

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

► **FILE #:** 3-F-10-SC

AGENDA ITEM #: 7

POSTPONEMENT(S): 3/11/10-10/11/18

AGENDA DATE: 11/8/2018

► **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.

COMMENTS:

This application was originally filed to be placed on the March 11, 2010 agenda. Staff has repeatedly requested that the applicant obtain a signature from the owner of the property on the southwest corner of N. Ruggles Ferry Pike and Lecil Rd. This signature has not been obtained. In 2010, this property owner had indicated to staff verbally on the phone that she is opposed to the requested street closure. Staff has still not received any indication of agreement from the property owner. With this being the case, in addition to the objections from the Engineering and Fire Departments, staff is recommending denial.

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. Back in 2010, staff had also received some 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.

If approved, this item will be forwarded to Knoxville City Council for action on 12/4/2018 and 12/18/2018. 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.