



CITY OF KNOXVILLE CLOSURE OF PUBLIC RIGHT-OF-WAY

► **FILE #:** 7-B-20-SC

AGENDA ITEM #: 7

AGENDA DATE: 7/9/2020

► **APPLICANT:** **MATT BRAZILLE OBO KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION**

TAX ID NUMBER:	95 A H N/A	View map on KGIS
JURISDICTION:	Council District 6	
SECTOR PLAN:	East City	
GROWTH POLICY PLAN:	Within City limits	
ZONING:	RN-6 (Multi-Family Residential Neighborhood)	
WATERSHED:	First Creek	

► **RIGHT-OF-WAY TO BE CLOSED:** **S. Bell St.**

► **LOCATION:** **Between Fort Summit Way and the northern lot line of parcel 095AH025**

IS STREET:

(1) IN USE?: Yes

(2) IMPROVED (paved)?: Yes

► **APPLICANT'S REASON FOR CLOSURE:** **To facilitate redevelopment of the KCDC/Austin Homes property. S. Bell Street will be closed as described and new right-of-way will be dedicated for the realignment of S. Bell Street per the KCDC/AH concept plan approved by the Planning Commission on 1/9/2020.**

DEPARTMENT-UTILITY REPORTS:	The City's Engineering Department, AT&T, and KUB have requested to retain any easements that may be in place.
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STAFF RECOMMENDATION:

► **Approve closure of S. Bell Street, subject to any required easements, because staff has received no objections and it will enable redevelopment of this area.**

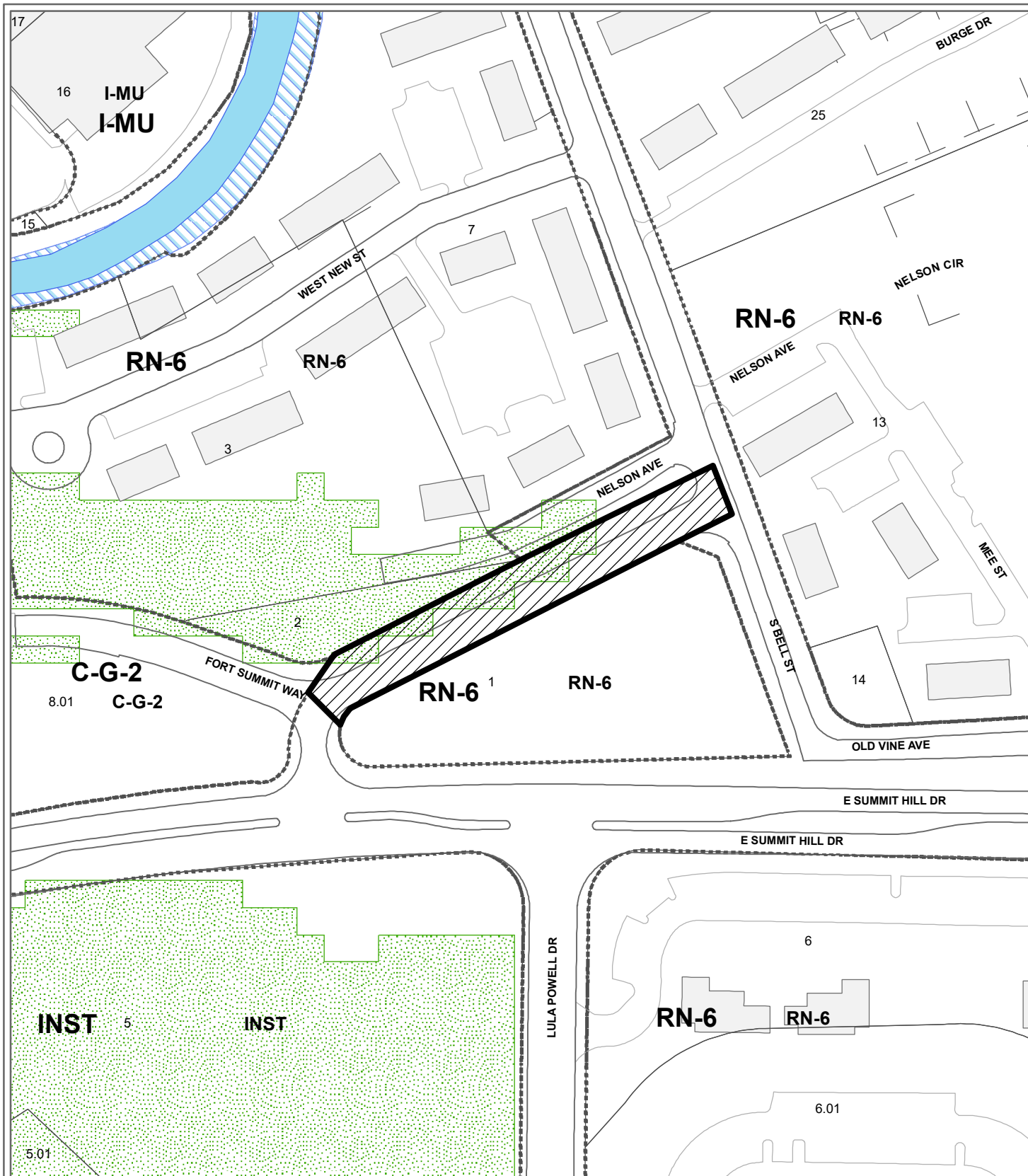
COMMENTS:

1. S. Bell Street begins at Fort Summit Way then turns north towards McCalla Avenue. The portion of S. Bell Street north of parcel 95 H A 025 is not included in this request and would remain open.
2. Closure of S. Bell Street will enable redevelopment of this area into affordable housing through Knoxville Community Development Center in partnership with Austin Homes. The development will involve a new right-of-way dedication to re-align S. Bell Street per the KCDC/Austin Homes concept plan approved by the Knoxville-Knox County Planning Commission in January, 2020 (Case # 12-F-19-C).
3. Staff has received no objections, but the following departments and organizations had these comments:
 - a. KUB: We have reviewed our records and find that we have existing utility facilities located within the subject right-of-way. The approximate locations of these facilities are 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 easements for its utility facilities:

- i. Sewer – 7.5 feet on each side of the centerline of the sewer lines, 15 feet total width
 - ii. Water – 7.5 feet on each side of the centerline of the water lines, 15 feet total width
 - iii. Electric – 10 feet on each side of the centerline of the electric line, 20 feet total width
- b. 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. No easements are reserved if there are no current facilities within the closure area. 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.
- c. The City's Fire Department had no comments.
- d. Addressing staff: Closing this section of ROW will leave a small portion of S. Bell Street between E. Summit Hill Drive and Fort Summit Way (a private road) as public ROW. Staff recommends closing the small portion of S. Bell Street in a future phase and naming the public right-of-way there to Fort Summit Way to tie into the existing Fort Summit Way private road.
- e. TDOT had no Comments as the right-of-way does not appear to affect state assets.
- f. AT&T does not wish to relinquish any ROW or utility easements at this time.

If approved, this item will be forwarded to Knoxville City Council for action on 8/11/2020 and 8/25/2020. 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.



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

Name of Street or Alley: S. Bell St.
 To be closed from: Fort Summit Way
 To be closed to: the northern lot line of parcel 095AH025

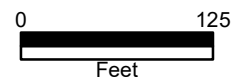
Original Print Date: 6/16/2020
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Brazille OBO Knoxville
 Community Development
 Corporation, Matt

Map No: 95

Jurisdiction: City



JUNE 3, 2020

Knoxville Utilities Board
Danny Beeler, Fire Marshal
Steve Borden, Regional Director, TN Dept. of Transportation
Harold Cannon, Director, Department of Engineering
Steve King, Department of Engineering
Sonny Partin, Plans Reviewer, Fire Dept.
Shannon Sims, AT&T
Ben Davidson, Department of Engineering
Charlotte Goforth, Department of Engineering

From: Michelle Portier, AICP

**RE: REQUEST CLOSURE OF S. BELL STREET BETWEEN FORT SUMMIT WAY
AND THE NORTHERN LOT LINE OF PARCEL 095AH025. COUNCIL DISTRICT 6,
EAST CITY SECTOR (7-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 July 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, June 22, 2020 will be considered as no objection by your agency.

C: Amy Brooks, AICP
Attachment: Application



Dori Caron <dori.caron@knoxplanning.org>

ROW closures for July

Sonny Partin <spartin@knoxvilletn.gov>

Tue, Jun 30, 2020 at 8:40 AM

To: Michelle Portier <michelle.portier@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>

Fire has approved all three requests for July.

Sonny

Capt. Donald M. Partin Jr. C.F.P.S.
Deputy Fire Marshal
Fire Marshals Office
City of Knoxville Fire Dept.
City County Bldg.
[400 Main St. Suite 462](#)
[Knoxville Tn. 37902](#)

On Jun 26, 2020, at 12:02 PM, Michelle Portier <michelle.portier@knoxplanning.org> wrote:

Thanks, Sonny!

----- Forwarded message -----

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

Date: Wed, Jun 3, 2020 at 9:38 AM

Subject: ROW closures for July

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>, Harold Cannon <hcannon@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>
Cc: Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

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Michelle Portier, AICP
Senior Planner
865.215.3821



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

<ROW package - 7-B-20-SC.pdf>

[Quoted text hidden]



Dori Caron <dori.caron@knoxplanning.org>

ROW closures for July

Dori Caron <dori.caron@knoxplanning.org>

Wed, Jun 3, 2020 at 9:37 AM

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>, Harold Cannon <hcannon@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>

Cc: Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

Good morning,
We have 3 for July. Attached.

Dori Caron
Senior Administrative Assistant
Direct Line: 865-215-2694
Email: dori.caron@knoxplanning.org



Knoxville-Knox County Planning | Knoxville Regional TPO
400 Main Street, Suite 403 | Knoxville, TN 37902

3 attachments



ROW package - 7-B-20-SC.pdf
2857K



ROW Package - 7-A-20-SC.pdf
2803K



ROW Package - 7-A-20-AC.pdf
1729K

a

June 19, 2020

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

Dear Ms. Portier:

Re: Right-of-Way Closure Request 7-B-20-SC

We have reviewed our records and find that we have existing utility facilities located within the subject right-of-way. The approximate locations of these facilities are 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 easements for its utility facilities.

Sewer – 7.5 feet on each side of the centerline of the sewer lines, 15 feet total width
Water – 7.5 feet on each side of the centerline of the water lines, 15 feet total width
Electric – 10 feet on each side of the centerline of the electric line, 20 feet total width

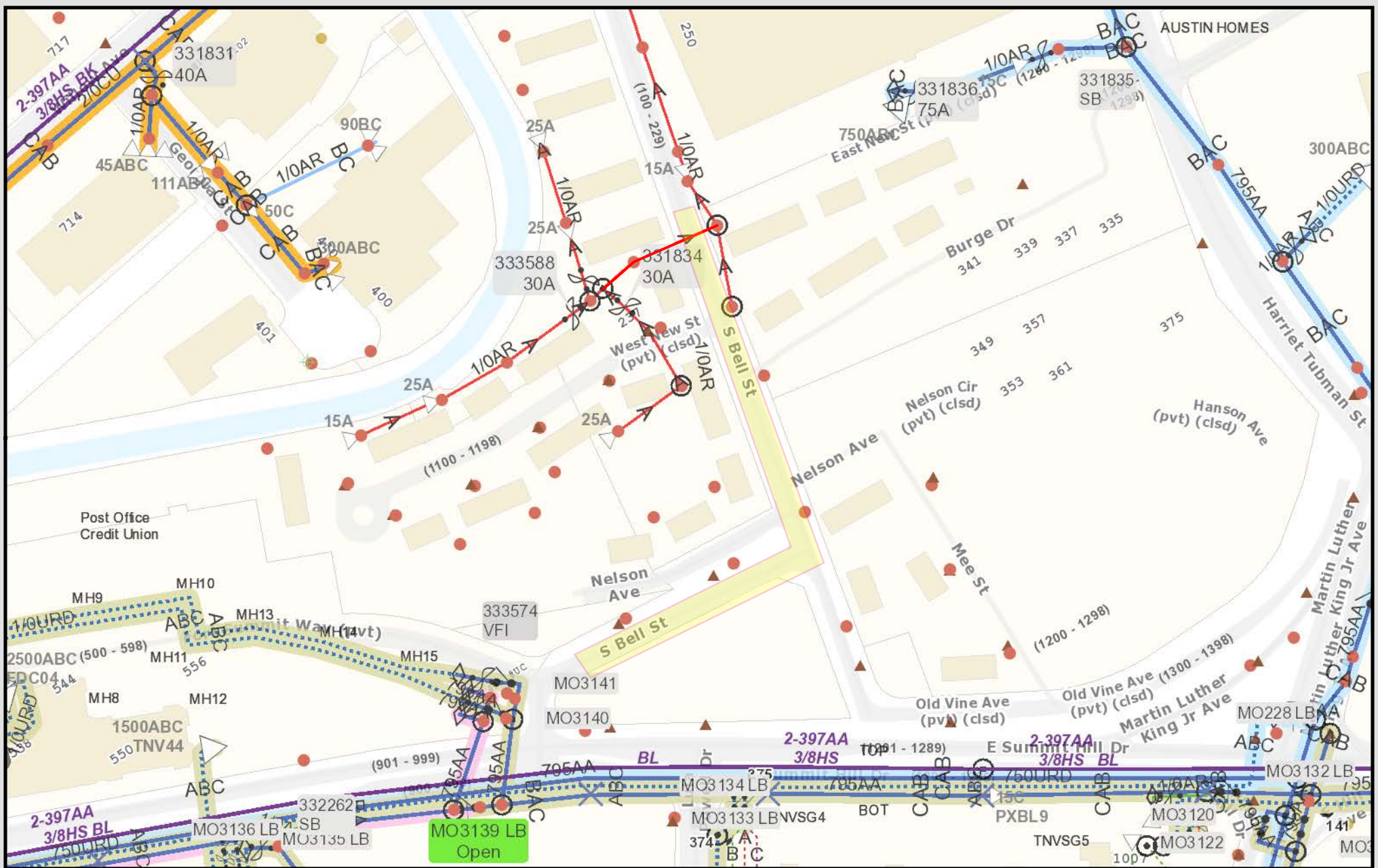
If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian Wiberley, PE
Engineering

CGW

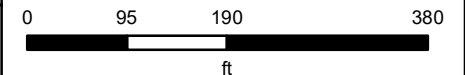


File No. 7-B-20-SC (Electric)

Knoxville Utilities Board



Printed: 6/19/2020 at 2:08:15 PM



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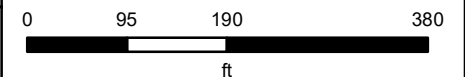
File No. 7-B-20-SC (Sewer)

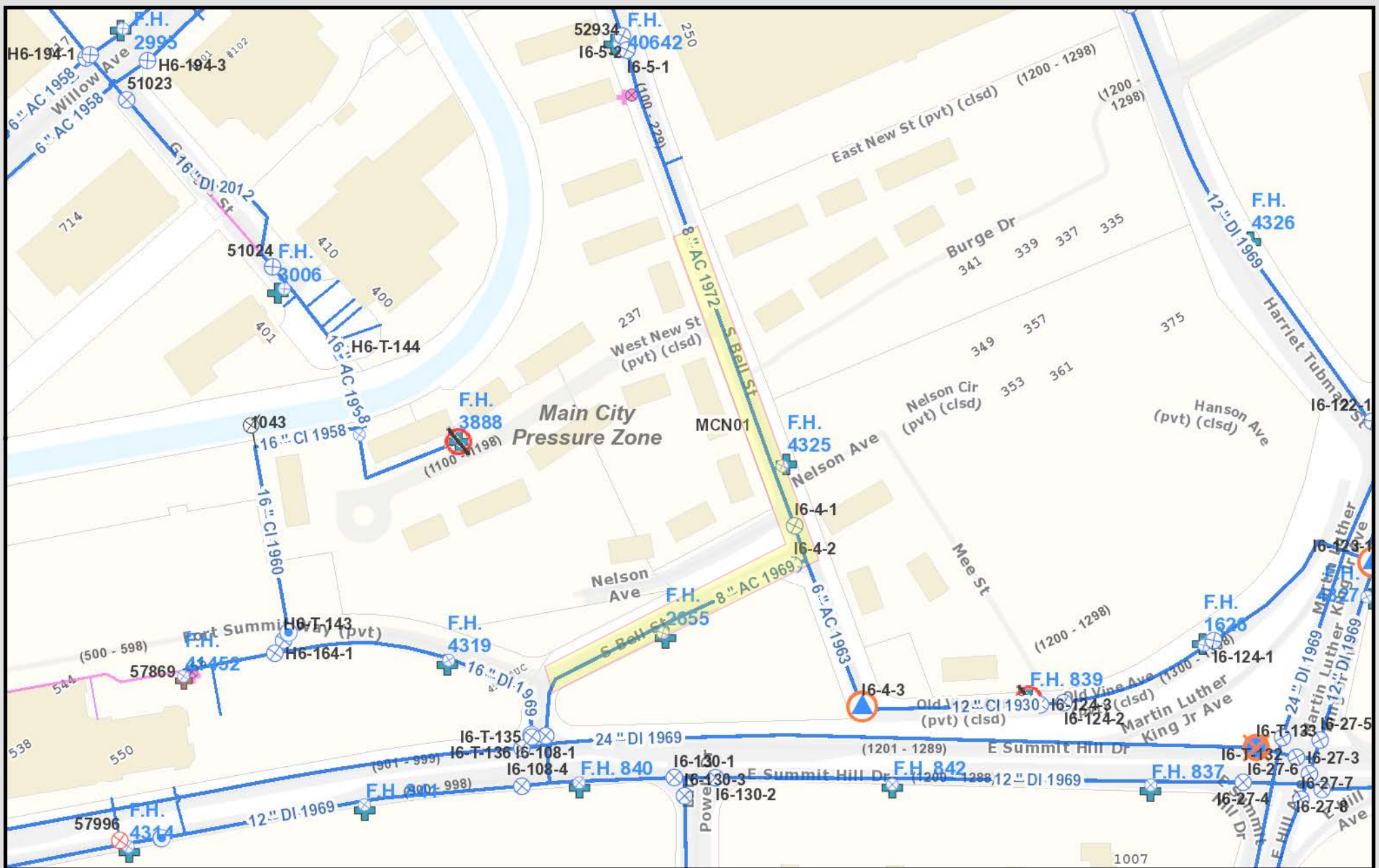
Knoxville Utilities Board

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Printed: 6/19/2020 at 2:01:38 PM



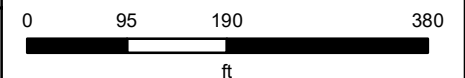


File No. 7-B-20-SC (Water)

Knoxville Utilities Board

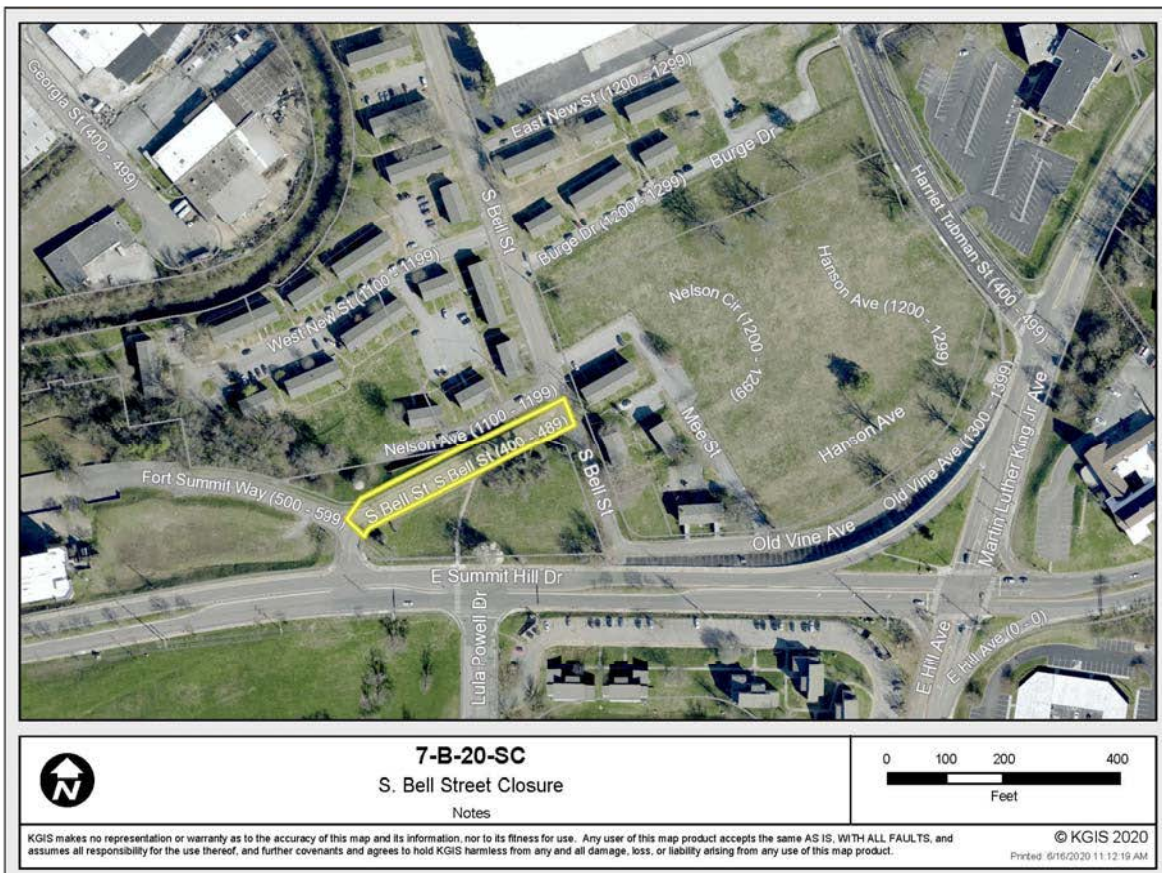
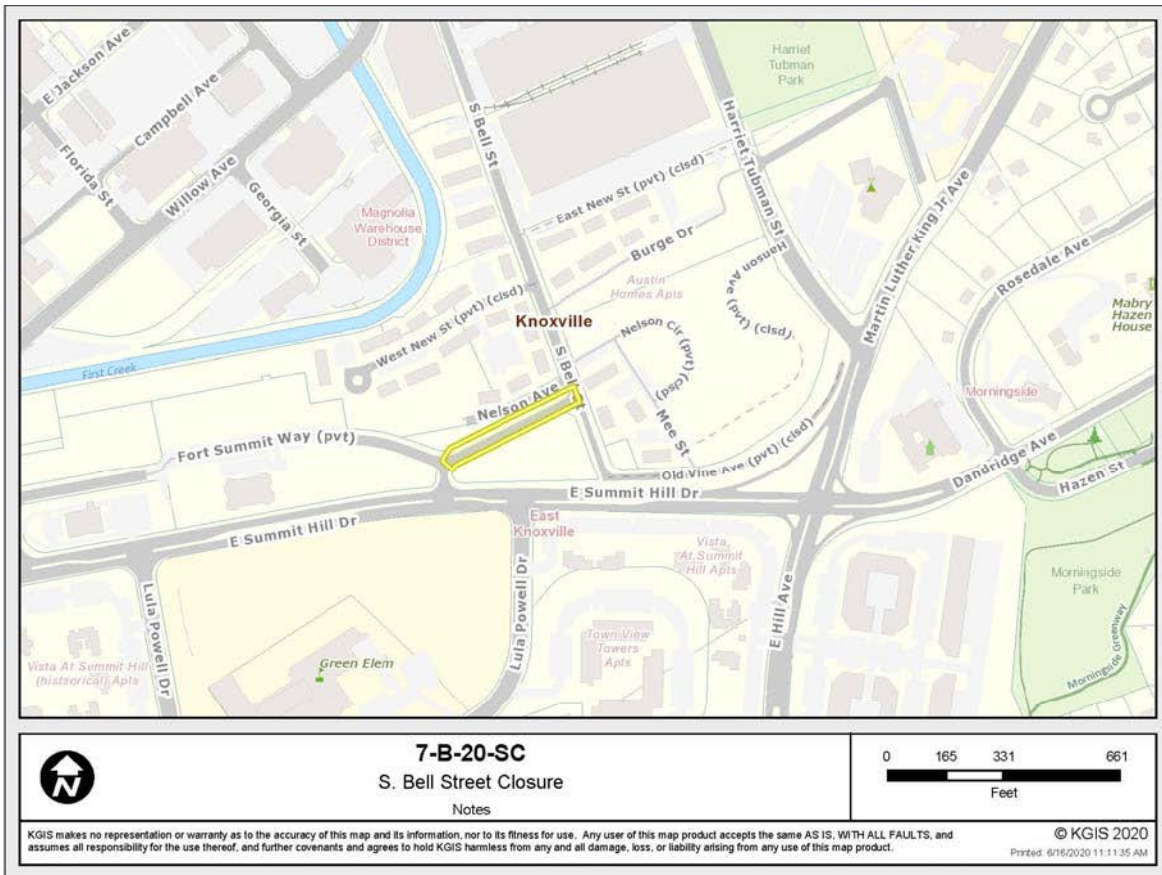


Printed: 6/19/2020 at 2:06:09 PM



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7-B-20-SC
Exhibit A. Contextual Images





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

Addressing Department Review and Comments

File #: 7-B-20-SC

Tax Parcel ID:

Subdivision:

Owner/Applicant: Matt Brazille

Surveyor:

Company:

Email: mbrazille@cecinc.com

Date Submitted: 5/28/20

Review Type: Closure

Unit or Phase:

Phone: 865.340.4945

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, Pending, Denied, Revise, Note
South Bell Street	Correct street name is S Bell Street	REVISE
	Closing this section of ROW will leave a small portion of S Bell Street between E Summit Hill Drive and Fort Summit Way (private) as public ROW	Note
	Recommend closing the small portion of S Bell St and naming it Fort Summit Way Public Right of Way	Note
	As part of the platting process to facilitate the development. Planning Services number 5-Q-20	Note
	Road names need to be continuous for safety reasons	
	Please see plat 5-Q-20 Emily Dills consulted	

Comments may be modified based on new information from updated plans, field reviews or other agencies.

Andrea Kupfer (865.215.3797) andrea.kupfer@knoxplanning.org	1st Review	Donna Hill (865.215.3872) donna.hill@knoxplanning.org	2nd Review
	6/5/2020		6.10.20



Dori Caron <dori.caron@knoxplanning.org>

ROW closures for July

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

Fri, Jun 5, 2020 at 11:18 AM

Please find below District 18's responses to the proposed right-of-way closures:

7-B-20-SC: No Comment

7-A-20-SC: No Comment

7-A-20-AC: 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

tn.gov/tdot

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

Sent: Wednesday, June 3, 2020 9:38 AM

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>; Harold Cannon <hcannon@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>

Cc: Dori Caron <dori.caron@knoxplanning.org>; Laura Edmonds <laura.edmonds@knoxplanning.org>

Subject: [EXTERNAL] ROW closures for July



Dori Caron <dori.caron@knoxplanning.org>

ROW closures for July

SIMMS, SHANNON R <ss3775@att.com>
To: Dori Caron <dori.caron@knoxplanning.org>
Cc: "KNIGHT, ROBERT" <rk1580@att.com>

Wed, Jun 3, 2020 at 9:46 AM

Dori,

AT&T does not wish to relinquish any existing ROW or easements.

Thanks,

Shannon R. Simms

MANAGER OSP PLANNING & ENGINEERING DESIGN

Access Construction & Engineering

Tennessee/Kentucky District

AT&T – BellSouth Telecommunications, LLC

9733 Parkside Dr, Knoxville, TN 37922

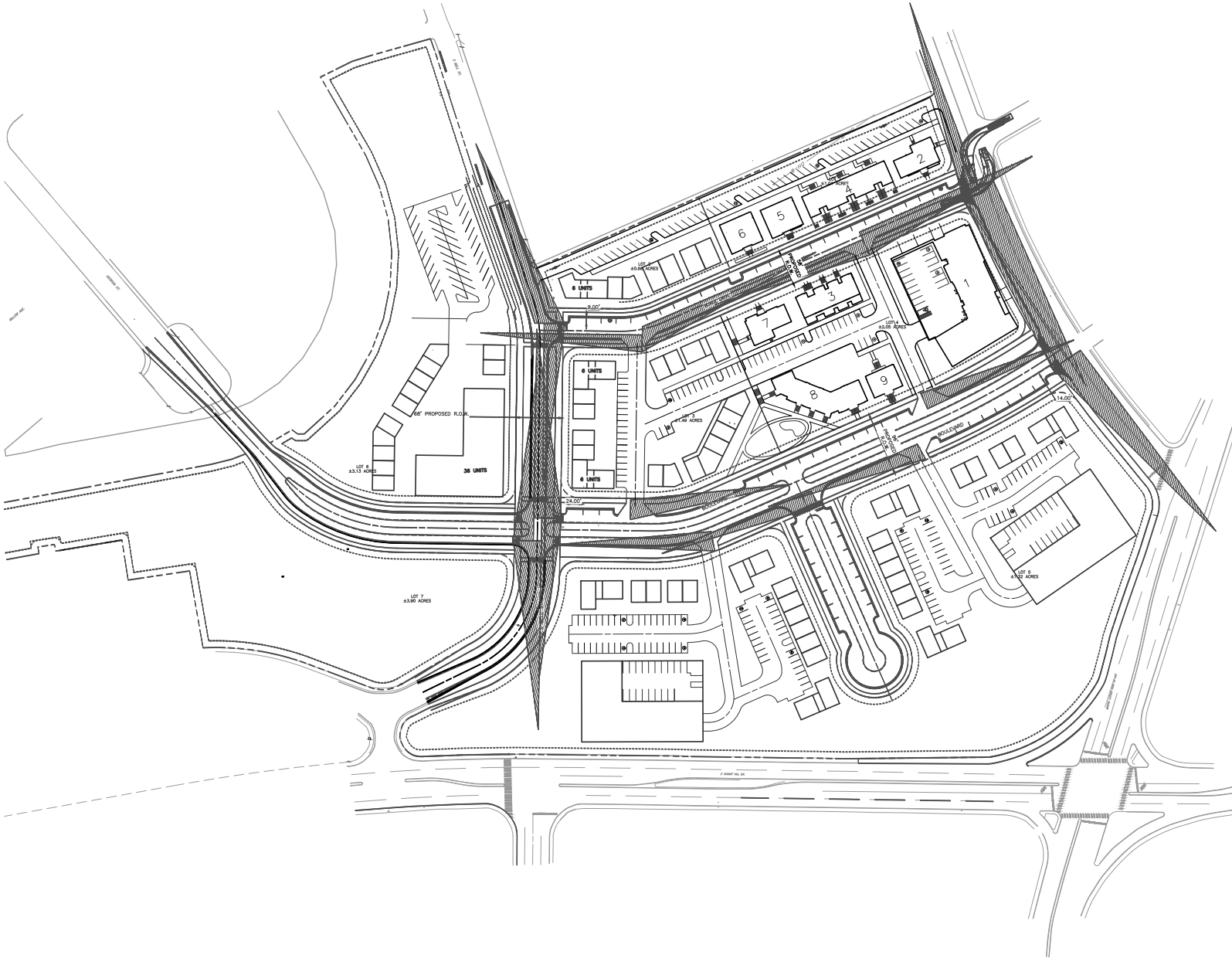
O: 865-539-8596 | ss3775@att.com

M:865-566-7068

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- LEGEND:**
- PROPOSED BOUNDARY
 - - - EXISTING PROPERTY LINE/RIGHT-OF-WAY
 - CS EXISTING COMBINED SEWER LINE
 - ST EXISTING STORM SEWER LINE
 - UG-E EXISTING UNDERGROUND ELEC. LINE
 - OH-E EXISTING OVERHEAD ELEC. LINE
 - ST EXISTING STORM SEWER LINE
 - G EXISTING GAS LINE
 - W EXISTING WATER LINE
 - LP EXISTING LIGHT POLE
 - LI EXISTING LIGHT POLE
 - SI EXISTING STORM INLET
 - WV EXISTING WATER VALVE
 - PH EXISTING FIRE HYDRANT
 - GV EXISTING GAS VALVE



SCALE IN FEET
0 60 120

**PRELIM.
FOR
REVIEW**

CONCEPT SITE LAYOUT PLAN

DATE: OCTOBER 28, 2015
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO: [Number]
SHEET NO: 10/20

CEC
Clark & Eberhardt Consultants, Inc.
2704 Cherokee Lane, West Valley, Suite 101, Knoxville, TN 37920
Ph: 865.977.9897 Fax: 865.977.9819
www.cec-tn.com

**KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN**

CP204



RIGHT-OF-WAY CLOSURE

Name of Applicant: Matt Brazille (on behalf of KCDC)

Date Filed: 5/28/20 Fee Paid: 1200.00 File Number: 7-B-20-SC

Map Number: 095 Zoning District: RN-6 ☒ City ☐ County Sector: East City

Jurisdiction: ☒ City 6 Council District

INFORMATION:

Name of Right-of-Way: South Bell Street

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

Location of Right-of-Way:

BETWEEN (City Block or Lot where appropriate) Fort Summit Way (Pvt)

AND (City Block or Lot where appropriate) Northern lot line of Parcel 095AH025

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

Reason for Closure: To facilitate redevelopment of the KCDC Austin Homes property. South Bell Street will be closed as described above and new right-of-way will be dedicated for the realignment of South Bell Street per the KCDC AH concept plan approved by Knox/Knox County Planning on 1/7/2020.

TO BE CLOSED:

From: (Street, Alley, Other)

Fort Summit Way (private street)

To: (Street, Alley, Other)

Northern lot line of Parcel 095AH025

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

Matt Brazille 2704 Cherokee Farm Way, Suite 101 Knoxville TN 37920 (865) 340-4945 mbrazille@ccinc.com
Name: (Print) Address • City • State • Zip • Phone • Email

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: Matt W. Brazille, P.E.

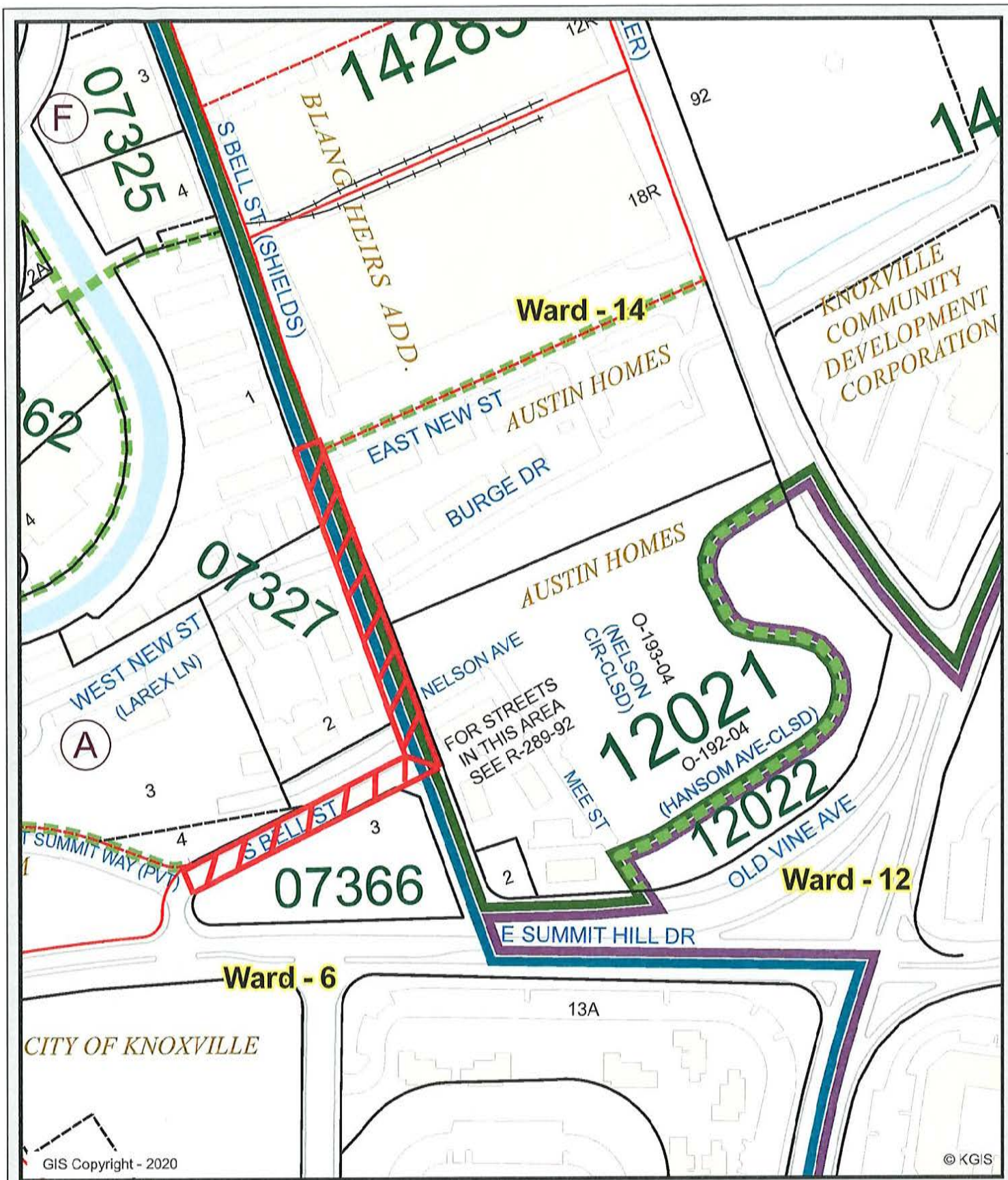
Matt Brazille 2704 Cherokee Farm Way, Suite 101 Knoxville TN 37920 (865) 340-4945 mbrazille@ccinc.com
Name: (Print) Address • City • State • Zip • Phone • Email

APPLICATION ACCEPTED BY: Michelle Portier

RIGHT-OF-WAY CLOSURE CANVASS FORM

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]



KCDC Austin Homes
Right-of-Way Closure
South Bell Street & Nelson Avenue

Knoxville - Knox County - KUB Geographic Information System

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Printed: 5/28/2020 at 10:50:38 AM

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PROPERTY OWNER OF KNOX COUNTY, TENNESSEE
 MAILING ADDRESS DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

05/28/2020

District	Map	Insert	Group	Parcel	Ward	Property Location				
	95	H	C	1	06	0 S BELL ST				
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
KHA REDEVELOPMENT PROJ				-	3-	<u>495-55</u>	333.55 X 247.46 X IRR		0.00 - A.C. Deeded	
									0.00 - A.C. Calculated	
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
CITY OF KNOXVILLE				8/3/1970	<u>1434</u>	951		400 MAIN ST KNOXVILLE, TN 37902		
KNOXVILLES COMMUNITY DEVELOPMENT CORPORATION				12/17/2019	<u>20200121</u>	0048243		901 NE BROADWAY KNOXVILLE, TN 37917		

PROPERTY OWNER OR O I E KNOX COUNTY, TENNESSEE
 MAINTENANCE DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

05/28/2020

District	Map	Insert	Group	Parcel	Ward	Property Location		
	95	A	H	25	14	335 HARRIET TUBMAN ST		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
				-	-	=	310M X 635M X IRR	0.00 - A.C. Deeded
								4.60 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address
KNOXVILLES COMMUNITY DEV CORP				1/3/1940	<u>607</u>	177		901 N BROADWAY KNOXVILLE, TN 37917
Remarks								
ATTRIBUTES FROM NCR LOADER								
Parent Parcel						Parent Instrument Number		
Previous Parcel (Split From)						Next Parcel (Merged Into)		

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

05/28/2020

District	Map	Insert	Group	Parcel	Ward	Property Location		
	95	A	J	7	06	237 S BELL ST		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
				-	-	=	769.59 X 189.71 X IRR	0.00 - A.C. Deeded
								3.70 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
KNOXVILLE HOUSING AUTH		1/29/1955	<u>969</u>	373		901 N BROADWAY KNOXVILLE, TN 37917		
		5/13/1955	<u>980</u>	439				
		6/4/1955	<u>983</u>	* 155				
KNOXVILLES COMMUNITY DEV CORP		6/6/1955	<u>983</u>	153		901 N BROADWAY KNOXVILLE, TN 37917		
Remarks								
ATTRIBUTES FROM NCR LOADER								
Parent Parcel					Parent Instrument Number			
Previous Parcel (Split From)					Next Parcel (Merged Into)			

Source: KGIS

