



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

► **FILE #:** 1-B-20-SC

**AGENDA ITEM #:** 8

**AGENDA DATE:** 1/9/2020

► **APPLICANT:** TRANS SOUTH PROPERTIES

TAX ID NUMBER:	60 N/A	<a href="#">View map on KGIS</a>
JURISDICTION:	Council District 4	
SECTOR PLAN:	Northeast County	
GROWTH POLICY PLAN:	Urban Growth Area (Inside City Limits)	
ZONING:	RP-1 (Planned Residential) [RN-1 (Single Family Residential District) after new zoning ordinance takes effect on 1/1/20]	
WATERSHED:	Love Creek	

► **RIGHT-OF-WAY TO BE CLOSED:** Unimproved section of Glen Creek Road

► **LOCATION:** Between 2358 McCampbell Wells Way (parcel 060HE10451) and the terminus of Glen Creek Road

IS STREET:

(1) IN USE?: No

(2) IMPROVED (paved)?: No

► **APPLICANT'S REASON FOR CLOSURE:** Subdivision plan is revised - Road improvements were never made

DEPARTMENT-UTILITY REPORTS:	Neither KUB nor City Engineering Department had any comments. AT&T had no comments other than their wish to retain any easements that may be present at this time.
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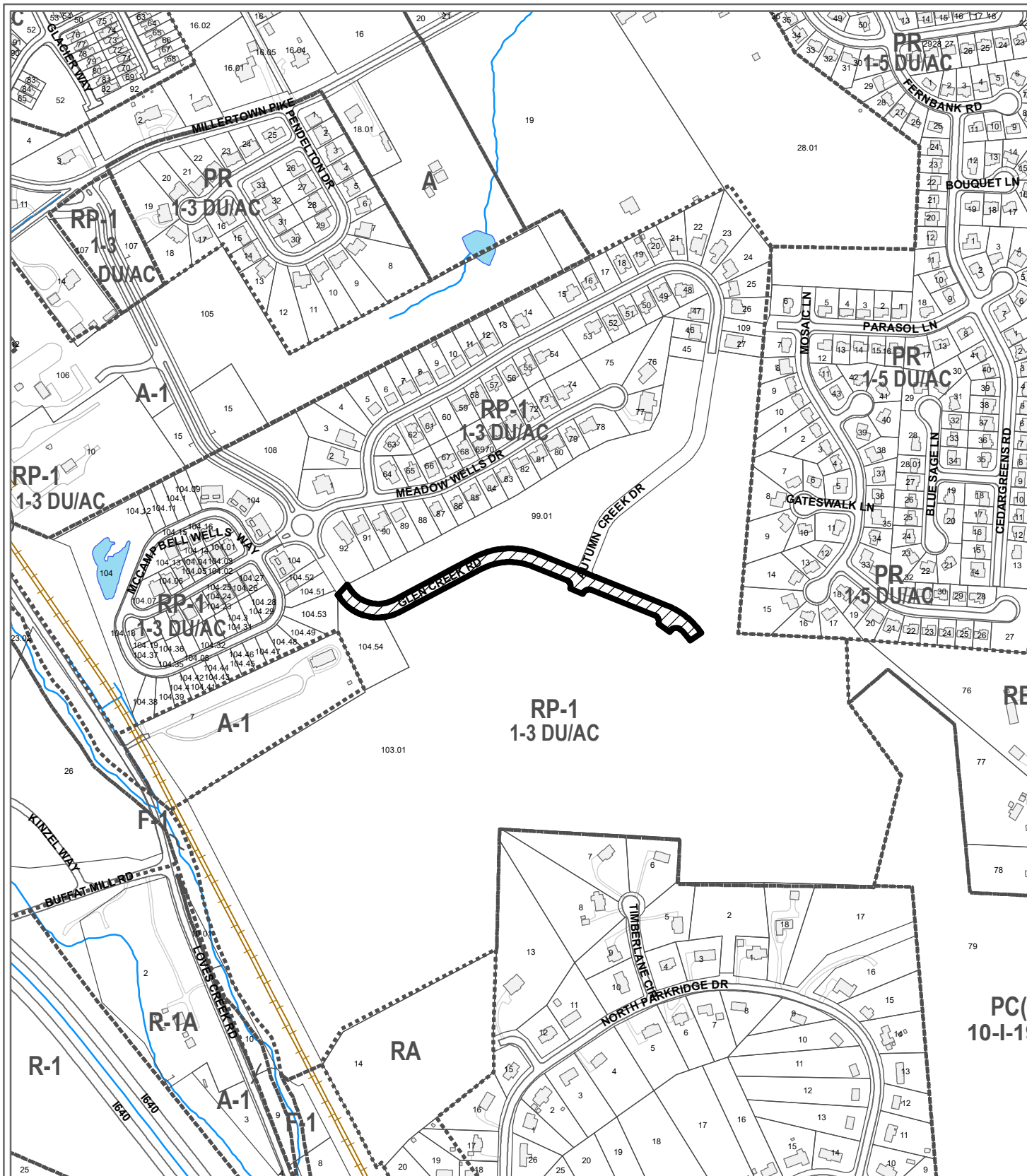
## STAFF RECOMMENDATION:

- **Approve closure of the unimproved portion of Glen Creek Road, subject to any required easements, since the right-of-way is unimproved and staff has received no objections to this request.**

## COMMENTS:

1. The right-of-way requested for closure is the unimproved portion of Glen Creek Road east of the developed lots at the eastern terminus of the street.
2. Since the portion requested for closure is undeveloped, its closure will not have an impact on the surrounding addresses.
3. Staff has received no objections to this request.
4. City departments and/or utility companies have no comments other AT&T who stated their wish to retain any easements that may be present.

If approved, this item will be forwarded to Knoxville City Council for action on 2/11/2020 and 2/25/2020. 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.



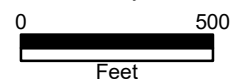
**1-B-20-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Unimproved section of Glen Creek Road  
 To be closed from: 2358 McCampbell Wells Way (parcel 060HE10451)  
 To be closed to: the terminus of Glen Creek Road

Original Print Date: 12/18/2019      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Trans South Properties

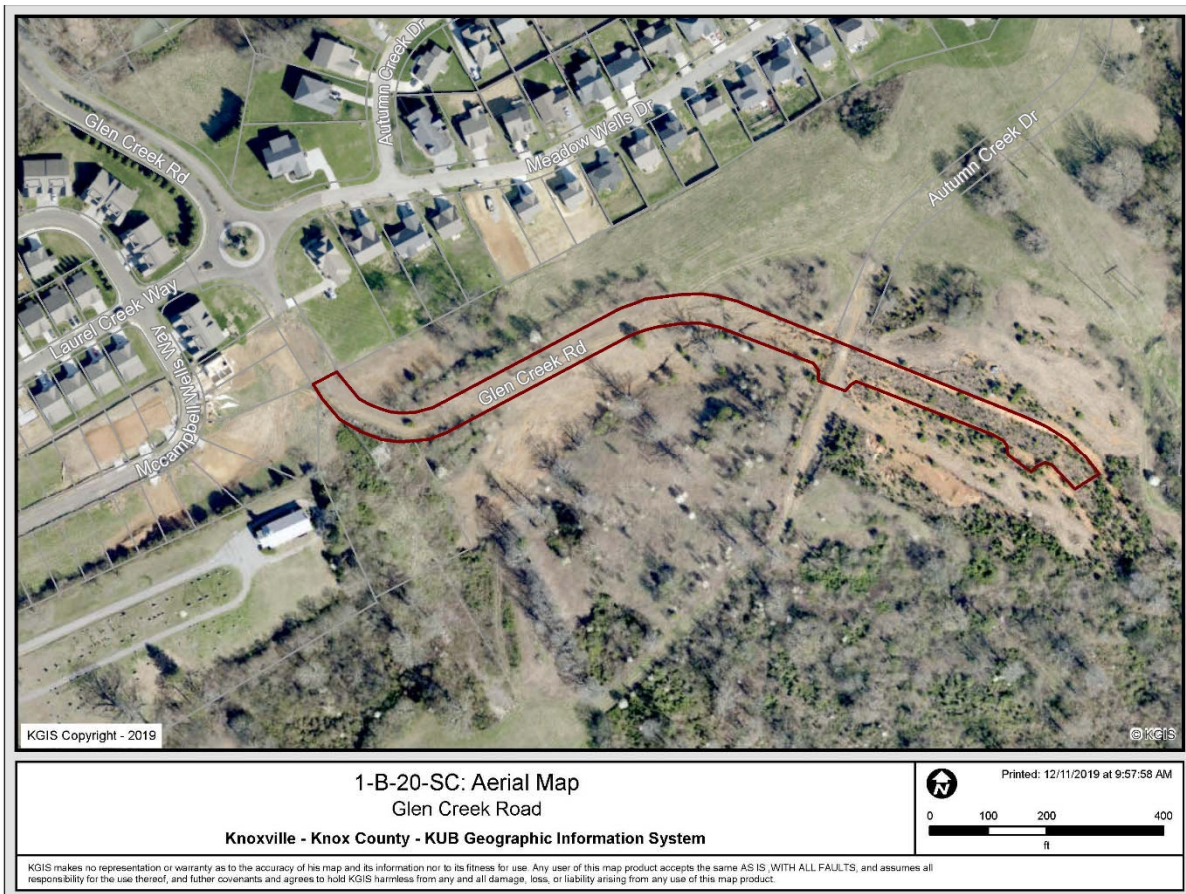
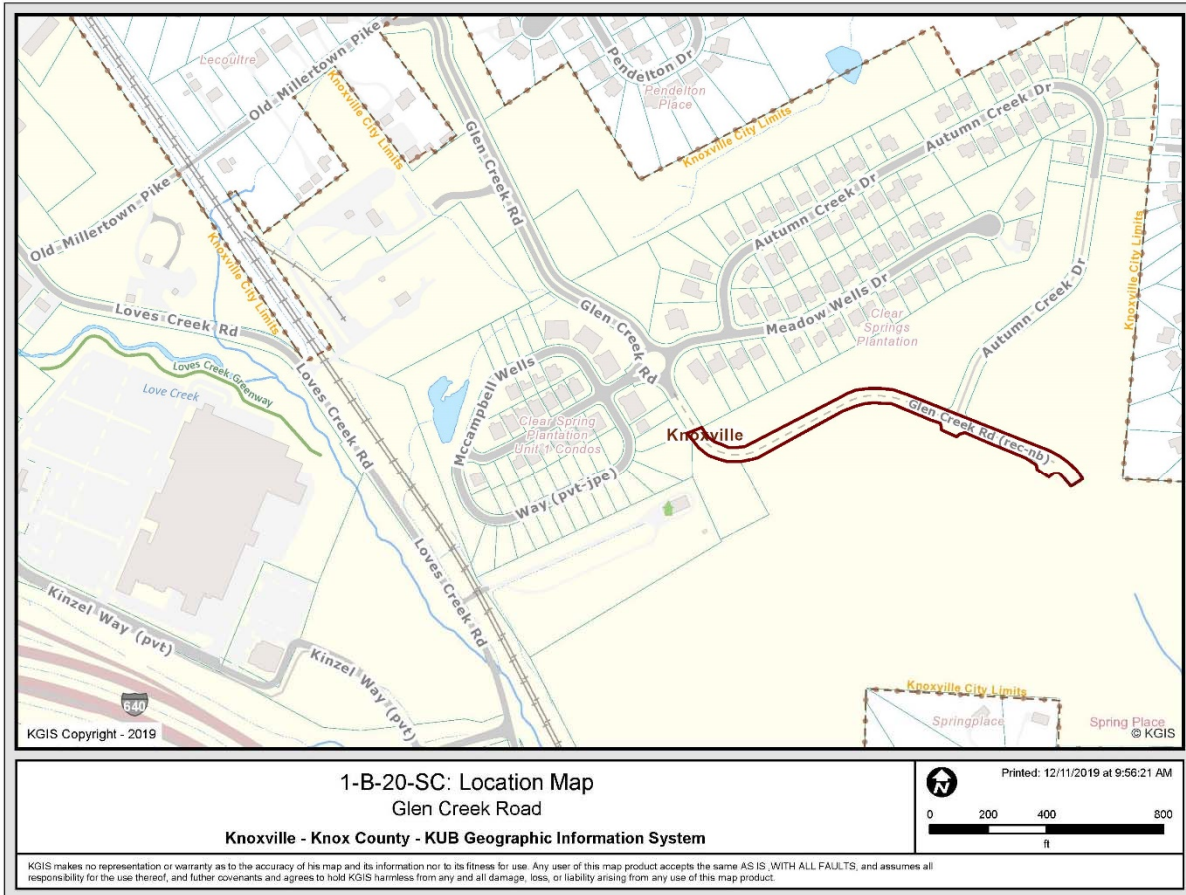
Map No: 60  
 Jurisdiction: City





# 1-B-20-SC

## Exhibit A. Contextual Images



**DECEMBER 11, 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 UNIMPROVED SECTION OF GLEN CREEK ROAD  
BETWEEN 2358 MCCAMPBELL WELLS WAY / PARCEL ID 060HE10451 AND  
THE TERMINUS OF GLEN CREEK ROAD RIGHT-OF-WAY. (1-B-20-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 January 9, 2020. A map showing the street or alley in question is attached for your information.

***PLEASE NOTE: Failure to reply to our office by Monday, December 30, 2019 will be considered as no objection by your agency.***

C: Amy Brooks, AICP  
Attachment: Application



Dori Caron <dori.caron@knoxplanning.org>

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## January ROW closures

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**SIMMS, SHANNON R** <ss3775@att.com>  
To: Dori Caron <dori.caron@knoxplanning.org>

Wed, Dec 11, 2019 at 3:19 PM

At&t does not wish to relinquish any ROWs/Easements at this time.

Thanks,

**Shannon R. Simms**

MANAGER OSP PLANNING & ENGINEERING DESIGN

AT&T Technology Operations, Construction & Engineering-SE

**AT&T**

9733 Parkside Dr, Knoxville, TN 37922

O: 865-539-8596 | [ss3775@att.com](mailto:ss3775@att.com)

M:865-566-7068

[Quoted text hidden]



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

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## January ROW closures

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

Mon, Dec 16, 2019 at 3:15 PM

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

1-A-20-AC: No comment

1-A-20-SC: No Comment

1-B-20-SC: No Comment



**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:** Wednesday, December 11, 2019 3:05 PM

**To:** Amy Brooks <amy.brooks@knoxplanning.org>; Ben Davidson <bdavidson@knoxvilletn.gov>; Charlotte Goforth <cgoforth@knoxvilletn.gov>; Christian Wiberley <Christian.Wiberley@kub.org>; Danny Beeler <dbeeler@knoxvilletn.gov>; James Hagerman <jhagerman@knoxvilletn.gov>; 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>; Laura Edmonds <laura.edmonds@knoxplanning.org>

**Subject:** [EXTERNAL] January ROW closures

**\*\*\* 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: December 31, 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. 1-A-20-AC	Approved	None
2. 1-A-20-SC	Approved	Planning has informed us that these changes are not permanent and does have future plans with a turnaround.
3. 1-B-20-SC	Approved	Road does not access any buildings





# CITY OF KNOXVILLE

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

December 13, 2019

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

SUBJECT: Closure of a portion of Glen Creek Rd  
MPC File # 1-B-20-SC; Nearby City Block 32546

The City Engineering Department has no objections to close the above described right-of-way area.

Sincerely,

Benjamin D. Davidson, PLS, Technical Services Administrator  
Technical Services/Department of Engineering  
Ph: 865-215-2103





# RIGHT-OF-WAY CLOSURE

Name of Applicant: Trans South Properties  
Date Filed: 11-22-2019 Fee Paid: 750.00 File Number: 1-B-20-SC  
Map Number: 60 Zoning District: RP-1 City ☒ County Sector: 4 Northeast  
Jurisdiction: ☒ City 4 Council District

## INFORMATION:

Name of Right-of-Way: Glen Creek Rd.  
Type of Right-of-Way: ☒ Street ☐ Alley  
Location of Right-of-Way:  
BETWEEN (City Block or Lot where appropriate) 060HE09901  
AND (City Block or Lot where appropriate) 060HE10301  
Right-of-Way is: In Use ☐ Yes ☒ No Improved (example: paved) ☐ Yes ☒ No  
Reason for Closure: Subdivision Plan Revised - Road improvements were never made.

## TO BE CLOSED:

From: (Street, Alley, Other) North East corner of Parcel 060HE10454  
Starting 150 feet Southeast of the round above, close the unimproved portion of the right of way to its termination point near the eastern edge of the property. Parcel ID 060HE1031  
The length of closure is approximately 1030 Ft.

To: (Street, Alley, Other) Termination of R.O.W at the southeast end.

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

Kent A. Brelsford 7204 McPeake Lane Knoxville TN 37909 865-567-0071  
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: Kent A Brelsford

Kent A. Brelsford 7204 McPeake Lane Knoxville TN 37909 865-567-0071  
Name: (Print) Address • City • State • Zip • Phone • Fax

## APPLICATION ACCEPTED BY:

Thomas Brelsford

RIGHT-OF-WAY CLOSURE CANVASS FORM
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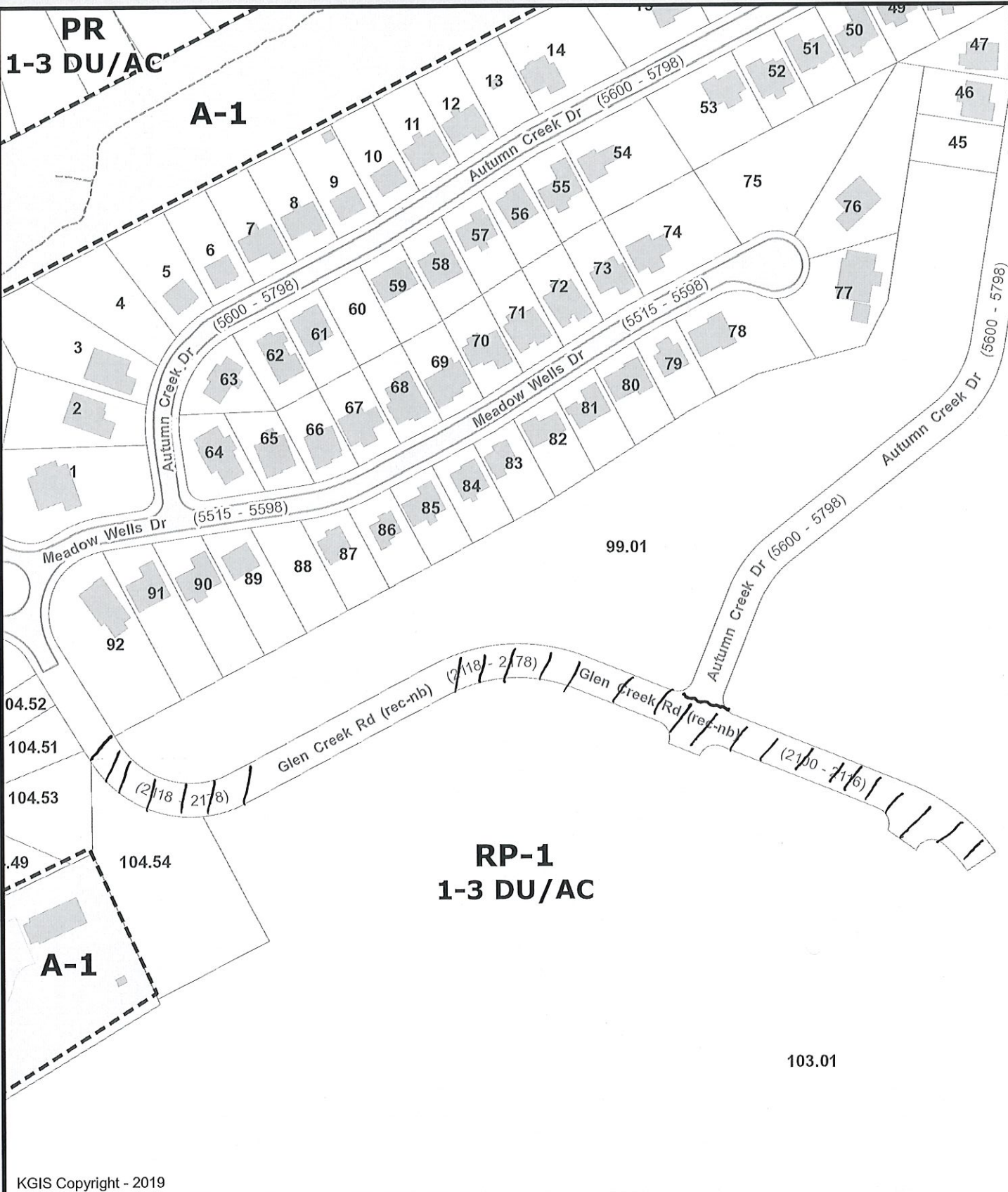
All owners and holders of option on property abutting the proposed closure must sign the list below and express their opinion about this closure. A map showing the location and addresses of these properties must accompany this application.

[illegible]



**PR**  
**1-3 DU/AC**

**A-1**



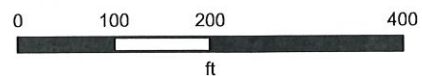
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Letter Portrait

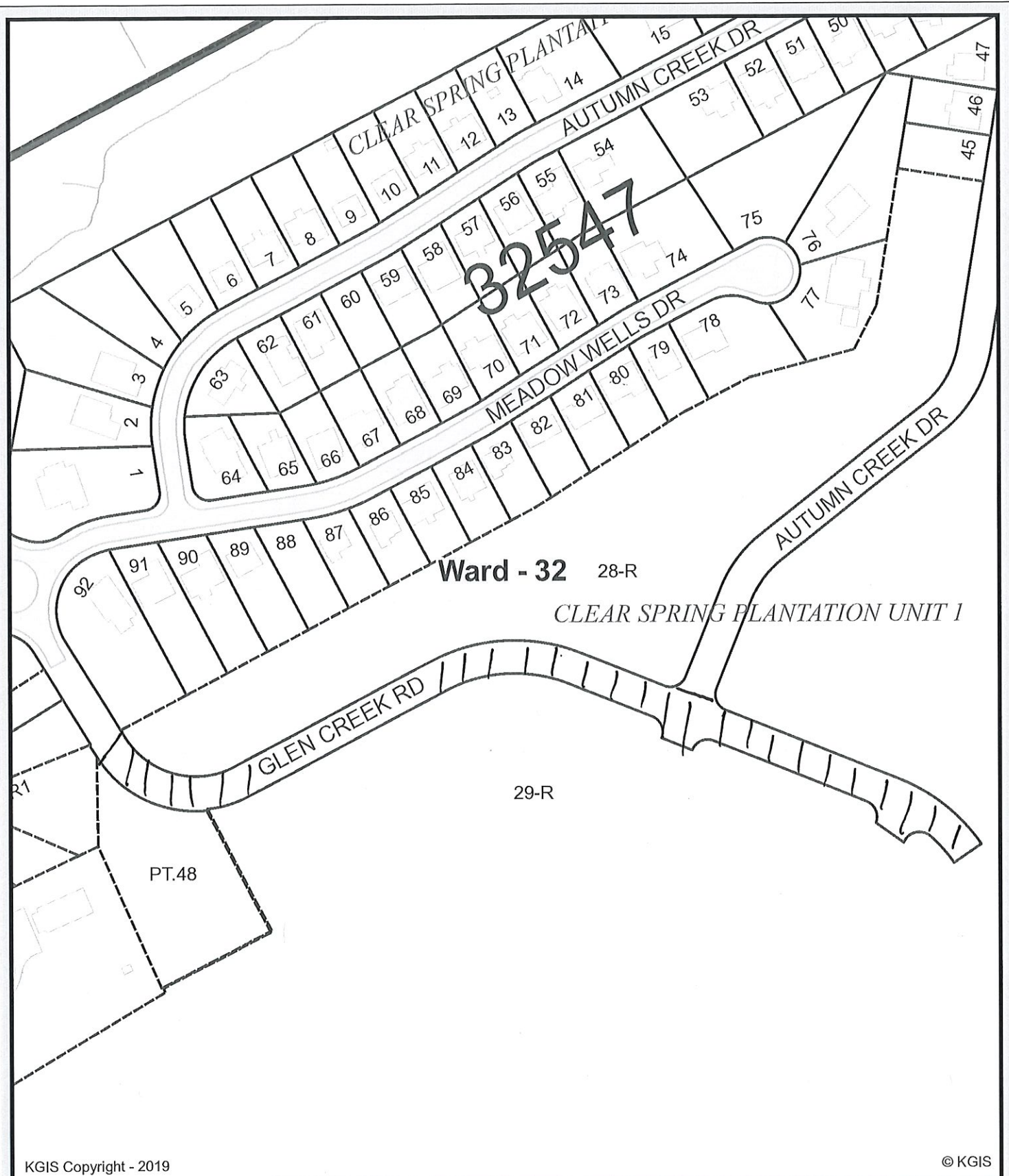
Knoxville - Knox County - KUB Geographic Information System



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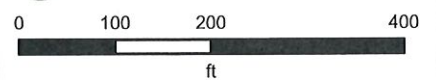
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## Letter Portrait

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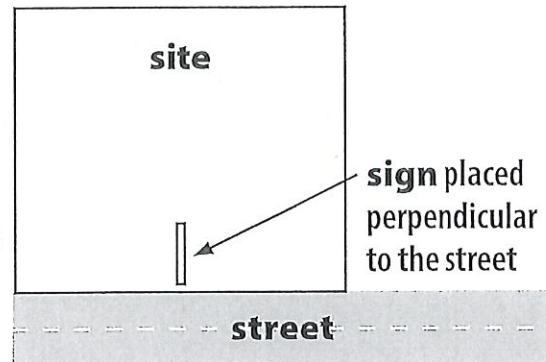
## REQUIRED SIGN POSTING AGREEMENT

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:

12-24-19 and 1-10-20  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Kent A. Brelsford

Printed Name: Kent A. Brelsford

Phone: 865-567-0071 Email: 3rivercont@gmail.com

Date: 11-22-2019

File Number: 1-B-20-SC