



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

▶ **FILE #:** 1-C-18-SC

AGENDA ITEM #: 7

AGENDA DATE: 1/11/2018

▶ **APPLICANT:** SITE INC.

TAX ID NUMBER:	92 079	View map on KGIS
JURISDICTION:	Council District 3	
SECTOR PLAN:	Northwest County	
GROWTH POLICY PLAN:	Urban Growth Area (Inside City Limits)	
ZONING:	I-2 (Restricted Manufacturing and Warehousing)	
WATERSHED:	Ten Mile Creek	

▶ **RIGHT-OF-WAY TO BE CLOSED:** Piney Grove Church Rd

▶ **LOCATION:** Between 87.6 feet southwest of intersection of centerline of Helmbolt Rd. and northwest right-of-way of Piney Grove Church Rd. and 119.6 feet northeast of intersection of centerline of Helmbolt Rd. and northwest right-of-way of Piney Grove Church Rd.

IS STREET:

(1) IN USE?: Yes

(2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** Excessive dedication of right-of-way by previous plat of record

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

STAFF RECOMMENDATION:

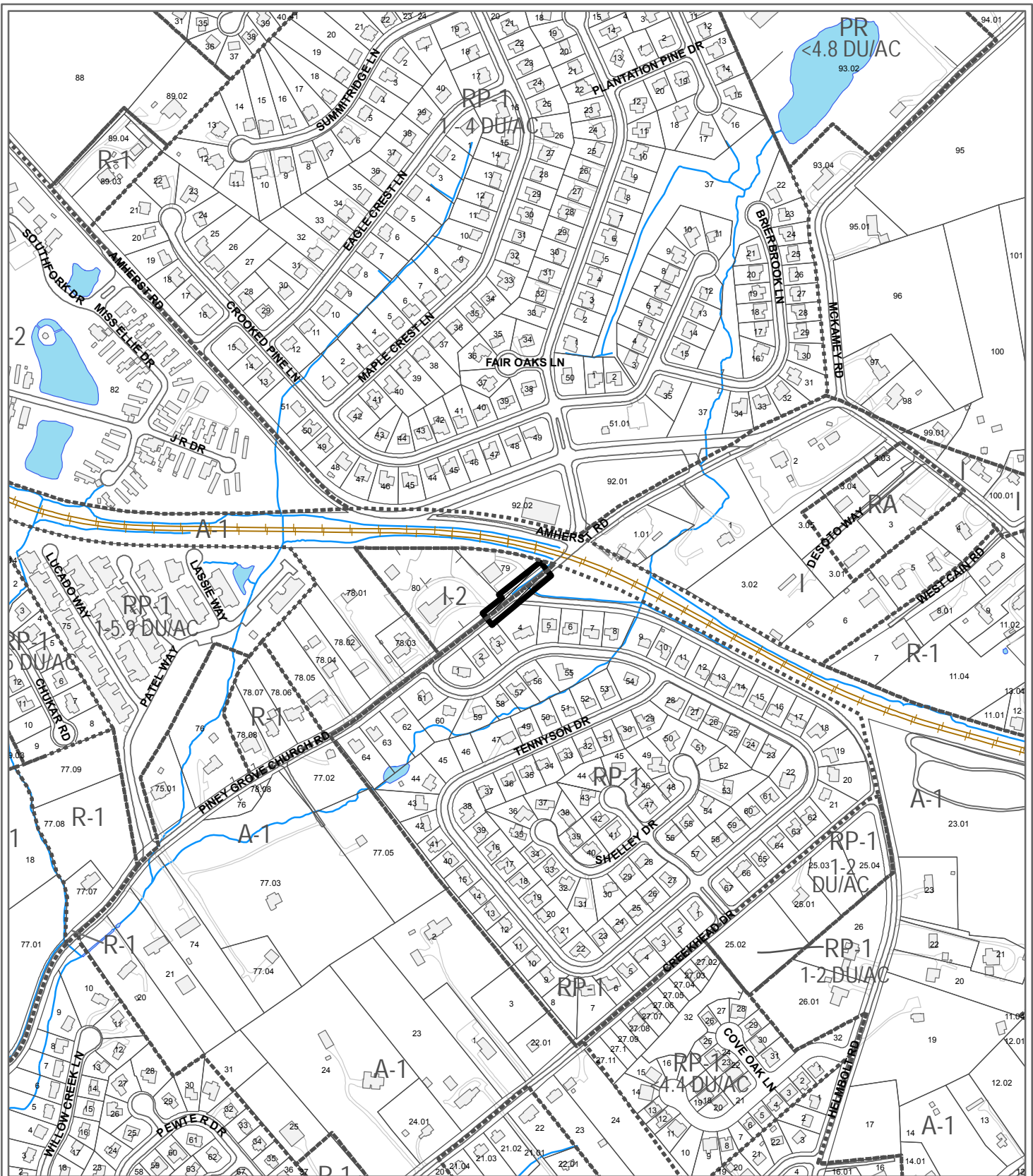
▶ **RECOMMEND** that City Council **APPROVE** the requested closure of a portion of Piney Grove Church Rd., as requested, subject to any required easements.

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 parcel (092-079) and converted to private property. The applicant owns all the property adjacent to the subject right-of-way. Having not received any objections to the closure, MPC staff recommends approval, as requested. This requested closure will not impact the status of Piney Grove Church Rd. It simply converts some unneeded public right-of-way back into private property.

If approved, this item will be forwarded to Knoxville City Council for action on 2/13/2018 and 2/27/2018. 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.



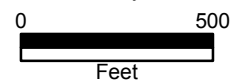
**1-C-18-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Piney Grove Church Rd
 To be closed from: 87.6 ft s/w of c/l of Helmolt Rd. & n/w r-o-w of Piney Grove Church Rd.
 To be closed to: 119.6 ft n/e of c/l of Helmolt Rd. & n/w r-o-w of Piney Grove Church Rd.

Original Print Date: 12/18/2017 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Site Inc.

Map No: 92
 Jurisdiction: City





CITY OF KNOXVILLE

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

December 28, 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 Piney Grove Church Rd
MPC File # 1-C-18-SC; Nearby City Block 46904

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. If facilities or utilities are found not feasible to the site development or use, they may be removed and relocated, subject to City Engineering and/or other applicable easement holder review and approval.

Sincerely,

Benjamin D. Davidson

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

1-C-18-SC cor. City Fire



Fire Prevention Bureau

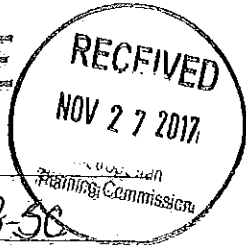
City of Knoxville
400 Main Street, Suite 539
Knoxville, TN 37902

Memorandum

Date: December 12, 2017
To: Tom Brechko
From: Sonny Partin, Deputy Fire Marshal
Subject: Request for Information on Fire Department Access, Fire Department Review

Road or Name	Approval Status	Comments
1. Rickard Dr. 1-A-18-SC	Disapproved	This road is required for fire dept access to this area.
2. Piney Grove Church Rd. 1-C-18-SC	Approved	None
3. Hero Rd. 1-B-18-SC	Disapproved	This road is required for fire dept access to this area.

RIGHT-OF-WAY CLOSURE



Name of Applicant: Site Inc
Date Filed: 11/28/2018 Fee Paid: 750.00 File Number: 18-18-56
Map Number: 092 Zoning District: I-2 City County Sector: Northwest County
Jurisdiction: City 3rd Councilmanic District

INFORMATION:
Name of Right-of-Way: Part of Piney Grove Church Rd.
Type of Right-of-Way: Street Alley
Location of Right-of-Way:
BETWEEN (City Block or Lot where appropriate) 46904 - Prop. of John Moore
AND (City Block or Lot where appropriate) 46904 - Prop. of John Moore
Right-of-Way is: In Use Yes No Improved (example: paved) Yes No
Reason for Closure: Excessive dedication of R.O.W. by previous Plat of Record.

TO BE CLOSED:

From: (Street, Alley, Other) <u>~87.6' SW of intersection of centerline of Humbolt Rd. and NW Row of Piney Grove Church Rd.</u>	To: (Street, Alley, Other) <u>~119.6' NE of intersection of centerline of Humbolt Rd and NW Row of Piney Grove Church Rd.</u>
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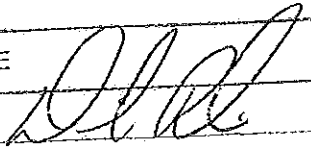
ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:
Howard Dawson P.O. Box 9691, Knoxville, TN 37940 579 4075
Name: (Print) Address City State Zip Phone Fax
333-5788

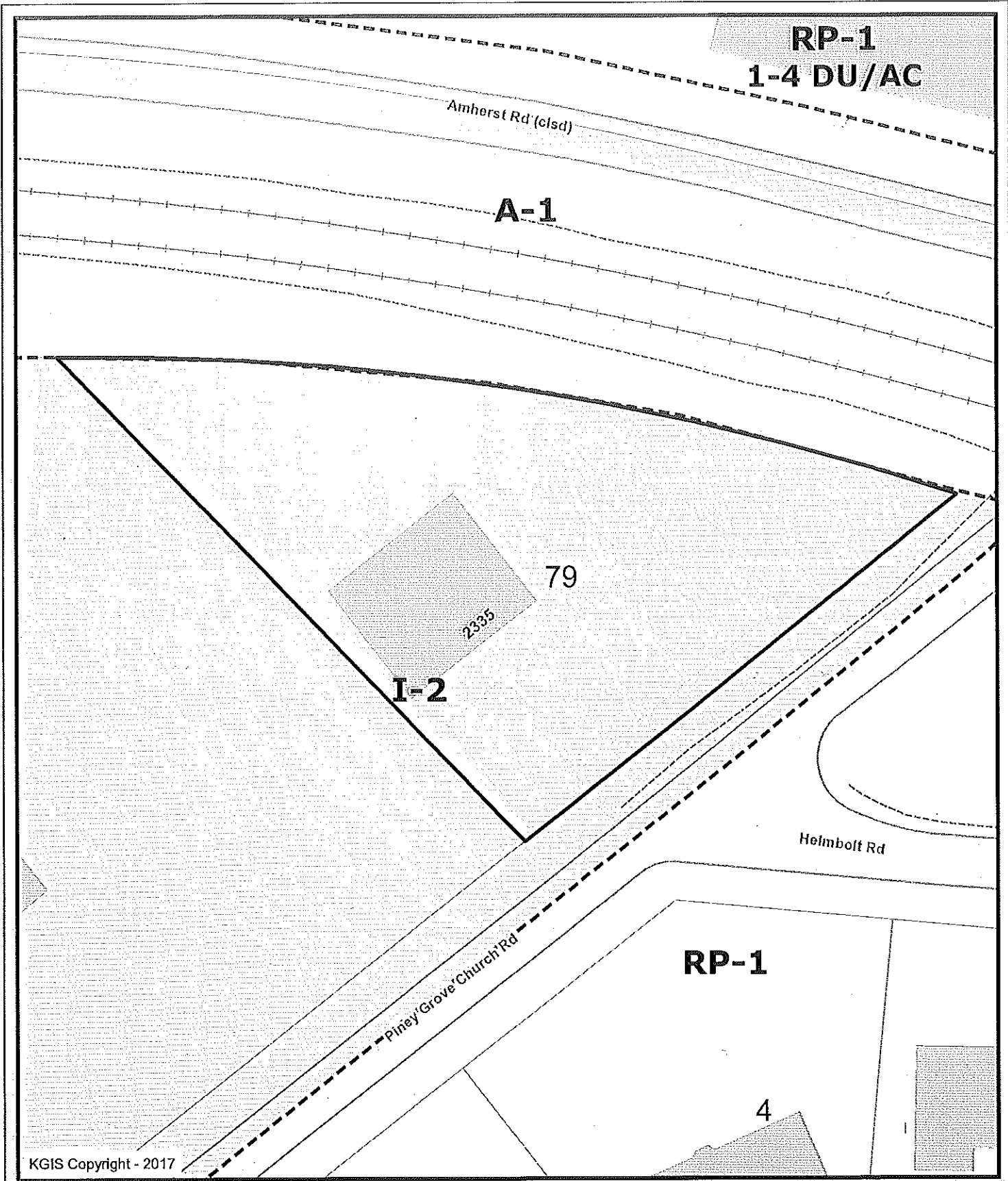
AUTHORIZATION OF APPLICATION:
I hereby certify that I am the authorized applicant, or representing the applicant and ALL property owners involved in this request or holders of option on same.
Signature: Howard Dawson
Howard Dawson P.O. Box 9691 Knoxville, TN 37940 579-4075 333-5788
Name: (Print) Address City State Zip Phone Fax

APPLICATION ACCEPTED BY: [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
2335 Piney Grove Church Rd.		<input checked="" type="checkbox"/>	<input type="checkbox"/>

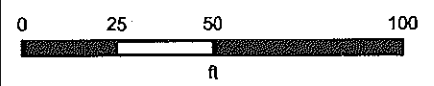


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Letter Portrait

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PROPERTY OF
JOHN MOORE
Ward - 45

RD

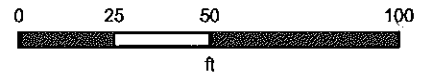
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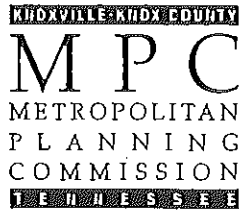
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REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 12/22/17 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: Matthew J. Dawson
Printed name: Matthew J. Dawson
MPC/BZA File #: 1-A-18-SC

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