

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

▶ **FILE #:** 10-B-18-SC

AGENDA ITEM #: 10

AGENDA DATE: 10/11/2018

▶ **APPLICANT:** CITY OF KNOXVILLE

TAX ID NUMBER: 93 E H 036, 037, 041, 042

[View map on KGIS](#)

JURISDICTION: Council District 3

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ZONING: R-1A (Low Density Residential)

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

▶ **LOCATION:** Between Clifton Road and Chillicothe Street

IS STREET:

(1) IN USE?: No

(2) IMPROVED (paved)?: No

▶ **APPLICANT'S REASON FOR CLOSURE:** KCDC redevelopment

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 Primrose 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. 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 11/6/2018 and 11/20/2018. 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.



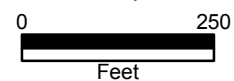
**10-B-18-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: City of Knoxville

Name of Street or Alley: Unnamed alley Ave
 To be closed from: NE corner of parcel 093ED00102
 To be closed to: Azalea Avenue

Map No: 93
 Jurisdiction: City

Original Print Date: 9/17/2018 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





September 24, 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 10-B-18-SC
Block No. 23121
CLT Map 93**

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.

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

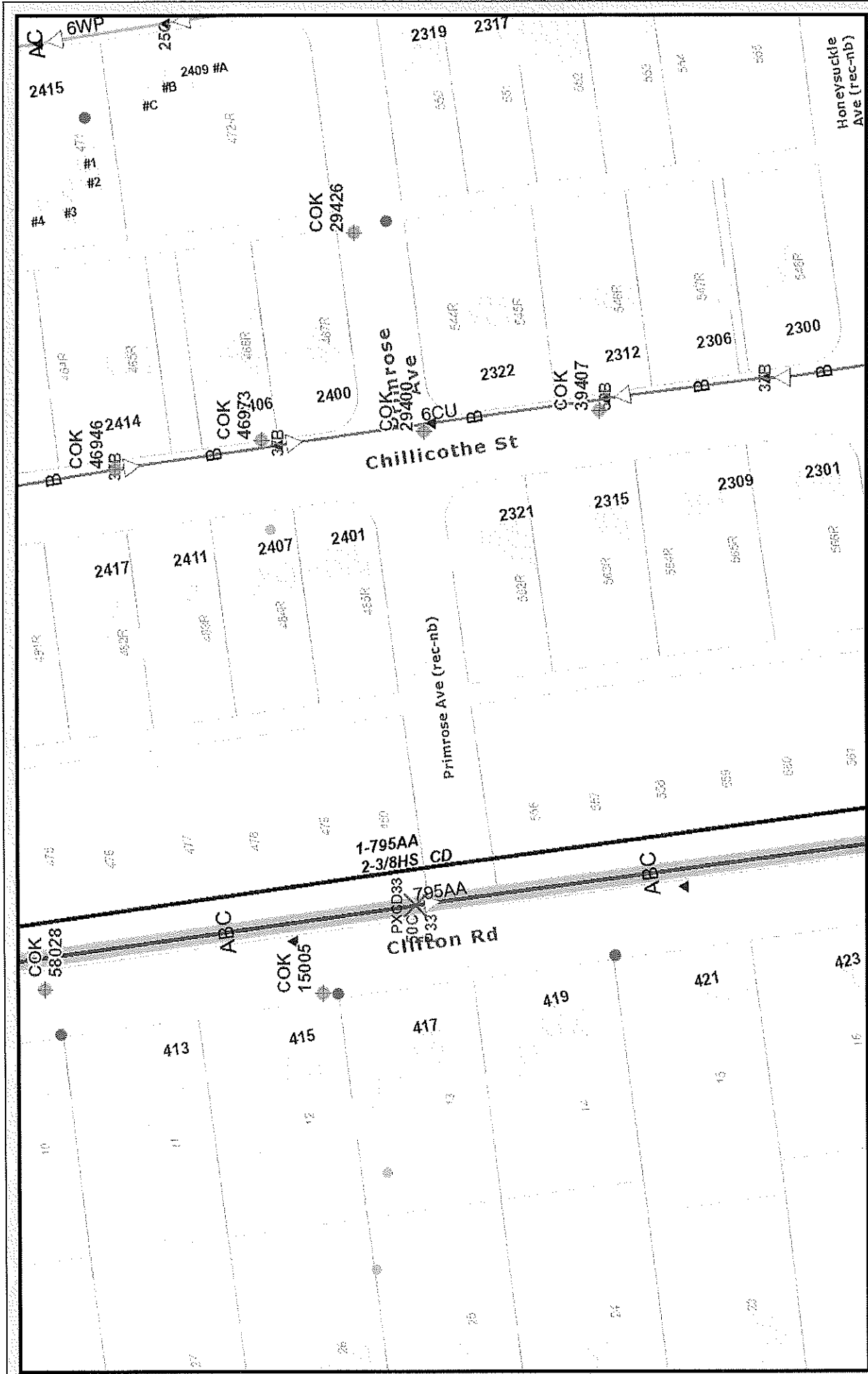
If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,

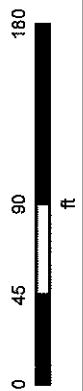
A handwritten signature in black ink, appearing to read 'Christian Wiberley'.

Christian Wiberley
Engineering

CGW



Printed: 9/24/2018 at 2:19:36 PM

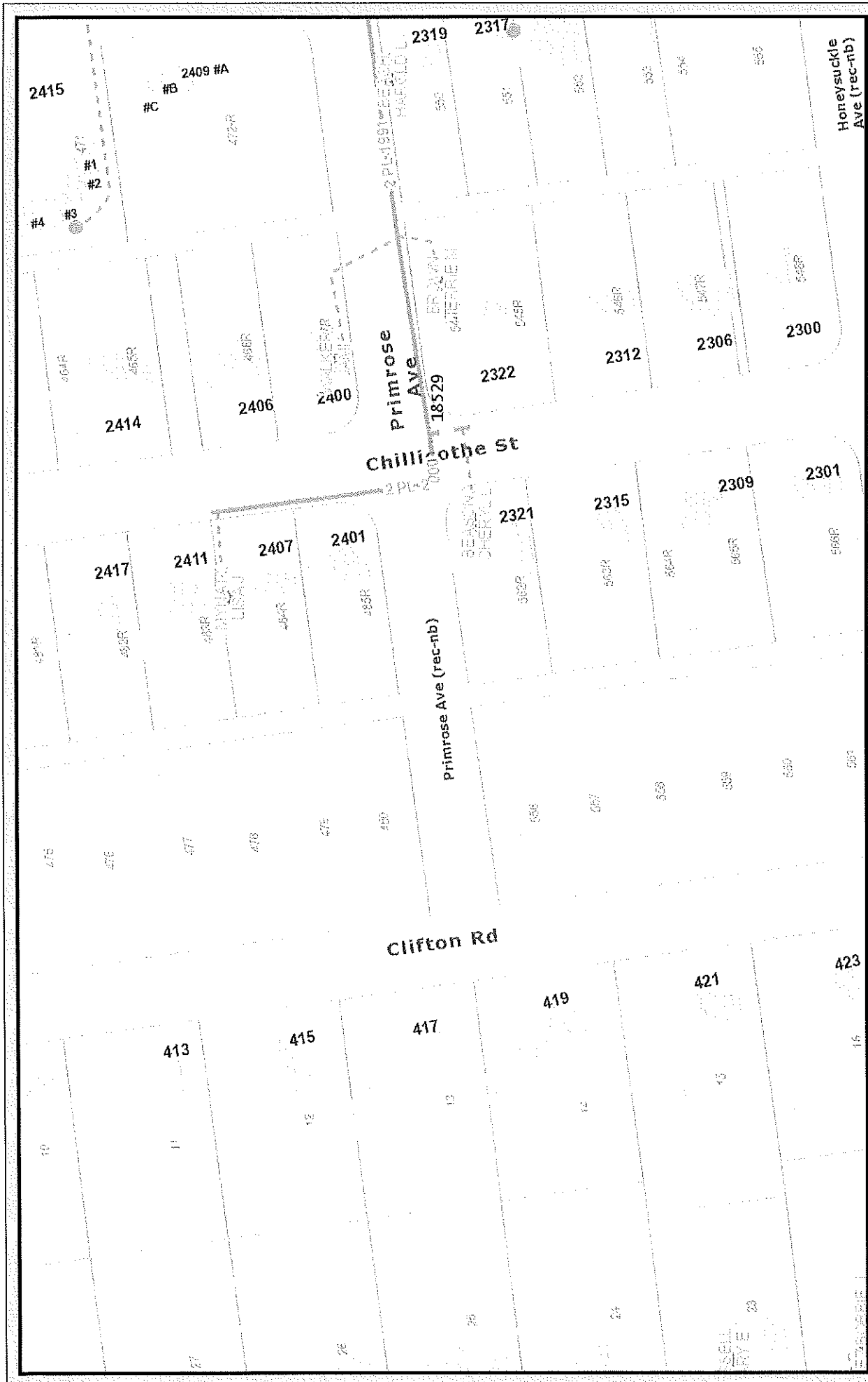


10-B-18-SC Primrose Ave between Clifton Rd and Chillicothe St (Electric)


City Block 23121 CLT Map 93

Knoxville Utilities Board

KUB makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KUB harmless from any and all damage, loss, or liability arising from any use of this map product. All rights reserved.



Printed: 9/24/2018 at 2:18:33 PM



0 45 90 180
ft

10-B-18-SC Primrose Ave between Clifton Rd and Chillicothe St (Gas)
 City Block 23121 CLT Map 93

Knoxville Utilities Board

KUB makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KUB harmless from any and all damage, loss, or liability arising from any use of this map product. All rights reserved.



CITY OF KNOXVILLE

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

September 21, 2018

Knoxville-Knox County Metropolitan Planning Commission (MPC)
City-County Building, Suite 403
Knoxville, Tennessee 37902

SUBJECT: Closure of a portion of Primrose Ave
MPC File # 10-B-18-SC; Nearby City Block 23121

MPC:

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,

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



Fire Prevention Bureau

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

Memorandum

Date: October 4, 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. | 10-C-18-SC Whedbee Dr. | Approved | None |
| 2. | 10-E-18-SC Pansy Ave. | Approved | None |
| 3. | 10-D-18-SC Violet Ave. | Approved | None |
| 4. | 10-B-18-SC Primrose Ave. | Approved | None |
| 5. | 10-F-18-SC Canna Ave. | Approved | None |
| 6. | 10-A-18-SC Honeysuckle Ave. | Approved | None |
| 7. | 10-B-18-AC Unnamed Alley | Approved | None |
| 8. | 10-A-18-AC Unnamed Alley | Approved | None |

RIGHT-OF-WAY CLOSURE

Name of Applicant: City of Knoxville

Date Filed: 8/29/18 Fee Paid: ✓ File Number: 10-B-18-5C

Map Number: _____ Zoning District: R-1A City County Sector: _____

Jurisdiction: City 3 Councilmanic District

INFORMATION:

Name of Right-of-Way: PRIMROSE AVENUE

Type of Right-of-Way: Street Alley

Location of Right-of-Way:

BETWEEN (City Block or Lot where appropriate) City Block 23121 (Lots 480 & 485R of Block 37 of West Lonsdale Addition)

AND (City Block or Lot where appropriate) City Block 23162 (Lots 556 & 562R of Block 44 of West Lonsdale Addition)

Right-of-Way is: In Use Yes No Improved (example: paved) Yes No

Reason for Closure: _____

KCDC Redevelopment

TO BE CLOSED:

From: (Street, Alley, Other)
Clifton Road

To: (Street, Alley, Other)
Chillicothe Street

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

Ben Davidson P. O. Box 1631 Knoxville TN 37901 (865) 215-4615 (865) 215-
Name: (Print) Address • City • State • Zip • Phone • Fax

AUTHORIZATION OF APPLICATION:

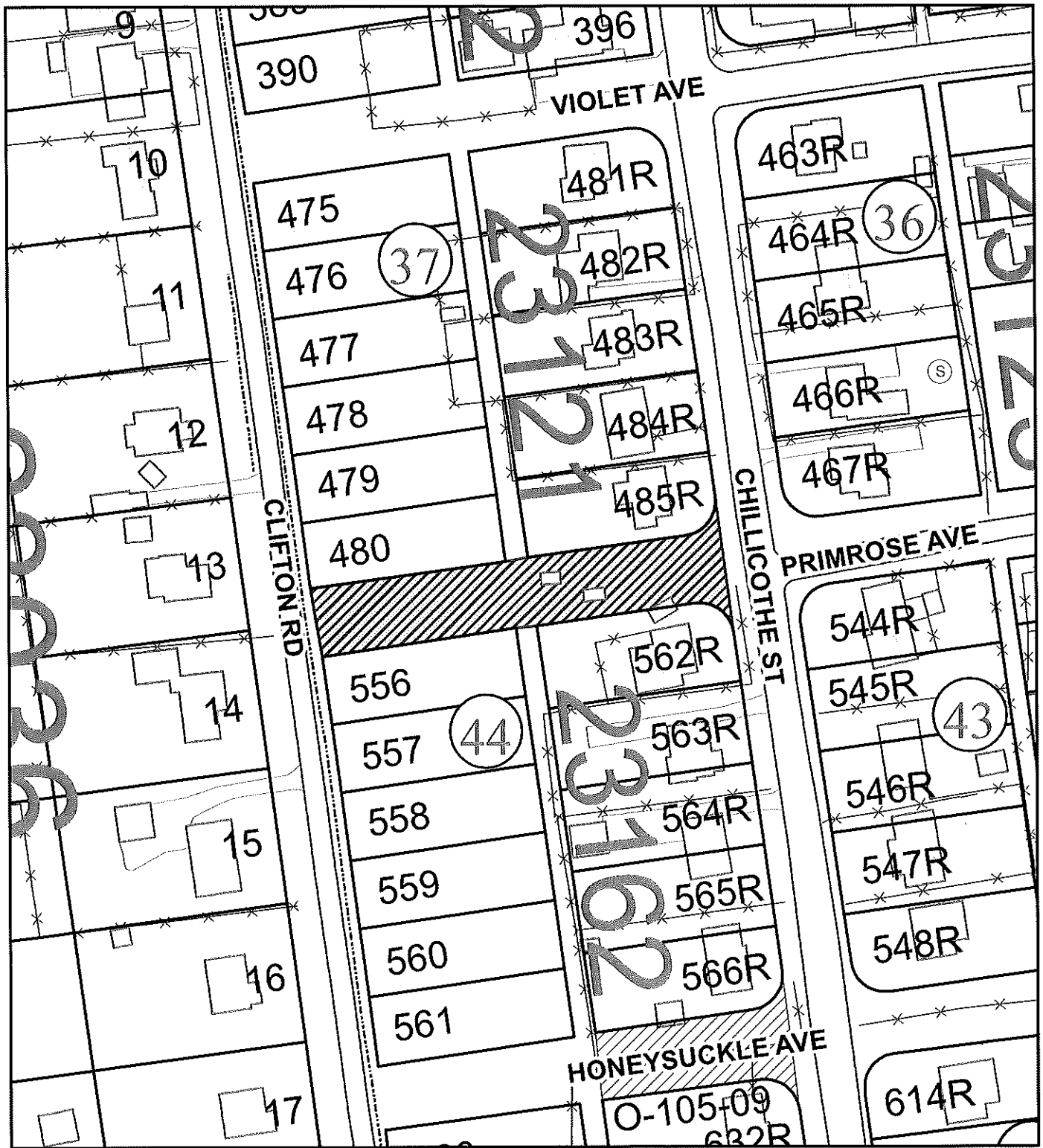
I hereby certify that I am the authorized applicant, or representing the applicant and ALL property owners involved in this request or holders of option on same.

Signature: _____

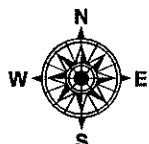
Ben Davidson P.O. Box 1631 Knoxville TN 37901 (865) 215-4615 (865) 215-
Name: (Print) Address • City • State • Zip • Phone • Fax

APPLICATION ACCEPTED BY: 

Right-of-Way Closure Area for PRIMROSE AVENUE

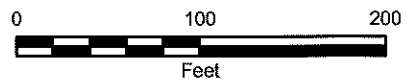


CITY OF KNOXVILLE



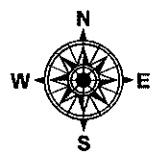
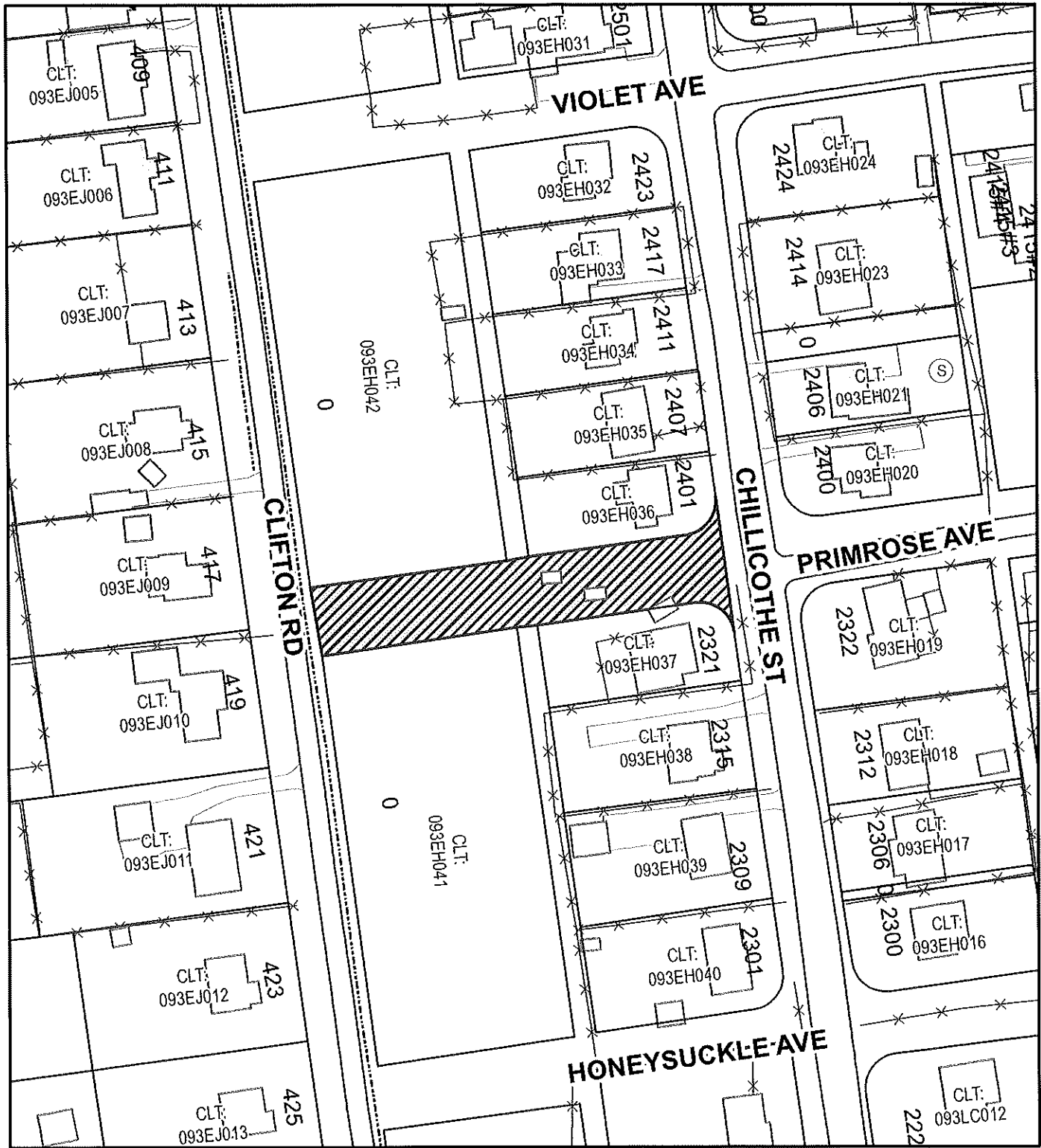
| Legend | |
|--------|------------------|
| — | Ward Lot Lines |
| □ | Buildings |
| ▨ | Proposed Closure |
| ■ | Water Bodies |

Scale:

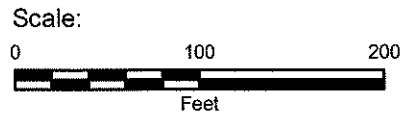


Date: Thursday, May 24, 2018

Right-of-Way Closure Area for PRIMROSE AVENUE



| Legend | |
|--------|------------------|
| | Proposed Closure |
| | Tax Parcels |
| | Buildings |
| | Water Bodies |



Date: Friday, May 25, 2018

Madeline Rogero
Mayor
865.215.2040



David Brace, C.O.O.
Deputy to the Mayor
865.215.3384

THE CITY OF KNOXVILLE, TENNESSEE
Real Estate Management

9/4/2018

Att: Gerald Green, MPC

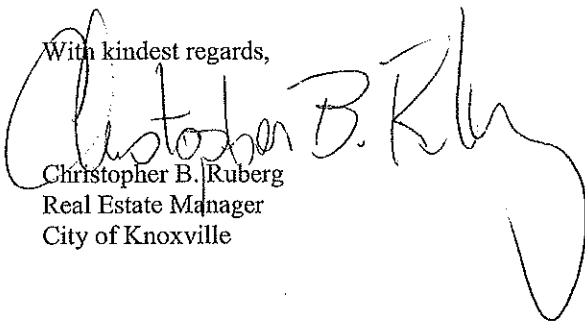
Re: Road Closure applications
Clifton
Chilicothe
Violet
Pansy
Canna
Primrose
Whedbee

Mr. Green,

As requested, The City of Knoxville Real Estate Department sent certified letters to every property owner that was listed in the road closure applications submitted last week. We also went out and knocked on doors along Chilicothe St. as listed on the canvass forms submitted. As you will see, not many people were home, but we will follow up and attempt to have an in person conversation with every property owner listed.

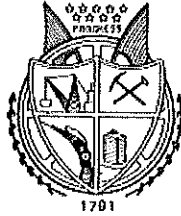
Please let me know if we need to get you any more information.

With kindest regards,

A large, handwritten signature in black ink, which appears to read 'Christopher B. Ruberg'. The signature is written in a cursive style and is positioned to the right of the typed name.

Christopher B. Ruberg
Real Estate Manager
City of Knoxville

Madeline Rogero
Mayor
865.215.2040



David Brace, C.O.O.
Deputy to the Mayor
865.215.3384

~~David & Scott Buchanan
2621 Chillicothe St.
Knoxville, TN 37921~~

8/29/2018

Sample

Via: Certified Mail

Re: Notice of ROW Closure
Affected Properties – CLT 093ED032 – 2612 Chillicothe St.

Dear property owner:

The Knox County tax records and a recent title examination show that you own property cited above. This property is in the vicinity of the Clifton Road development site. This site is in the planning stage for future development of affordable housing.

In order to complete this project, it will be necessary for the City to close some of the platted roads in the development area. A number of these roads exist only on paper.

The City, in cooperation with Knoxville's Community Development Corporation has contracted with Cannon & Cannon, Inc. to design preliminary plans and conceptual site plans for the project.

A survey has also been conducted to determine any possible encroachments or property line discrepancies.

For your information, I am enclosing a copy of the Right of Way Closure Application that will be submitted to the MPC, along with some other plans that will help define the Clifton Road Development site.

If you would like to meet with a representative agent, or you have any questions, you may contact Tina Newman or myself at my office, telephone number (865) 215-2080 or (865) 215-4465. Monday through Friday between the hours of 8:00 AM – 4:30 PM, EST.

We will be visiting the affected properties in the next week to discuss the road closures with you,

With kindest regards,

Chris Ruberg
Real Estate Manager