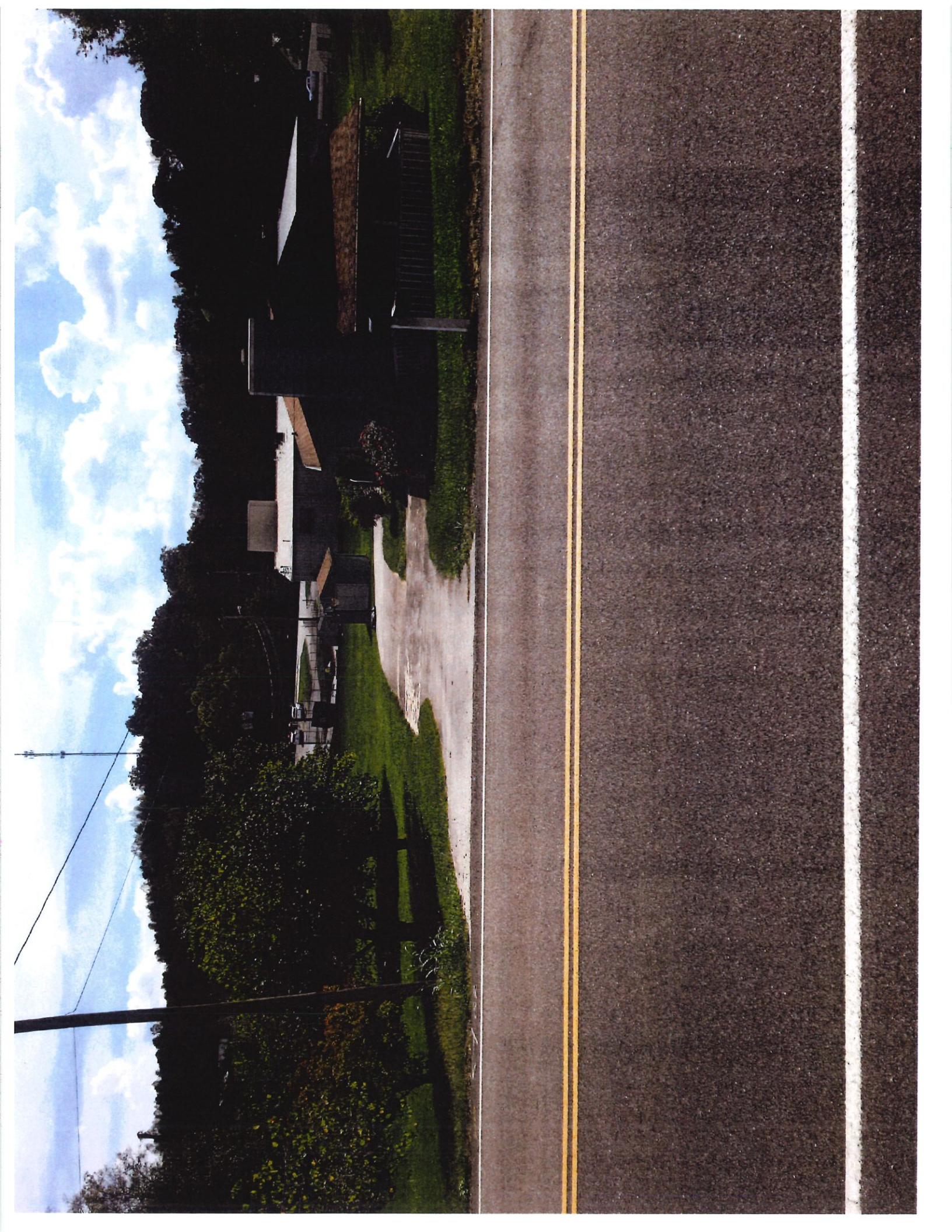
























Dori Caron <dori.caron@knoxmpc.org>

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## [MPC Comment] Wilson Ritchie Lecil Road Closure - File No. 3-F-10-FC

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**Emily Stout** <estout@gallahersafe.com>

Fri, Nov 9, 2018 at 2:26 PM

Reply-To: estout@gallahersafe.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: Richard Wayne Oglesby <r.wayneoglesby@gmail.com>, "denaeoglesby@gmail.com" <denaeoglesby@gmail.com>, "proporter20@gmail.com" <proporter20@gmail.com>

Good afternoon MPC Commissioners,

I am the granddaughter of the late Rachel Oglesby Fawver; property owner of 6728 N. Ruggles Ferry Pike. Prior to her death, she was contacted on several occasions by representatives of the Ritchie family or by them directly in effort to obtain her signature to close down Lecil Road. She was never in favor of the closure of this road and never provided a signature because she saw the value this little lane brings to the people of the Sunnyview community.

As her will states, my sister and I are now the legal owners of 6728 N. Ruggles Ferry Pike. Therefore, Mr. Ritchie does not own all of the property on both sides of Lecil Road as his application states. I have attached the Parcel 072BA024 Property Map and Details Report for your use which showcases the Lecil Road frontage associated with our property.

Since Mr. Wilson Ritchie's application has been restored as part of the MPC's agenda, no member of my family has been contacted by any members of the Ritchie family nor any said representatives of the family. I find this very concerning considering I know firsthand Mr. Ritchie knows how to get in touch with me as well as other members of my family. I know this because shortly after my grandmother's passing he had his real estate agent set up a dinner meeting with my family where he offered to buy the property of 6728 N. Ruggles Ferry Pike. Obviously, we didn't accept.

In addition to having no contact by the Ritchie's, we do not recall ever seeing any signs posted for community recognition purposes. It is my understanding based on a conversation with the MPC secretary, Sherry Michienzi, signs are always posted.

I have several concerns as it pertains to the closure of this road. They are as follows:

### 1. Community Safety and Daily Community Usage

- The closure of this lane will eliminate a path of connectivity to the Sunnyview community which needs to be available for emergency service vehicles to take the shortest route to certain areas of N. Ruggles Ferry Pike.
- The stop sign at the end of N. Ruggles Ferry Pike (across from the Co-Op) does not allow for a left turn to head East on Asheville Highway. I fear many people will ignore this and make a left turn anyway which could result in more traffic accidents.
- I know several Sunnyview community members who utilize this road daily, not only for accommodating purposes but also to avoid backups usually caused by the traffic from Sunnyview school admission/dismissal and rush hours. Traffic already backs up on Ruggles Ferry Pike. I can't image what it would be like if this lane is closed.
- Many times during morning and afternoon rush hour, when traveling east on Asheville Highway the left turn lane to access N. Ruggles Ferry Pike exceeds the space available in this lane. When this happens, the option

to continue onto the Lecil Road access is a viable option to keep patrons safer and avoid traffic disruptions.

## 2. Logistical Impact on Sunnyview Primary School Flow of Traffic

- Many members of the Sunnyview Primary School family use this road as a means of ingress and egress to N. Ruggles Ferry Pike which then leads to Bagwell Lane where the school is located. If this road is closed and this path of egress is eliminated, the traffic flow will be greatly impacted.

Over the next 30 days, I plan to get in touch with as many Sunnyview community members I can in hopes they too have an opportunity to voice their opinions. In addition, I will be contacting the Sunnyview Primary School principal so she can inform the families of her school to also get involved.

I kindly ask your consideration of this matter to be more in line with the people of this great Sunnyview community as opposed to the desires of one business owner. Please vote against the closing of Lecil Road. Feel free to contact me anytime if you need any additional information from me. I plan to see each of you at the December 13<sup>th</sup> meeting, if not sooner.

Have a blessed weekend!

Kind Regards,

Emily Stout

**Emily Stout**

**Business Development Manager, Healthcare**



Gallaher and Associates, Inc

3351 Regal Drive, Alcoa, TN 37701

865.970.2471 ext. 1160

865.809.7094 c

865.970.7889 f

Email: [estout@gallahersafe.com](mailto:estout@gallahersafe.com)

Web: [www.gallahersafe.com](http://www.gallahersafe.com)

TN License: TN ASC254





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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

---

 **Parcel 072BA024 - Property Map and Details Report.pdf**  
462K



Dori Caron <dori.caron@knoxmpc.org>

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## Fwd: Lecil Road

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**Jeff Archer** <jeff.archer@knoxmpc.org>  
Reply-To: jeff.archer@knoxmpc.org  
To: commission@knoxmpc.org

Fri, Nov 9, 2018 at 7:23 AM

----- Forwarded message -----

From: **Terry Gilhula** <terry.gilhula@knoxmpc.org>  
Date: Fri, Nov 9, 2018 at 7:21 AM  
Subject: Fwd: Lecil Road  
To: Planning Services <planningservices@knoxmpc.org>, Barrett, Tarren <tarren.barrett@knoxmpc.org>, Conger, Mike <mike.conger@knoxmpc.org>

----- Forwarded message -----

From: **Sandra McMillan** <ssmcmill96@gmail.com>  
Date: Fri, Nov 9, 2018 at 7:12 AM  
Subject: Lecil Road  
To: <contact@knoxmpc.org>

Lecil Road is an important Road in the Sunnyview community. Turning left from Ruggles Ferry onto Asheville highway is extremely dangerous. I would like to suggest that those on the MPC come out to this area and see the predicament that this would put us in. It's also is an important road for going to and from Sunnyview elementary school. Please deny this request. This small road has a large impact on our community.

Thank you,  
Sandy McMillan

Sent from my iPad

--  
Jeff Archer, AICP  
Principal Planner  
Knoxville / Knox Metropolitan Planning Commission  
400 Main St, Suite 403  
Knoxville, TN 37902  
(865) 215-3821

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This message was directed to commission@knoxmpc.org

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
423 • 215 • 2500  
F A X • 215 • 2068

# RIGHT-OF-WAY CLOSURE

Name of Applicant: Wilson Ritchie  
Date Filed: 1/25/10 Fee Paid: \$500 File Number: 3-F-10-SC  
Map Number: \_\_\_\_\_ Zoning District: C-4, CA, RA  City  County Sector: East County  
Jurisdiction:  City 4th Councilmanic District

RECEIVED  
JAN 25 2010  
METROPOLITAN  
PLANNING COMMISSION

### INFORMATION:

Name of Right-of-Way: Lecil Rd.  
Type of Right-of-Way:  Street  Alley  
Location of Right-of-Way:  
BETWEEN (City Block or Lot where appropriate) Asheville Hwy  
AND (City Block or Lot where appropriate) N. Ruggles Ferry Pike  
Right-of-Way is: In Use  Yes  No Improved (example: paved)  Yes  No  
Reason for Closure: OWN BOTH SIDES OF ROAD AND WOULD LIKE TO CONDUCT PROPERTIES

### TO BE CLOSED:

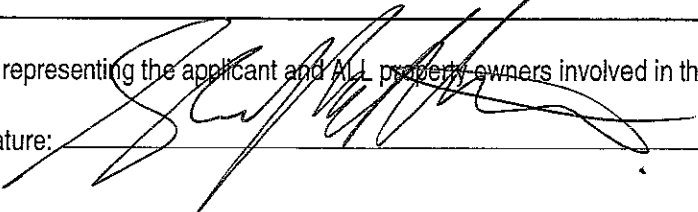
From: (Street, Alley, Other) <u>Asheville Hwy</u>	To: (Street, Alley, Other) <u>N. Ruggles Ferry Pike</u>
--	--

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

GLENN RICHTERS 516 UNION AVE KNOXVILLE, TN 37902 605-637-7009  
Name: (Print) Address • City • State • Zip • Phone • Fax

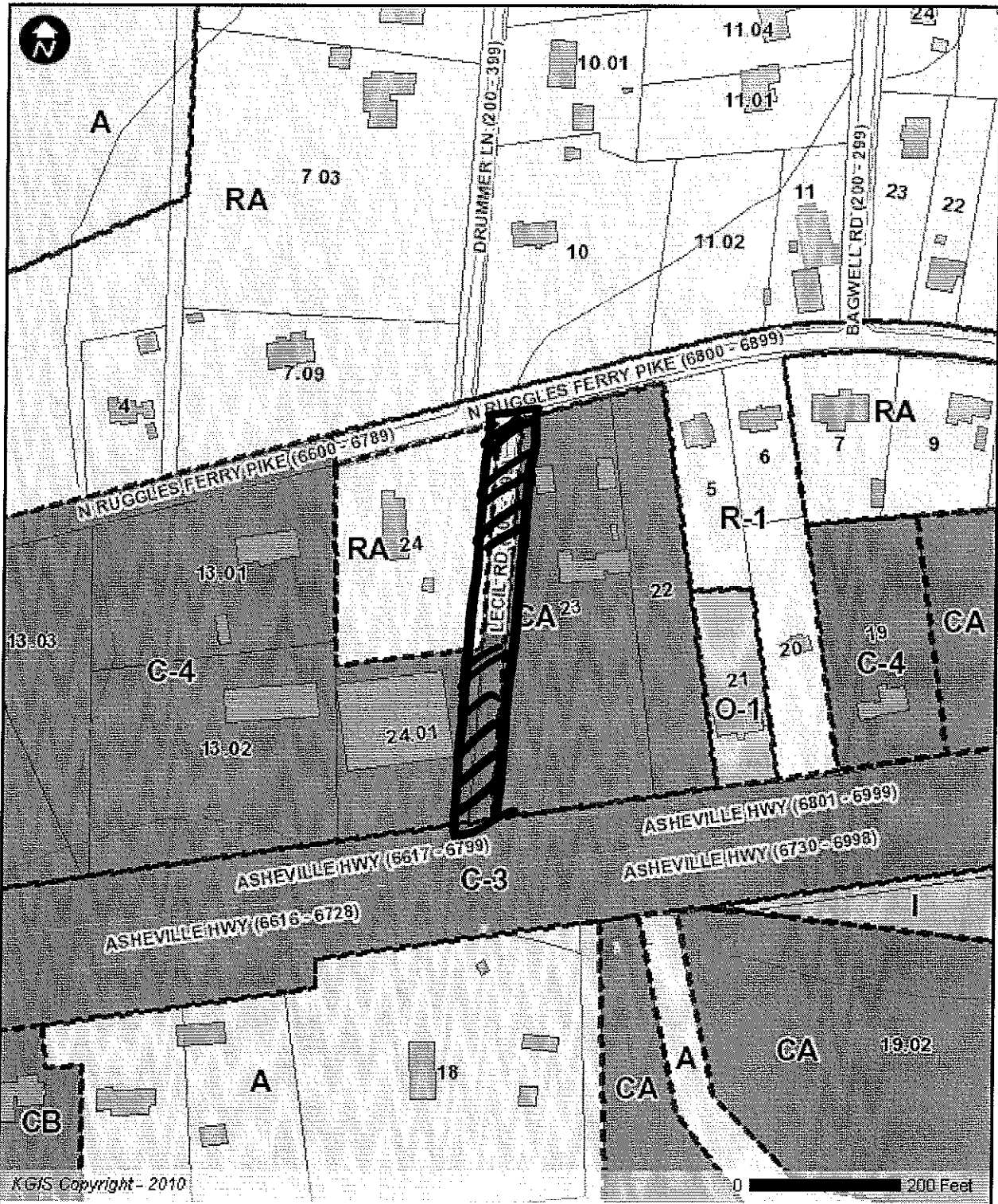
### AUTHORIZATION OF APPLICATION:

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: 

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

APPLICATION ACCEPTED BY: BUSSEAU



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[Enter Notes Here]

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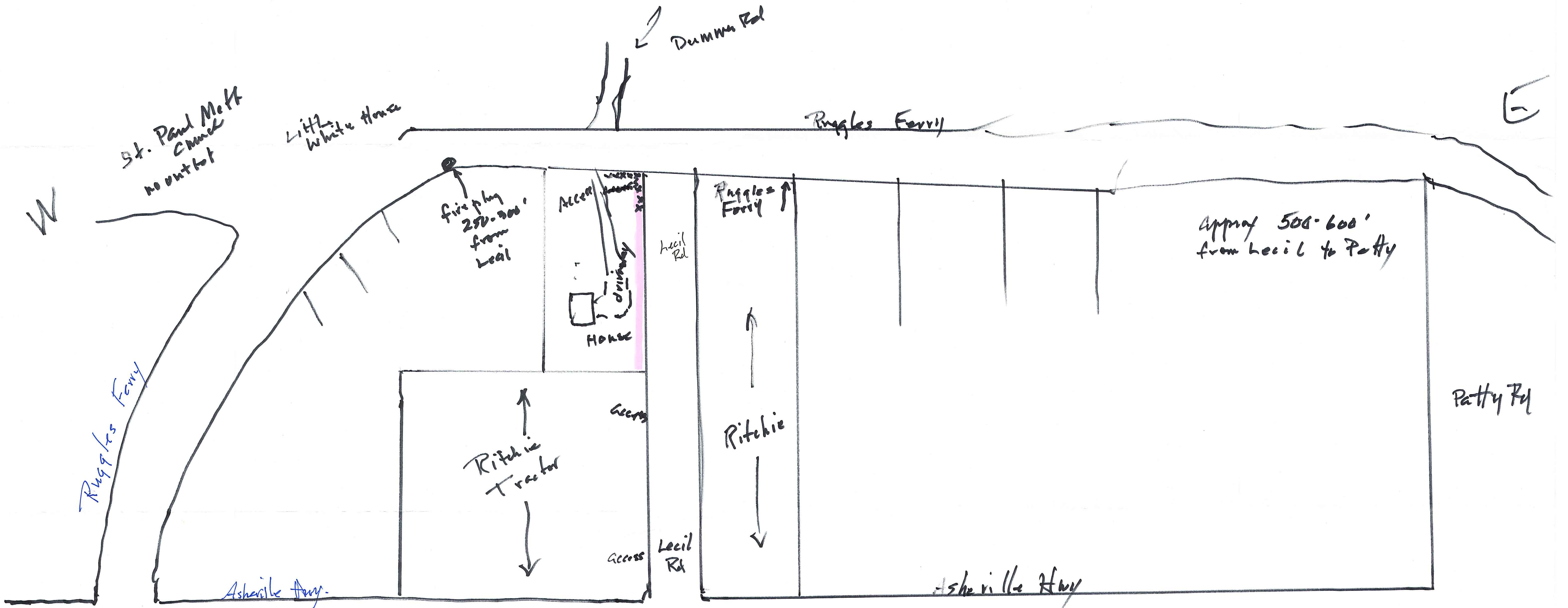
Printed: 1/25/2010 at 3:22 PM

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N

— ditch line  
xxx guardrail



St. Paul Mch Church  
no outlet

Little White House

Dumma Rd

Ruggles Ferry

E

W

Ruggles Ferry

Fire plug  
250-300'  
from Lecil

Access  
House

Lecil Rd

Ruggles Ferry

Approx 500-600'  
from Lecil to Patty

Patty Rd

Ritchie  
Tractor

Ritchie

Lecil Rd

Ashville Hwy

Ashville Hwy

Median  
cut

Approx. 350' to 400'  
Lecil Rd to curve to South  
on Ruggles Ferry to  
intersect Ashville Hwy.

S

Median  
cut