

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

▶ **FILE #:** 7-A-18-SC

AGENDA ITEM #: 5

AGENDA DATE: 7/12/2018

▶ **APPLICANT:** RFH, LP

TAX ID NUMBER: 94 J H 025 [View map on KGIS](#)
 JURISDICTION: Council District 6
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: I-2 (Restricted Manufacturing and Warehousing)
 WATERSHED: Third Creek

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

▶ **LOCATION:** Between Citico Street and Clyde Street (closed)

IS STREET:

(1) IN USE?: Yes

(2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** Street gets minimal use. Owner controls both sides of street. Clyde St., on the east end, has already been closed.

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

STAFF RECOMMENDATION:

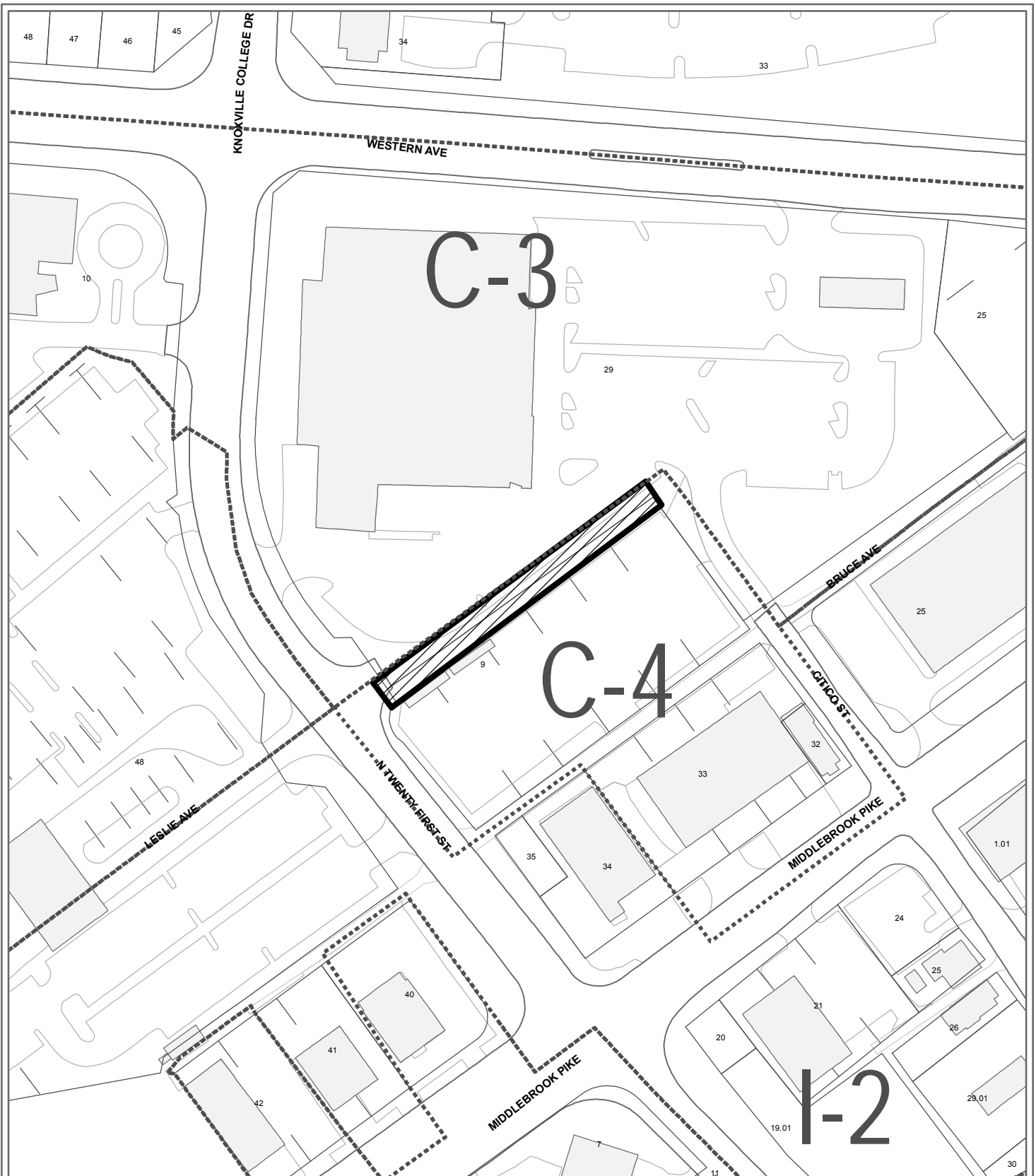
▶ **RECOMMEND** that City Council **APPROVE** the requested closure of Bruce Avenue, as requested, subject to any required easements.

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 parcels and converted to private property. The applicant owns all of the property adjacent to 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 8/14/2018 and 8/28/2018. 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.



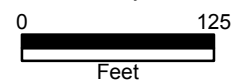
**7-A-18-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: RFH, LP

Name of Street or Alley: Bruce Ave
 To be closed from: Citico Street
 To be closed to: Clyde Street (closed)

Map No: 94
 Jurisdiction: City

Original Print Date: 6/20/2018 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



7-A-18-SC-cor-CityEng



CITY OF KNOXVILLE

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

June 27, 2018

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



SUBJECT: Closure of Bruce Ave Between Citico St and Clyde St (closed)
MPC File # 7-A-18-SC; Nearby City Blocks 22221 and 22222

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

7-A-18-SC - cor. City Fire



Fire Prevention Bureau

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

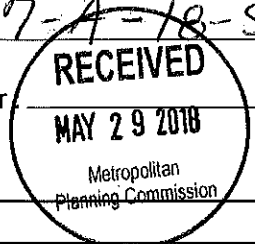
Memorandum

Date: June 11, 2018
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. 7-A-18-SC/Bruce Ave	Approved	None

RIGHT-OF-WAY CLOSURE

Name of Applicant: RFH LP
Date Filed: 5-29-18 Fee Paid: 750.00 File Number: 7-4-18-SC
Map Number: 94 Zoning District: 6 City County Sector
Jurisdiction: City 4 Councilmanic District



INFORMATION:

Name of Right-of-Way: Bruce Ave
Type of Right-of-Way: Street Alley
Location of Right-of-Way:
BETWEEN (City Block or Lot where appropriate) Citico St + Clyde St (Closed)
AND (City Block or Lot where appropriate) City Block 22221 and 22223
Right-of-Way is: In Use Yes No Improved (example: paved) Yes No *As shown*
Reason for Closure: Minimal Use Owner owns both side of street
Clyde St has been closed

TO BE CLOSED:

From: (Street, Alley, Other) <u>Clyde Street (closed)</u>	To: (Street, Alley, Other) <u>Citico St</u>
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ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

Richard LeMay 10816 Kingston Pike Knoxville TN 671-0183
Name: (Print) Address City State Zip Phone Fax
37934

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: Richard LeMay (agent)

Richard LeMay 10816 Kingston Pike Knoxville, TN 671-0183
Name: (Print) Address City State Zip Phone Fax
37934

APPLICATION ACCEPTED BY: Emily Hills

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
1931 Middlebrook Rd PH	R E Selman (agent)	X	