



# CITY OF KNOXVILLE CLOSURE OF PUBLIC RIGHT-OF-WAY

► **FILE #:** 12-A-19-SC

**AGENDA ITEM #:** 7

**AGENDA DATE:** 12/12/2019

► **APPLICANT:** WILLIAM WEBB

TAX ID NUMBER: 106 010 & 011

[View map on KGIS](#)

JURISDICTION: Council District 3

SECTOR PLAN: Northwest County

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

ZONING: R-1 (Low Density Residential)

WATERSHED: Ten Mile Creek

► **RIGHT-OF-WAY TO BE  
CLOSED:** unnamed right-of-way (ROW)

► **LOCATION:** Between West Cliff Drive and Ten Mile Creek, the terminus of this right-of-way

IS STREET:

(1) IN USE?: no

(2) IMPROVED (paved)?: no

► **APPLICANT'S REASON  
FOR CLOSURE:** ROW is a remnant from the original development and dead ends into a floodway. The City has never maintained the ROW and has no plans to improve it. Applicant wishes to have ROW closed and repaired at their expense for improved driveway access to include regrading, paving, and curb restoration.

DEPARTMENT-UTILITY  
REPORTS: Neither KUB, AT&T, nor the City Engineering Department had any comments other than their wish to retain any easements that may be present. The Fire Department and TDOT had no comments.

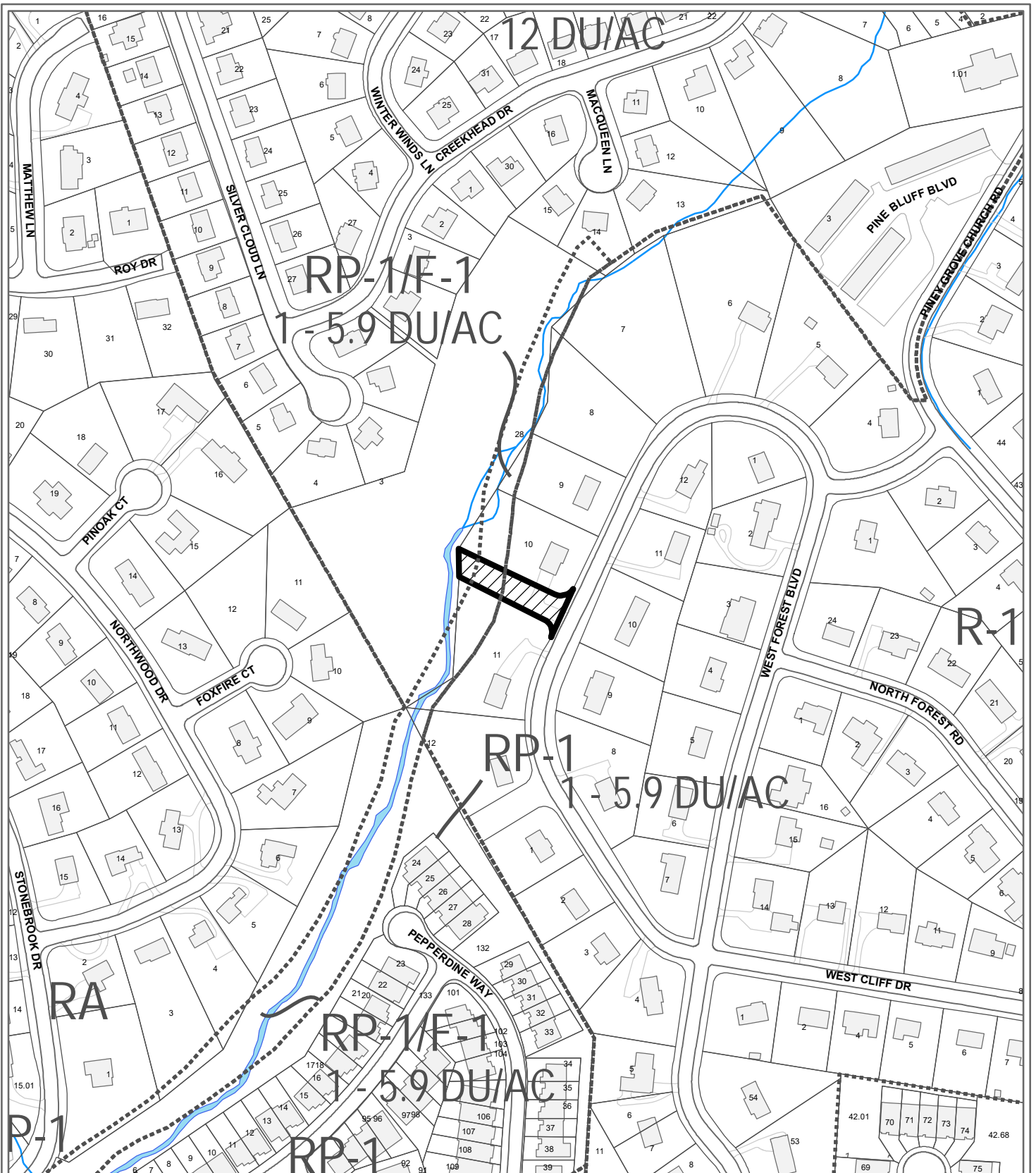
## STAFF RECOMMENDATION:

► **Approve closure of the unnamed right-of-way, subject to any required easements, since it is not needed by the City and staff has received no objections to its closure.**

## COMMENTS:

1. The proposed street closure will not have an impact on the surrounding addresses.
2. Staff has received no objections from any City departments or utility companies other than the departments listed above who wish to retain any easements that may be present.
3. This right-of-way provides access to the applicant (at 8100 West Cliff Dr.), whose driveway connects to it. However, the pavement of this unnamed right-of-way is on the opposite side of the right-of-way. The applicant understands that if the right-of-way is closed, half would revert to him (at 8100 West Cliff Drive), and the other half would revert to his neighbor across the street (at 8020 West Cliff Drive). The applicant will need to work out an agreement with the neighbor regarding access. This does not affect whether the right-of-way should be closed, but is a separate matter between the two property owners.

If approved, this item will be forwarded to Knoxville City Council for action on 1/14/2020 and 1/28/2020. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.

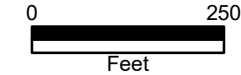


**12-A-19-SC**  
**CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: Webb, William

Map No: 106

Jurisdiction: City



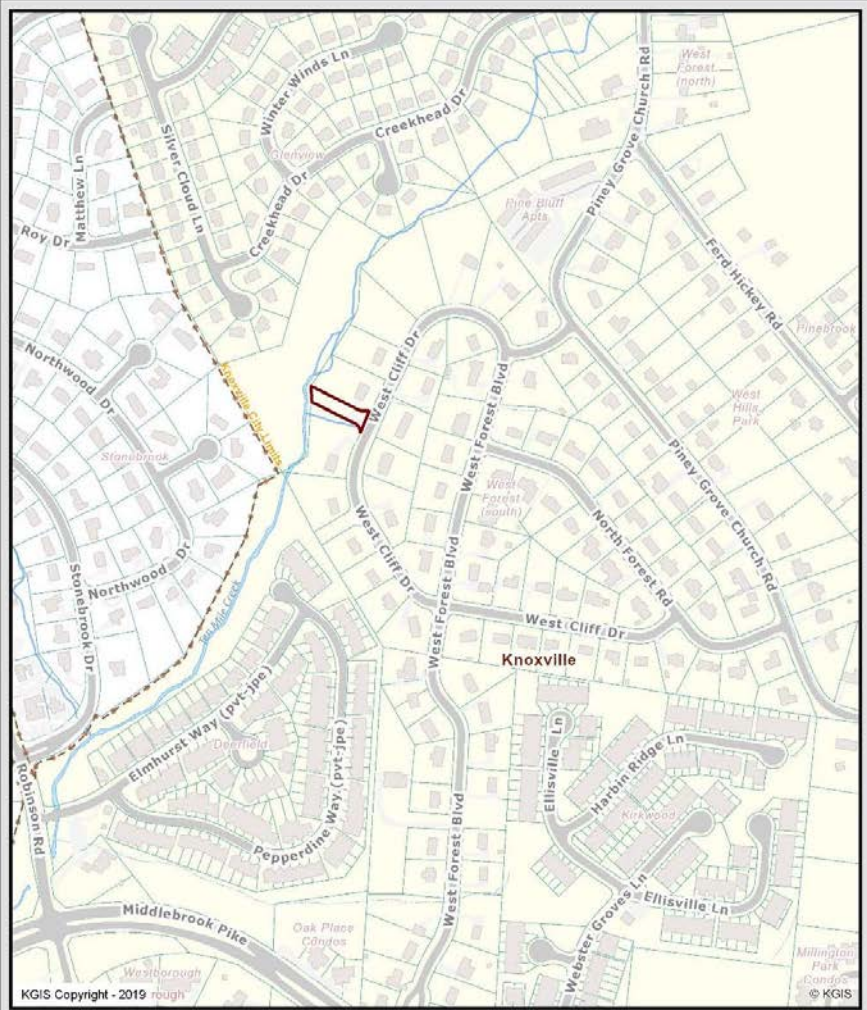
Name of Street or Alley: unnamed right-of-way  
To be closed from: W. Cliff Drive  
To be closed to: End of unimproved right-of-way at Ten Mile Creek

Original Print Date: 11/7/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



12-A-19-SC

Exhibit A. Contextual Images



12-A-19-SC  
Right-of-Way Between 8100 and 8030 West Cliff Drive  
Knoxville - Knox County - KUB Geographic Information System

Printed: 11/18/2019 at 12:51:24 PM

0 100 350 700  
ft

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12-A-19-SC: Aerial Map  
Right-of-Way Between 8100 and 8020 West Cliff Drive  
Knoxville - Knox County - KUB Geographic Information System

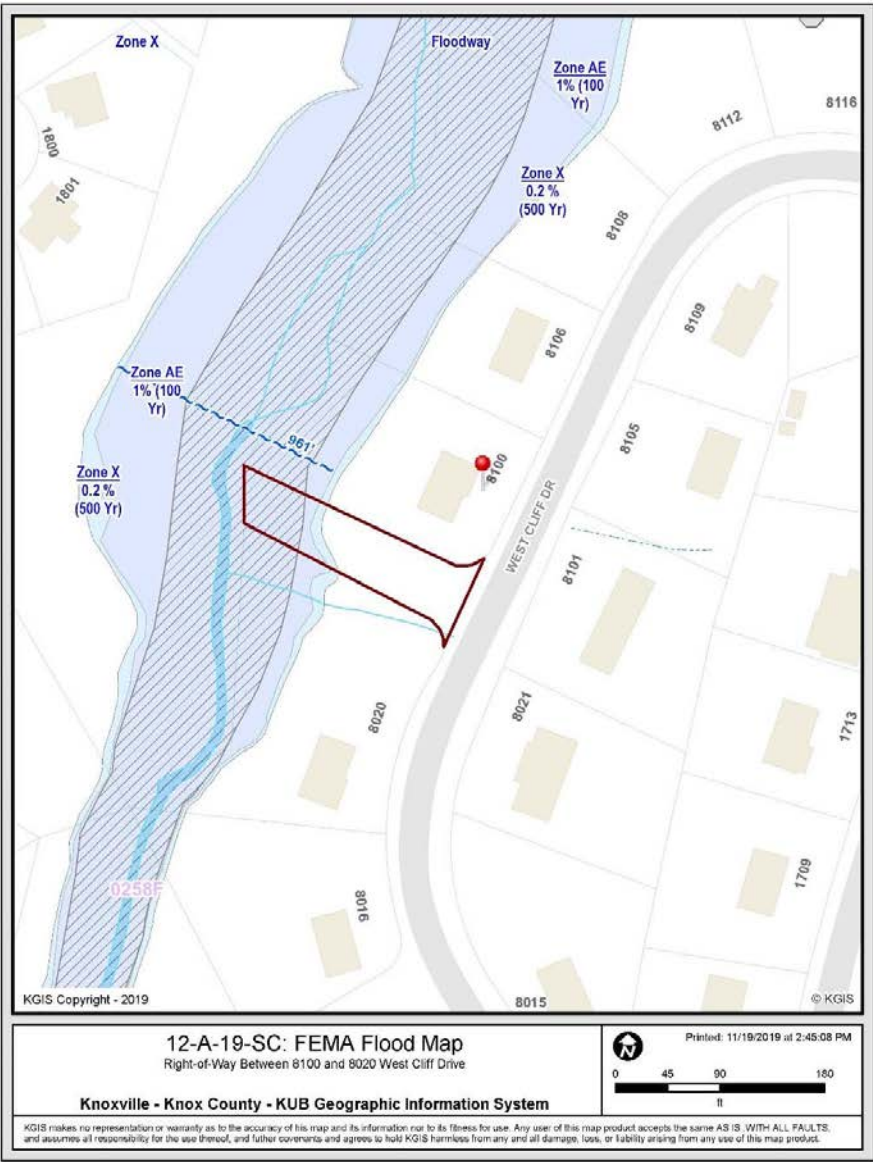
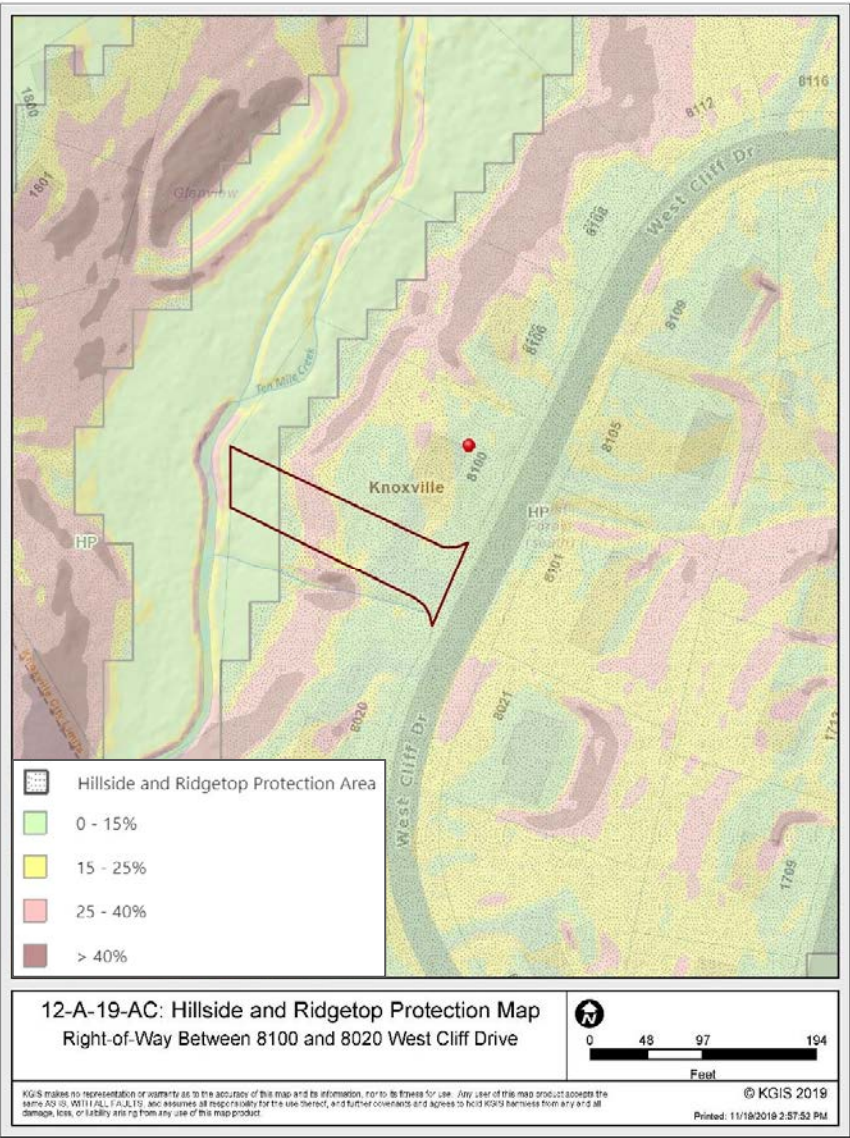
Printed: 11/19/2019 at 3:20:06 PM

0 25 50 100  
ft

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12-A-19-SC  
Exhibit A. Contextual Images



**NOVEMBER 6, 2019**

Knoxville Utilities Board  
Danny Beeler, Fire Marshal  
Steve Borden, Regional Director, TN Dept. of Transportation  
James R. Hagerman, P.E., Director of Engineering  
Sonny Partin, Plans Reviewer, Fire Dept.  
Kelly Parmain, AT&T  
Shannon Sims, AT&T  
Ben Davidson, Department of Engineering  
Charlotte Goforth, Department of Engineering

**FROM:** Michelle Portier, AICP

**RE: REQUEST CLOSURE OF UNNAMED RIGHT-OF-WAY BETWEEN ITS TERMINUS AT TEN MILE CREEK AND WEST CLIFF DRIVE BETWEEN 8100 WEST CLIFF DR. (PARCEL ID: 106HA010) AND 8020 WEST CLIFF DR. (PARCEL ID 106HA011), COUNCIL DISTRICT 3, NORTHWEST COUNTY SECTOR. (12-A-19-SC)**

Please give us the following information in writing regarding this proposed closure if your agency has an objection, or any conditions you wish considered with this request:

- 1** Is there any present or anticipated future need for this street/alley which in your opinion would warrant retaining it for public use?
- 2** What present use does it serve?
- 3** What future use is anticipated?
- 4** Do you oppose closing (vacating) it?
- 5** If closed (vacated), would easements meet your needs?
- 6** If easement will meet needs, please state easements required.

This request will be considered by the Knoxville-Knox County Planning Commission on December 12, 2019.

A map showing the street or alley in question is attached for your information.

***PLEASE NOTE: Failure to reply to our office by December 2, 2019 will be considered as no objection by your agency.***

C: Amy Brooks, AICP  
Attachment: Application



# CITY OF KNOXVILLE

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

November 26, 2019

Knoxville-Knox Planning  
City-County Building, Suite 403  
Knoxville, Tennessee 37902

**SUBJECT:** Closure of an unnamed right-of-way off West Cliff Dr  
MPC File # 12-A-19-SC; Nearby City Block 46754

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 there are any current facilities, located in or within five (5) feet of the property described herein. If any existing 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, PLS, Technical Services Administrator  
Technical Services/Department of Engineering  
Ph: 865-215-2103

a

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November 26, 2019

Michelle Portier  
Knoxville-Knox County  
Metropolitan Planning Commission  
Suite 403, City-County Building  
Knoxville, Tennessee 37902

Dear Ms. Portier:

**Re: Right-of-Way Closure Requests 12-A-19-AC, 12-A-19-SC, and 12-B-19-SC**

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the subject right-of-ways and we have no objection to the requested closures. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

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

Sincerely,



Christian Wiberley, PE  
Engineering

CGW





Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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## ROW closures for December 2019

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**Steve Borden** <Steve.Borden@tn.gov>  
To: Dori Caron <dori.caron@knoxplanning.org>

Mon, Nov 25, 2019 at 5:19 PM

Below are TDOT District 18 comments to the proposed ROW closures:

12-A-19-AC: No Comment, this closure does not appear to affect State Owned Rights of Way

12-A-19-SC: No Comment, this closure does not appear to affect State Owned Rights of Way

12-B-19-SC: No Comment, this closure does not appear to affect State Owned Rights of Way



**Steven M. Borden, P.E.** | Director/Assistant Chief Engineer

TDOT – Region 1

7345 Region Lane

Knoxville, TN 37914

(865) 594-2400

[Steve.Borden@tn.gov](mailto:Steve.Borden@tn.gov)

[tn.gov/tdot](http://tn.gov/tdot)

**From:** Dori Caron <dori.caron@knoxplanning.org>

**Sent:** Thursday, November 7, 2019 1:22 PM

**To:** Amy Brooks <amy.brooks@knoxplanning.org>; Ben Davidson <bdauidson@knoxvilletn.gov>; Charlotte Goforth <cgoforth@knoxvilletn.gov>; Christian Wiberley <Christian.Wiberley@kub.org>; Danny Beeler <dbeeler@knoxvilletn.gov>; James Hagerman <jhagerman@knoxvilletn.gov>; Kelly Parmain <kp6012@att.com>; Liz Albertson <liz.albertson@knoxplanning.org>; Michelle Portier <michelle.portier@knoxplanning.org>; Shannon Sims <ss3775@att.com>; Sonny Partin <spartin@knoxvilletn.gov>; Steve Borden <Steve.Borden@tn.gov>

**Subject:** [EXTERNAL] ROW closures for December 2019

**\*\*\* This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. \*\*\***



## Fire Prevention Bureau

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

### Memorandum

Date: November 12, 2019

To: Dori Caron

From: Sonny Partin, Deputy Fire Marshal

Subject: Request for Information on Right of Way Closures, Fire Department Review

Road Name	Review Status	Comments
1. 12-A-19-AC	Approved	None
2. 12-A-19-SC	Approved	None
3. 12-B-19-SC	Approved	None



400 Main Street  
Suite 403  
Knoxville, TN 37902  
P: 865.215.2507  
F: 865.215.2237

## Addressing Department Review and Comments

**File #:** 12-A-19-SC  
**Tax Parcel ID:** 106HA010, 011  
**Subdivision:** N/A  
**Owner/Applicant:** William Webb  
**Surveyor:**  
**Company:**  
**Email:**

**Date Submitted:** 10/28/19  
**Review Type:** SC  
**Unit or Phase:**  
**Phone:** 704.929.0890  
**Office:**  
**Cell:**  
**Fax:**

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Proposed and/or Existing Subdivision or Street Names	Results of Review, Corrections, and Comments (date subdivision or street name reserved)	Approved, Denied, Pending Corrections
	The proposed street closure will not have an impact on the surrounding addresses.	

**Comments may be modified based on new information from field review or other government agencies.**

Andrea Kupfer (865.215.3797) <a href="mailto:andrea.kupfer@knoxplanning.org">andrea.kupfer@knoxplanning.org</a>	<b>1<sup>st</sup> Review</b>	Donna Hill (865.215.3872) <a href="mailto:donna.hill@knoxplanning.org">donna.hill@knoxplanning.org</a>	<b>2<sup>nd</sup> Review</b>
	11/7/19		11.12.19



# RIGHT-OF-WAY CLOSURE



Name of Applicant: William Webb

Date Filed: 2019-10-28

Fee Paid: 750

File Number: 12-A-19-5C

Map Number: 106 Zoning District: R-1 ☒ City ☐ County Sector: NW Co.

Jurisdiction: ☒ City 3 (Singh) Council District

## INFORMATION:

Name of Right-of-Way: Unnamed, unimproved right-of-way remnant

Type of Right-of-Way: ☒ Street ☒ Alley

### Location of Right-of-Way:

BETWEEN (City Block or Lot where appropriate) 8100 West Cliff Dr (parcel ID: 106HA010; block #: 46754)

AND (City Block or Lot where appropriate) 8020 West Cliff Dr (parcel ID: 106HA011; block #: 46756)

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

Reason for Closure: ROW is a remnant from the original development and dead ends into a studied floodway. The City has never maintained the ROW and has no plans to improve. The Applicant wishes to have the ROW closed and repaired at their expense to provide access to their driveway, including regrading, surface paving, and curb restoration.

## TO BE CLOSED:

From: (Street, Alley, Other)

West Cliff Drive (between 8100 West Cliff Drive and 8020 West Cliff Drive)

To: (Street, Alley, Other)

End of unimproved right-of-way at Ten Mile Creek

## ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

William Webb 8100 W Cliff Dr Knoxville TN 37909 (704) 929-0890  
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.

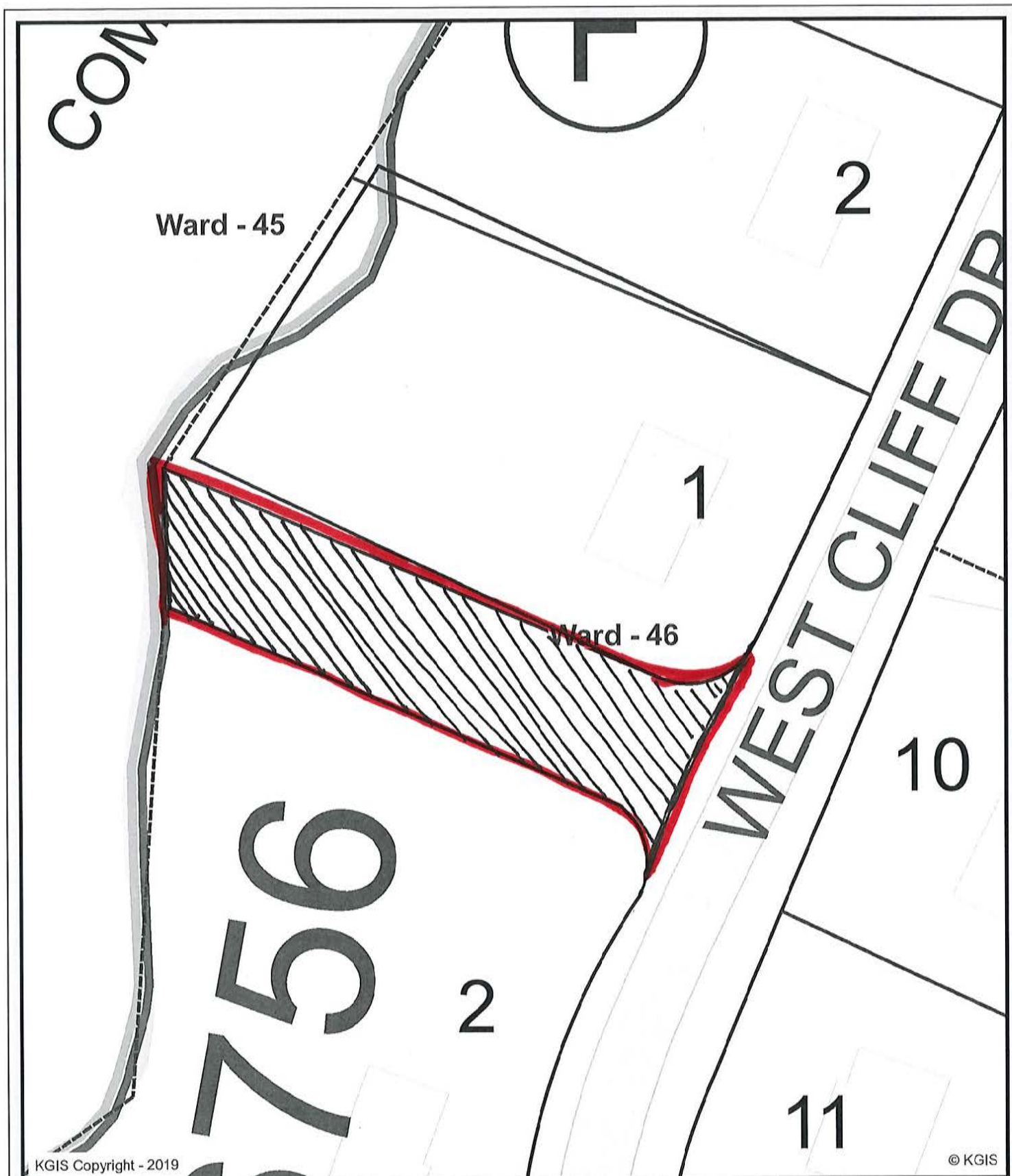
Signature: William Webb

William Webb 8100 W Cliff Dr Knoxville TN 37909 (704) 929-0890  
Name: (Print) Address • City • State • Zip • Phone • Fax

APPLICATION ACCEPTED BY: M. Payne



[illegible][illegible]

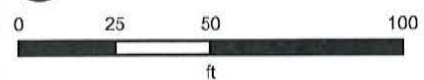


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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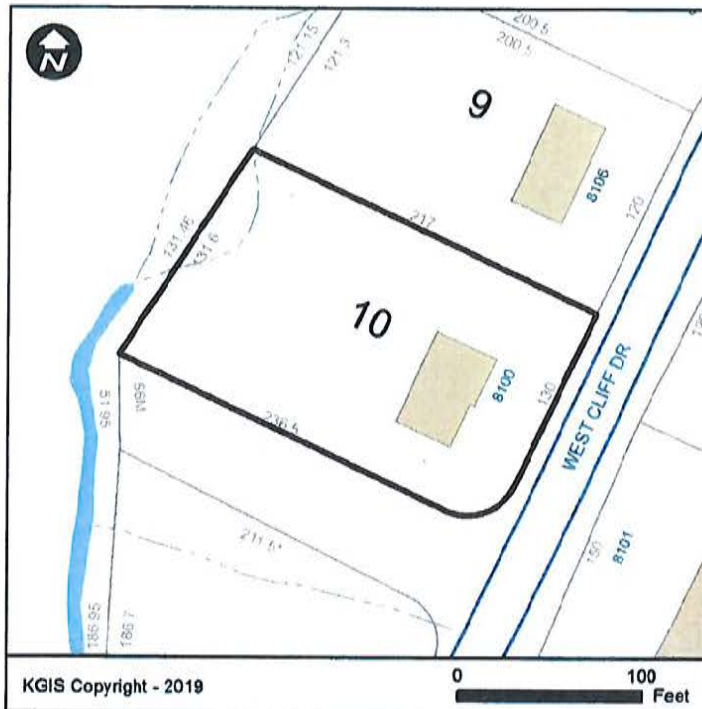


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**Parcel 106HA010 - Property Map and Details Report****Property Information**

Parcel ID:	106HA010
Location Address:	8100 WEST CLIFF DR
CLT Map:	106
Insert:	H
Group:	A
Condo Letter:	
Parcel:	10
Parcel Type:	
District:	
Ward:	46
City Block:	46754
Subdivision:	W FOREST UNIT 4
Rec. Acreage:	0
Calc. Acreage:	0
Recorded Plat:	41S - 26
Recorded Deed:	20100401 - 0062014
Deed Type:	Deed:Special Wa
Deed Date:	4/1/2010

**Address Information**

Site Address:	8100 WEST CLIFF DR KNOXVILLE - 37909
Address Type:	RESIDENTIAL
Site Name:	WEST FOREST

**Owner Information**

WEBB WILLIAM R IV
PO BOX 7933
SPRINGFIELD, OH 45501

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:	46.14
Planning Sector:	Northwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

**Political Districts**

Voting Precinct:	46
Voting Location:	Knoxville 1st Church of Nazarene 538 VANOSDALE RD
TN State House:	18 Martin Daniel
TN State Senate:	7 Richard Briggs
County Commission:	4 Hugh Nystrom
(at large seat 10)	Larsen Jay
(at large seat 11)	Justin Biggs
City Council:	3 Seema Singh
(at large seat A)	George C. Wallace
(at large seat B)	Marshall Stair
(at large seat C)	Finbarr Saunders
School Board:	4 Virginia Babb

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

**School Zones**

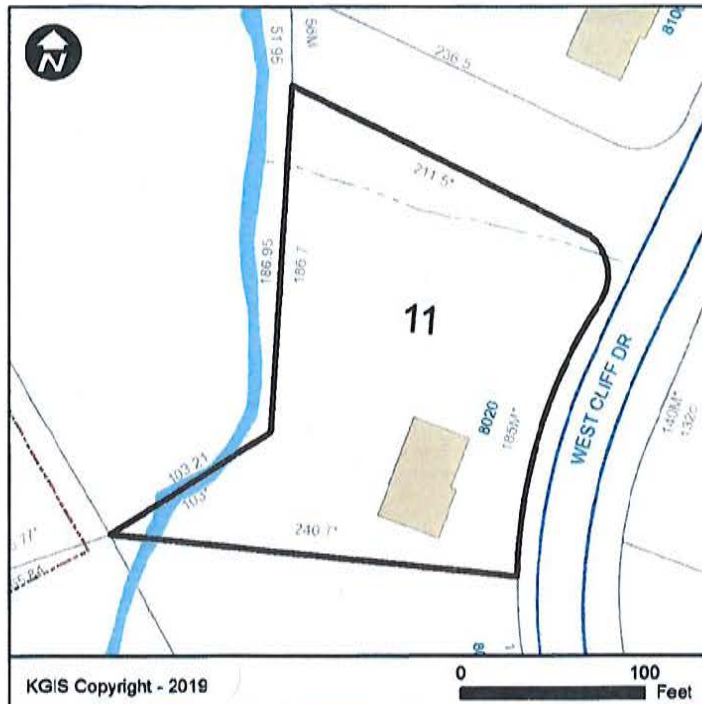
Elementary:	WEST HILLS ELEMENTARY
Intermediate:	
Middle:	BEARDEN MIDDLE
High:	BEARDEN HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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**Parcel 106HA011 - Property Map and Details Report****Property Information**

Parcel ID: 106HA011  
 Location Address: 8020 WEST CLIFF DR  
 CLT Map: 106  
 Insert: H  
 Group: A  
 Condo Letter:  
 Parcel: 11  
 Parcel Type:  
 District:  
 Ward: 46  
 City Block: 46756  
 Subdivision: WEST FOREST UNIT 4  
 Rec. Acreage: 0  
 Calc. Acreage: 0  
 Recorded Plat: 43S - 61  
 Recorded Deed: 2278 - 15  
 Deed Type: Deed:Special Wa  
 Deed Date: 3/2/1998

**Address Information**

Site Address: 8020 WEST CLIFF DR  
 KNOXVILLE - 37909  
 Address Type: RESIDENTIAL  
 Site Name: WEST FOREST

**Owner Information**

LONG KRIS H & DENICE  
 8020 WEST CLIFF DR  
 KNOXVILLE, TN 37909

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 City / Township: Knoxville

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Census Tract: 46.14  
 Planning Sector: Northwest County

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**Political Districts**

Voting Precinct: 46  
 Voting Location: Knoxville 1st Church of Nazarene  
 538 VANOSDALE RD  
 TN State House: 18 Martin Daniel  
 TN State Senate: 7 Richard Briggs  
 County Commission: 4 Hugh Nystrom  
 (at large seat 10) Larsen Jay  
 (at large seat 11) Justin Biggs  
 City Council: 3 Seema Singh  
 (at large seat A) George C. Wallace  
 (at large seat B) Marshall Stair  
 (at large seat C) Finbarr Saunders  
 School Board: 4 Virginia Babb

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

**School Zones**

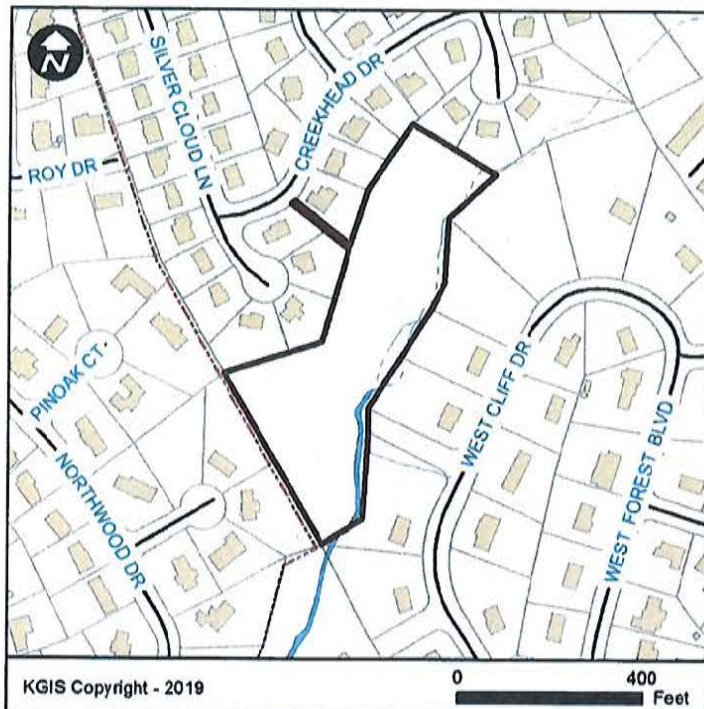
Elementary: WEST HILLS ELEMENTARY  
 Intermediate:  
 Middle: BEARDEN MIDDLE  
 High: BEARDEN HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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**Parcel 106HQ028 - Property Map and Details Report****Property Information**

Parcel ID: 106HQ028  
 Location Address: 0 CREEKHEAD DR  
 CLT Map: 106  
 Insert: H  
 Group: Q  
 Condo Letter:  
 Parcel: 28  
 Parcel Type:  
 District:  
 Ward: 45  
 City Block: 46755  
 Subdivision: GLENVIEW S/D UNIT 7  
 COM AREA 1.65  
 DETEN EASE  
 Rec. Acreage: 4.26  
 Calc. Acreage: 0  
 Recorded Plat: 20010813 - 0011514  
 Recorded Deed: 20030213 - 0071621  
 Deed Type: Legal Document:  
 Deed Date: 2/13/2003

**Address Information**

Site Address: 0 CREEKHEAD DR  
 KNOXVILLE - 37909  
 Address Type: COMMON AREA  
 Site Name: GLENVIEW

**Owner Information**

GLENVIEW HOMEOWNERS ASSOC INC  
 PO BOX 52123  
 KNOXVILLE, TN 37950

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**Jurisdiction Information**

County: KNOX COUNTY  
 City / Township: Knoxville

**MPC Information**

Census Tract: 46.14  
 Planning Sector: Northwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

**Political Districts**

Voting Precinct: 45  
 Voting Location: Bearden Middle School  
 1000 FRANCIS RD  
 TN State House: 18 Martin Daniel  
 TN State Senate: 7 Richard Briggs  
 County Commission: 3 Randy Smith  
 (at large seat 10) Larsen Jay  
 (at large seat 11) Justin Biggs  
 City Council: 3 Seema Singh  
 (at large seat A) George C. Wallace  
 (at large seat B) Marshall Stair  
 (at large seat C) Finbarr Saunders  
 School Board: 3 Tony Norman

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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Elementary: WEST HILLS ELEMENTARY  
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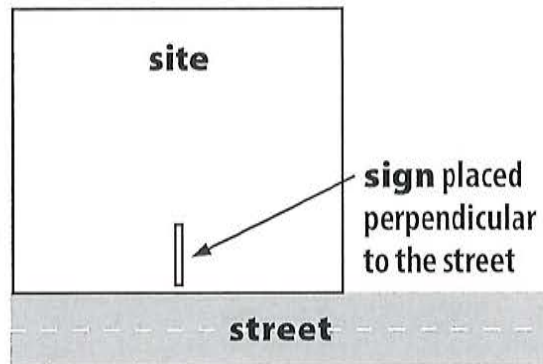
## REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

11/28/19 and 12/13/19  
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: William Webb IV

Printed Name: William Webb

Phone: (704) 929-0890 Email: wwebb@gmail.com

Date: 2019-10-28

File Number: 12-A-19-SC