

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

▶ **FILE #:** 9-A-18-SC

AGENDA ITEM #: 10

AGENDA DATE: 9/13/2018

▶ **APPLICANT:** KAREN MASSEY

TAX ID NUMBER: 81 I C 013 & 104 [View map on KGIS](#)
 JURISDICTION: Council District 5
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)
 WATERSHED: Third Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Ambrose St

▶ **LOCATION:** Between Texas Avenue and western property lines of parcels 081IC013 and 014

IS STREET:
 (1) IN USE?: No
 (2) IMPROVED (paved)?: No

▶ **APPLICANT'S REASON FOR CLOSURE:** None listed

DEPARTMENT-UTILITY REPORTS: No objections by City Engineering and City Fire

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE the closure of the requested portion of Ambrose Street, subject to any required easements.**

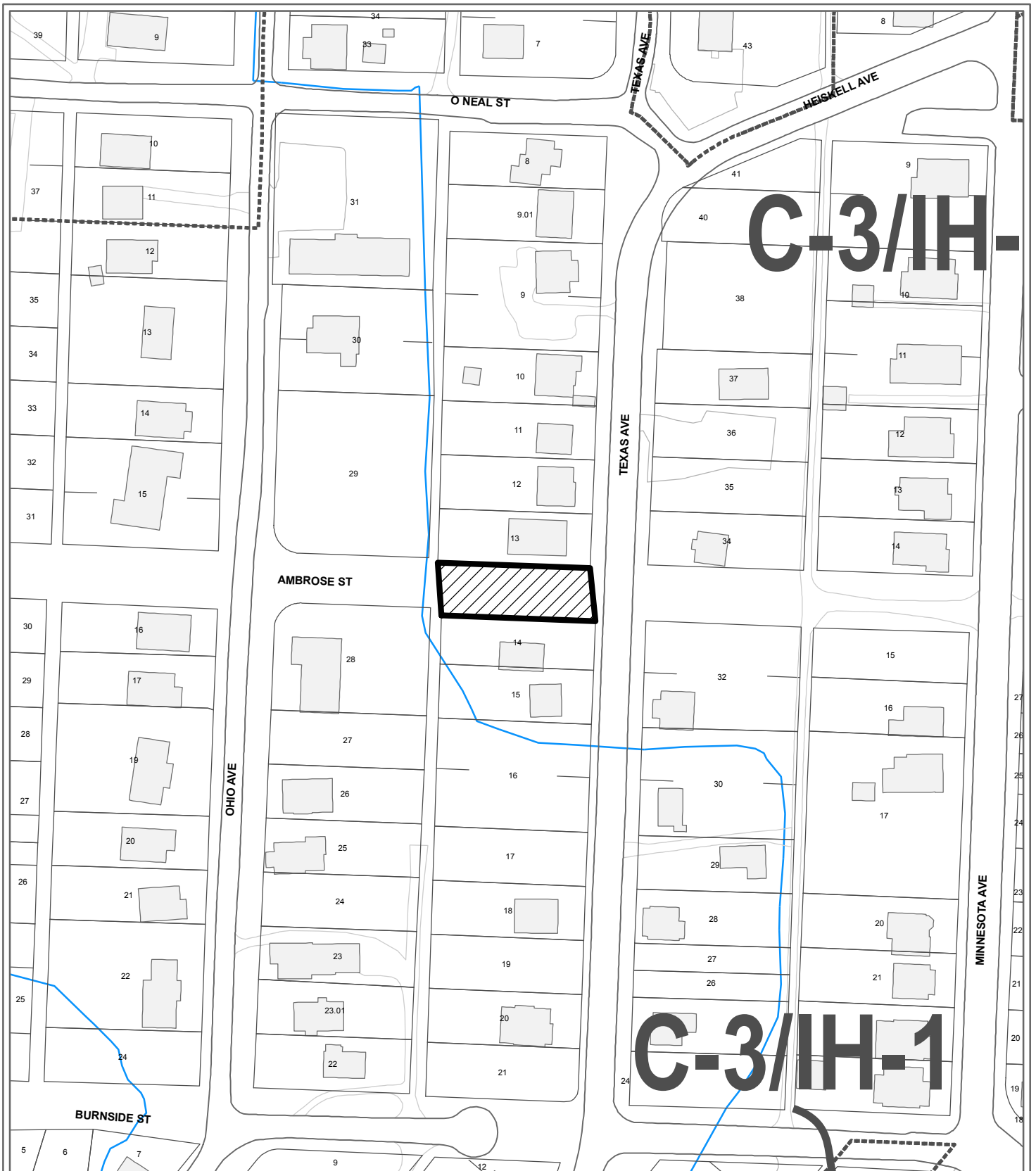
Staff has received no objections from reviewing departments or utilities to this closure, and is therefore recommending approval. Furthermore, this section of Ambrose Street is a paper street that was never developed within the Lonsdale neighborhood and there are no future plans to develop a road within this right-of-way.

COMMENTS:

The City of Knoxville Engineering Department and City of Knoxville Fire Department has no objection to the proposed right-of-way closure. An attached August 24, 2018 letter from City Engineering describes their standard policy regarding right-of-way closures and utility easements. Staff has not received any objections to this closure.

Each adjacent property owner will take ownership of 50% of the right-of-way, upon closure. The adjacent property owners have agreed to the closure.

If approved, this item will be forwarded to Knoxville City Council for action on 10/9/2018 and 10/23/2018. 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.



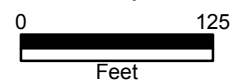
**9-A-18-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Ambrose St
 To be closed from: Texas Avenue
 To be closed to: western property lines of parcels 0811C013 and 014

Original Print Date: 8/15/2018 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Massey, Karen

Map No: 81
 Jurisdiction: City



9-A-18-SC-cor-City Eng



CITY OF KNOXVILLE

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

August 24, 2018

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



SUBJECT: Closure of an unnamed alley
MPC File # 9-A-18-SC; Nearby City Block 19184

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

9-A-18-SC-cor CityFire



Fire Prevention Bureau

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



Memorandum

Date: August 24, 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.	9-A-18-AC Depot Alley	Approved	None
2.	9-A-18-SC Ambrose St	Approved	None

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

RIGHT-OF-WAY CLOSURE

Name of Applicant: Karen Massey

Date Filed: 7-16-18 Fee Paid: 750⁰⁰ File Number: 9-A-18-SC

Map Number: 081 Zoning District: R-1A/1H-1 City County Sector: Central City

Jurisdiction: City 5 Councilmanic District

INFORMATION:

Name of Right-of-Way: Ambrose Street

Type of Right-of-Way: Street Alley

Location of Right-of-Way:

BETWEEN (City Block or Lot where appropriate) Northeast corner of Lot 186 & southeast corner of Lot 187 (City Blocks 19184 & 19206)

AND (City Block or Lot where appropriate) Northwest corner of Lot 186 & southwest corner of Lot 187 (City Blocks 19184 & 19206)

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

Reason for Closure: _____

TO BE CLOSED:

From: (Street, Alley, Other)
West right-of-way line of Texas Avenue

To: (Street, Alley, Other)
West to the east right of way line of a 12' alley as shown on the plat of record recorded as Rosedale Addition in Plat Cabinet B, Slide 236B in the Knox County Register of Deeds

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

Karen Massey 1129 Texas Ave, Knoxville Tennessee 37921 865-4546066
Name: (Print) Address • City • State • Zip • Phone • Fax

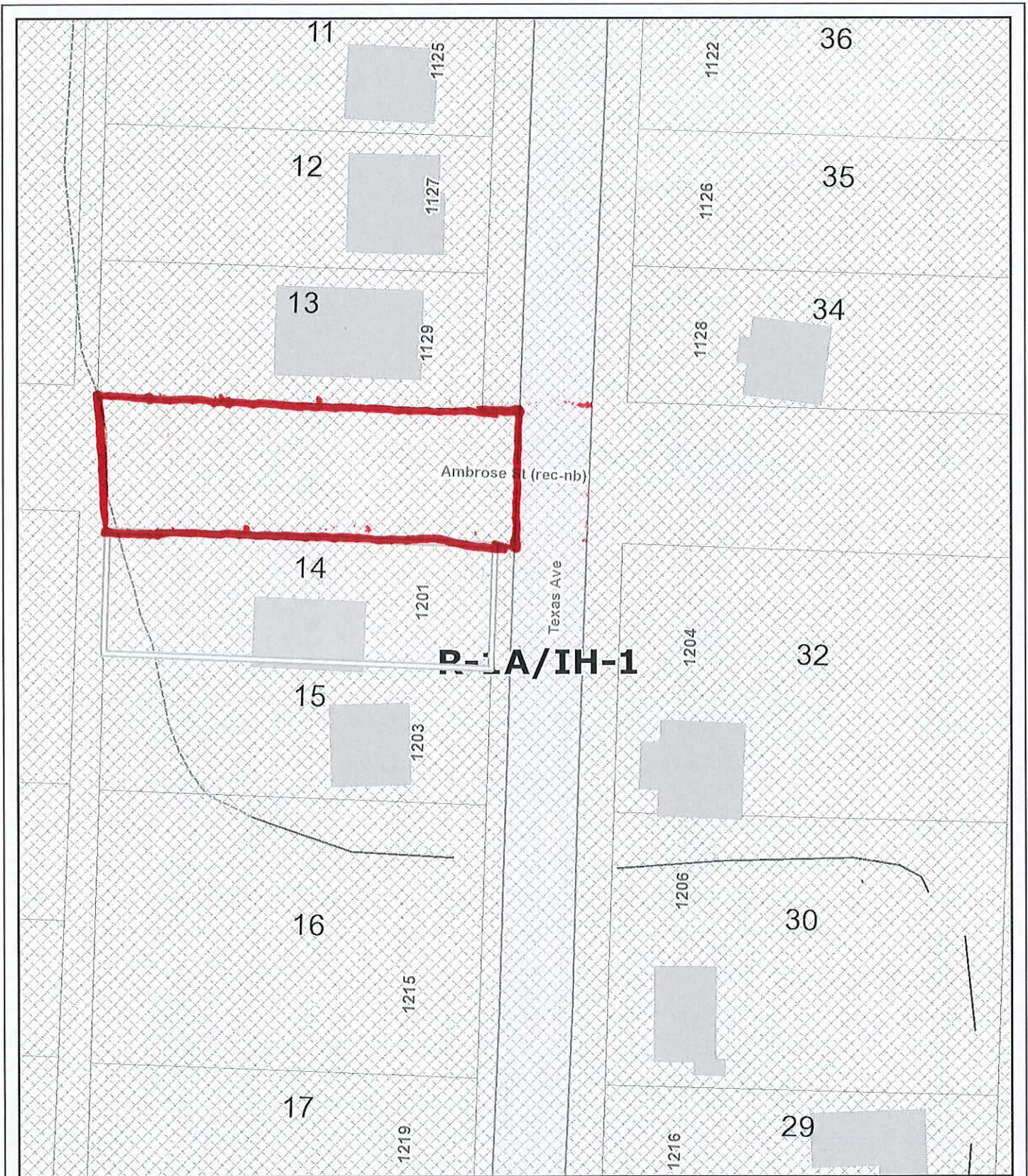
AUTHORIZATION OF APPLICATION:

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.

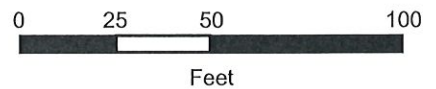
Signature: Karen S. Massey

Karen Massey 1129 Texas Ave, Knoxville Tennessee 37921
Name: (Print) Address • City • State • Zip • Phone • Fax

APPLICATION ACCEPTED BY: Sherry Michenzy



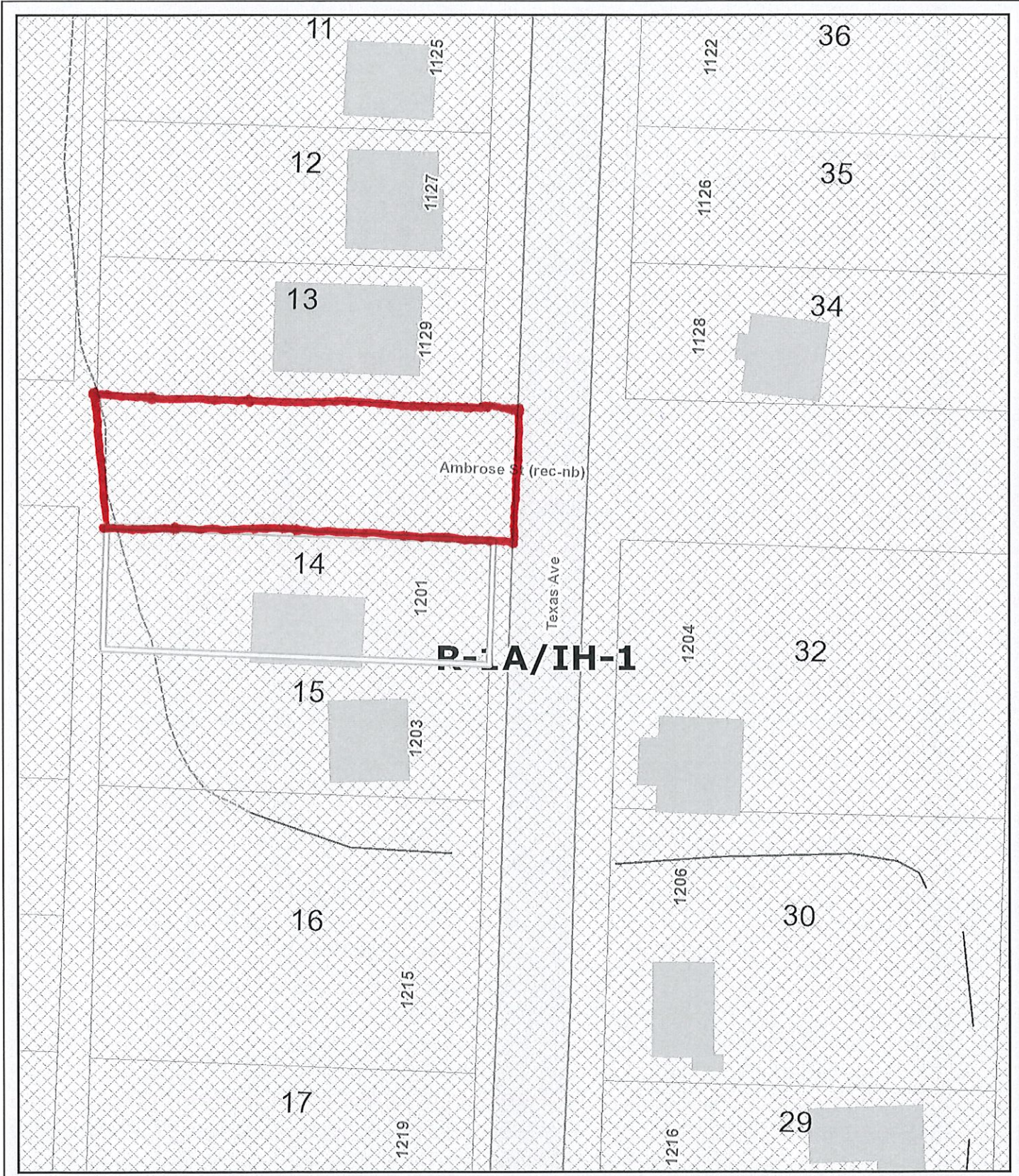
R-1A/IH-1



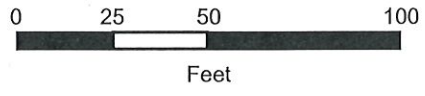
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R-1A/IH-1

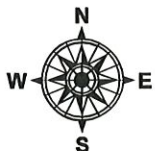
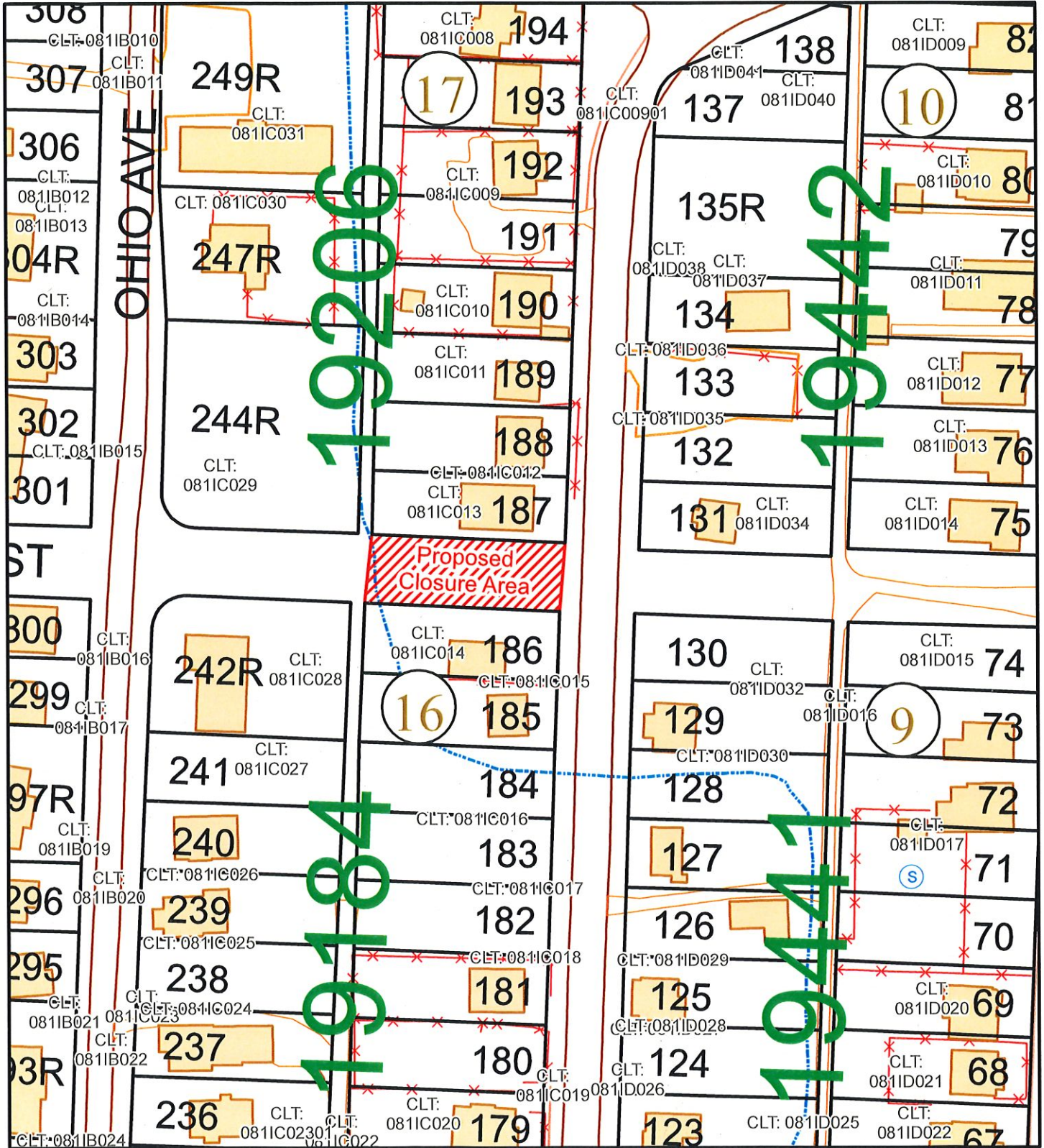


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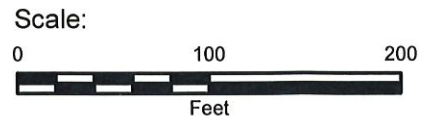
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Right-of-Way Closure Area for AMBROSE STREET

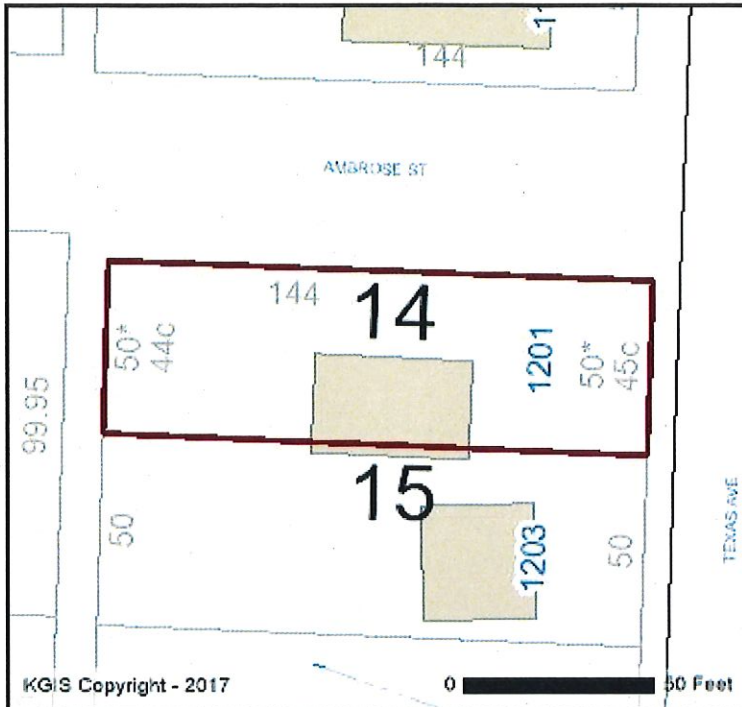


Legend	
—	Ward Lot Lines
■	Buildings
▨	Proposed Closure
■	Water Bodies



Date: Thursday, September 28, 2017

Parcel 081IC014 - Property Map and Details Report



Property Information

Location Address: 1201 TEXAS AVE
 CLT Map: 81
 Insert: I
 Group: C
 Condo Letter:
 Parcel: 14
 Parcel ID: 081IC014
 Parcel Type:
 District: 19
 Ward: 19
 City Block: 19184
 Subdivision: ROSEDALE ADD
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: 5 - 247
 Recorded Deed: 1608 - 259
 Deed Type: Deed:Special Wa
 Deed Date: 5/20/1971

Address Information

Site Address: 1201 TEXAS AVE
 KNOXVILLE - 37921
 Address Type: RESIDENTIAL
 Site Name:

Owner Information

DUNN LEROY & MARY M
 1201 TEXAS AVE
 KNOXVILLE, TN 37921
 The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township: Knoxville

MPC Information

Census Tract: 28
 Planning Sector: Central City
 Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 19E
 Voting Location: Thrive Lonsdale
 1317 CONNECTICUT AVE
 TN State House: 13 Eddie Smith
 TN State Senate: 5 Randy McNally
 County Commission: 1 Evelyn Gill
 Bob Thomas
 Ed Brantley
 City Council: 5 Mark Campen
 School Board: 1 Gloria Deathridge
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

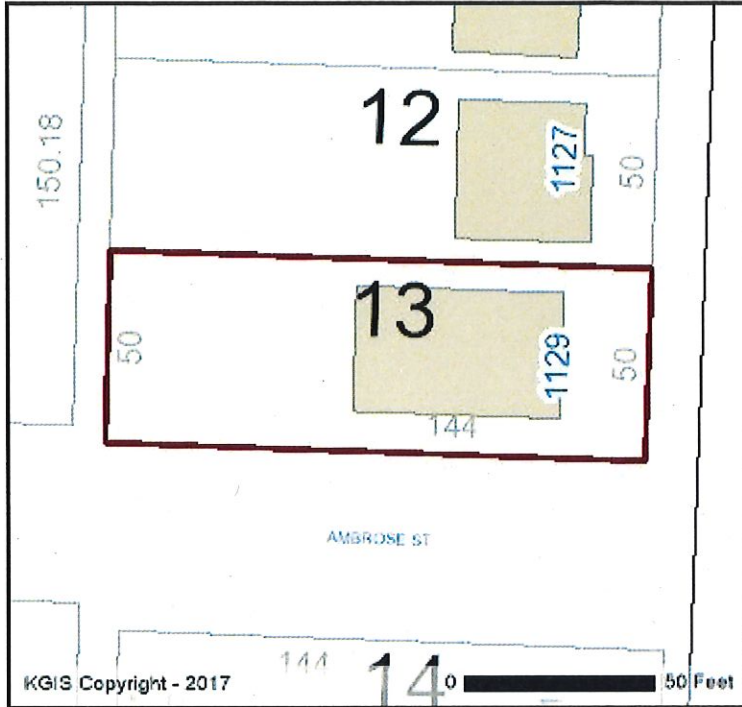
School Zones

Elementary: LONSDALE ELEMENTARY
 Intermediate:
 Middle (17-18): NORTHWEST MIDDLE
 Middle (18-19): NORTHWEST MIDDLE
 High: CENTRAL HIGH
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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Parcel 081IC013 - Property Map and Details Report



Property Information

Location Address: 1129 TEXAS AVE
 CLT Map: 81
 Insert: I
 Group: C
 Condo Letter:
 Parcel: 13
 Parcel ID: 081IC013
 Parcel Type:
 District: 19
 Ward: 19
 City Block: 19206
 Subdivision: ROSEDALE ADD
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: 17 - 150
 Recorded Deed: 20150408 - 0054242
 Deed Type: Deed:Full Coven
 Deed Date: 4/8/2015

Address Information

Site Address: 1129 TEXAS AVE
 KNOXVILLE - 37921
 Address Type: UNUSED LAND
 Site Name:

Owner Information

MASSEY KAREN SUE
 1129 TEXAS AVE
 KNOXVILLE, TN 37921
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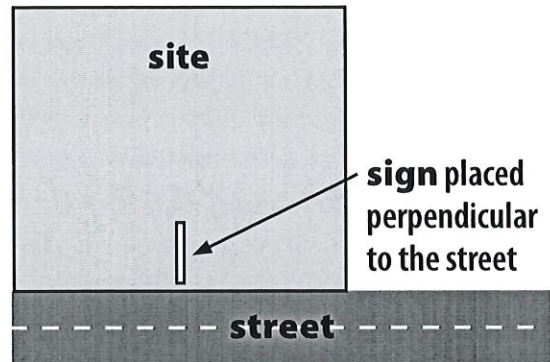
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

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



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

August 29th and September 14th
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Karen Massey

Printed Name: Karen Massey

Phone: 865-454-6066 Email: _____

Date: 7-16-18

MPC File Number: 9-A-18-SC