



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

► **FILE #:** 6-A-21-SC

**AGENDA ITEM #:** 8

**AGENDA DATE:** 6/10/2021

► **APPLICANT:** MATTHEW HOWELL WANTLAND

TAX ID NUMBER: 95 N/A  
JURISDICTION: Council District 6  
SECTOR PLAN: Central City  
GROWTH POLICY PLAN: N/A  
ZONING: I-MU (Industrial Mixed-Use)

[View map on KGIS](#)

► **RIGHT-OF-WAY TO BE  
CLOSED:** Georgia Ave.

► **LOCATION:** Between undeveloped portion of Georgia Ave. south of E. Depot Ave.  
and the train tracks to the southeast of the lots

IS STREET:

(1) IN USE?: No

(2) IMPROVED (paved)?: No

► **APPLICANT'S REASON  
FOR CLOSURE:** Use as a side entrance and exit/fire exit for 718 Depot Ave.

DEPARTMENT-UTILITY  
REPORTS: The City's Engineering Department and KUB have requested to retain any  
easements that may be in place.

## STAFF RECOMMENDATION:

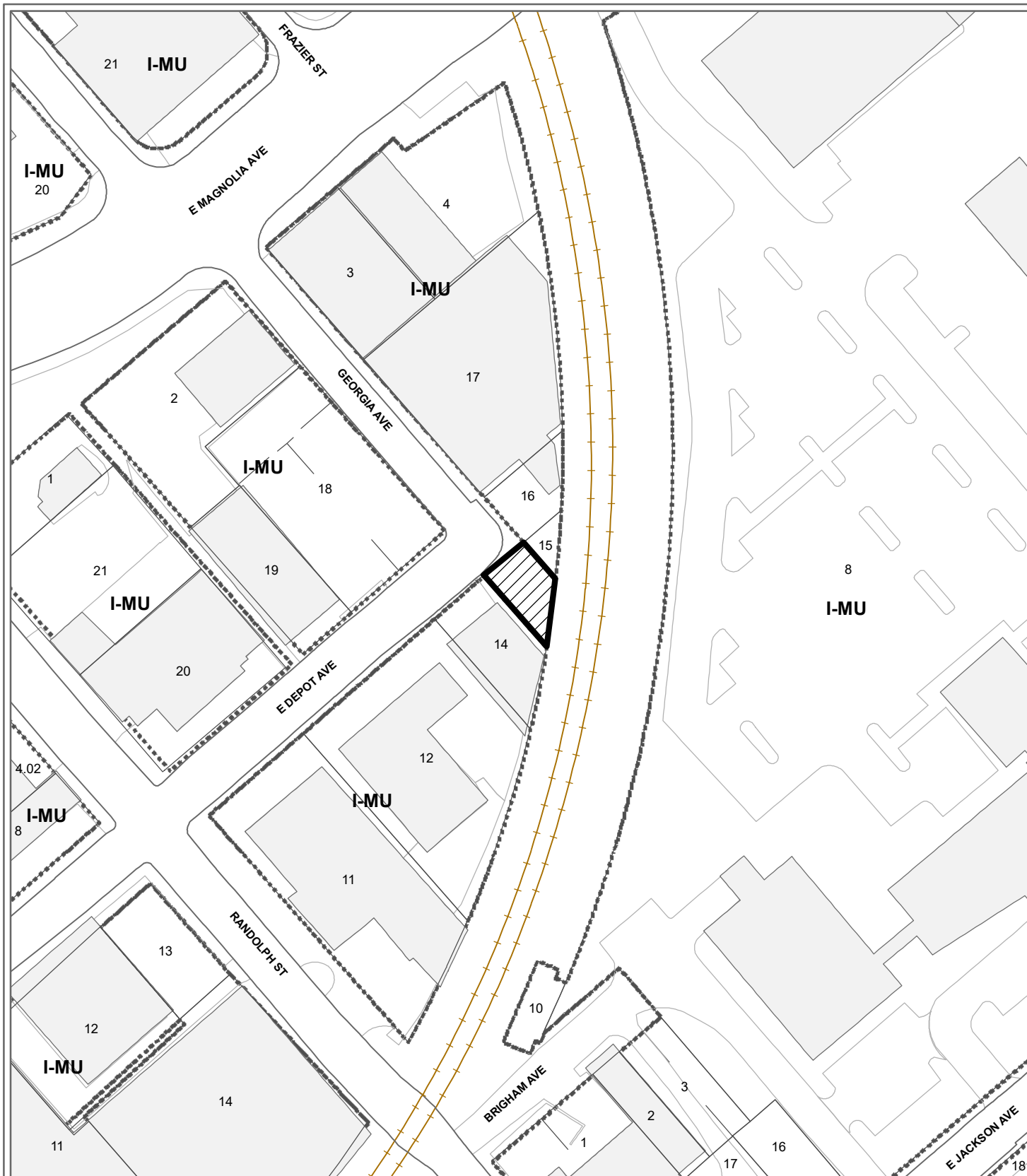
► **Approve closure of the southern portion of Georgia Avenue, located between the train tracks and Depot Avenue, since it is undeveloped, does not provide access to any lots, and staff has received no objections.**

## COMMENTS:

1. This section of land is an undeveloped right-of-way that runs the length of one parcel and terminates at the nearby railway tracks. More specifically, the closure is located at the end of Georgia Ave south of Depot Ave.
2. This section of right-of-way has a limited level of usability to the public as it is undeveloped.
3. Should the right-of-way be closed, this land would be divided between adjacent property owners.
4. The applicant states the reason for the closure request is to provide the building with an additional building exit on the east façade that otherwise would not be allowed since the building edge is on the right-of-way line.
5. The proposed closure is not anticipated to impact existing addresses.
6. Staff has received no objections, but the following departments and organizations had these comments:
  - a. 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.

- b. The City's Fire Department had no comments.
- c. TDOT had no Comments.
- d. 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.
  - Water - 12.5 feet on each side of the centerline of the water line, 25 feet total width.
  - Electric - 10 feet on each side of the centerline of the electric line, 20 feet total width.
- e. AT&T did not submit any comments.

If approved, this item will be forwarded to Knoxville City Council for action on 7/13/2021 and 7/27/2021. 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.



**6-A-21-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

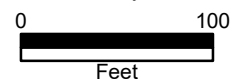
Name of Street or Alley: Georgia Ave.  
 To be closed from: Corner of E. Depot Ave. & Georgia Ave. between parcel 095AL014 & parcel 095AL015  
 To be closed to: the train tracks between lots

Original Print Date: 5/6/2021      Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

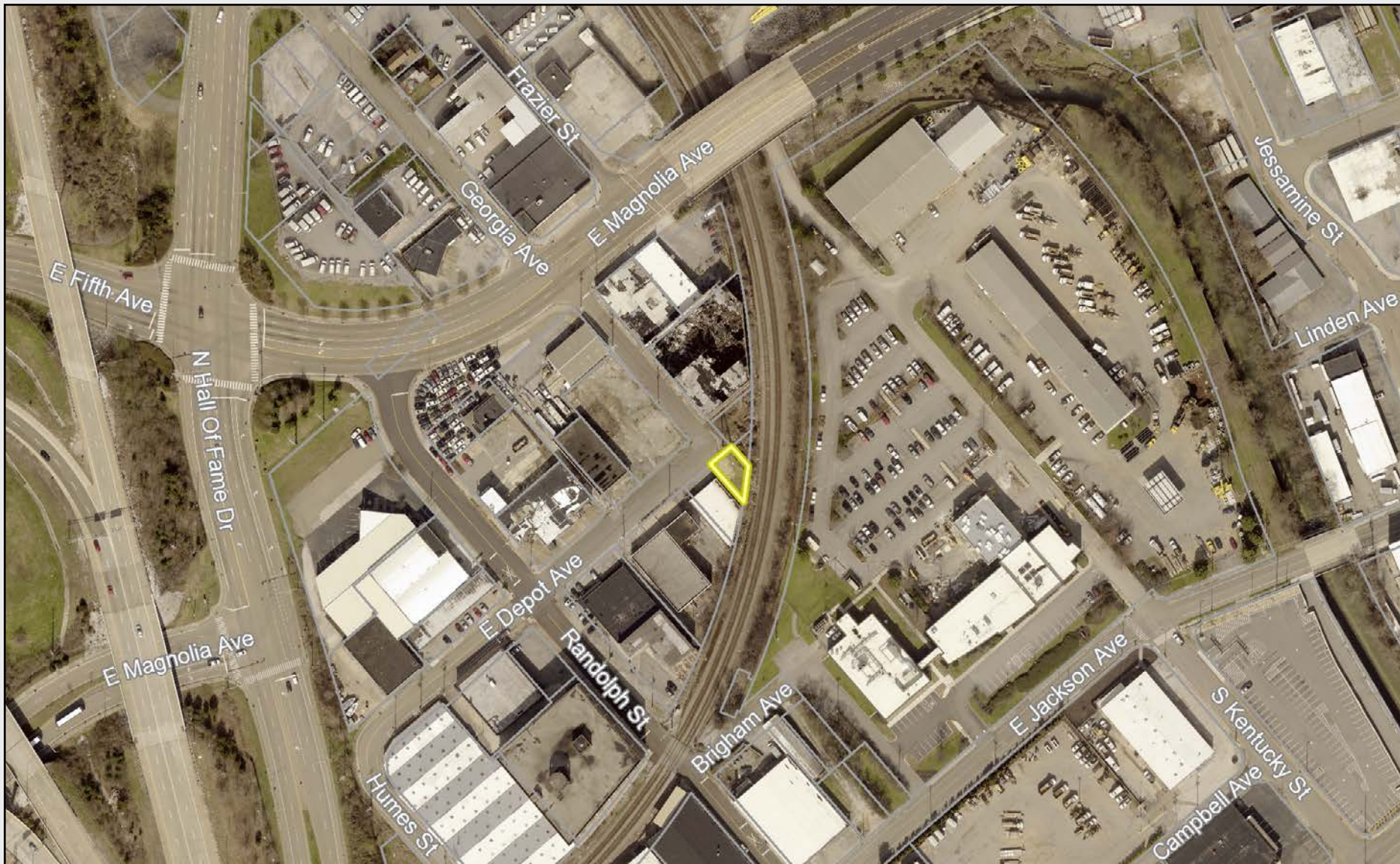
Petitioner: Wantland, Matthew Howell

Map No: 95

Jurisdiction: City

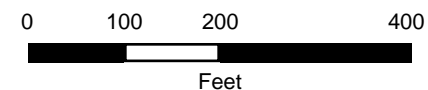






## 6-A-21-SC: Aerial Map

### Georgia Ave Closure



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Printed: 5/26/2021 1:07:23 PM

**MAY 7, 2021**

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

From: Michelle Portier, Senior Planner, Knoxville-Knox County Planning

**RE: REQUEST CLOSURE OF THE UNDEVELOPED PORTION OF GEORGIA AVE.  
STARTING SOUTH OF E. DEPOT AVE. TO THE TRAIN TRACKS TO THE  
SOUTHEAST AND BETWEEN PARCEL ID 095AL014 AND PARCEL ID 095AL015,  
COUNCIL DISTRICT 6, CENTRAL CITY SECTOR. (6-A-21-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 June 10, 2021. A map showing the street or alley in question is attached for your information.

***PLEASE NOTE: Failure to reply to our office by Monday, May 24, 2021 will be considered as no objection by your agency.***

C: Amy Brooks, Executive Director, Knoxville-Knox County Planning  
Attachment: Application





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

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**June 2021 ROW closure 6-A-21-SC**

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

Thu, May 20, 2021 at 4:38 PM

TDOT District 18 Operations has no comment on this closure application.



**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)

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

**Sent:** Friday, May 7, 2021 1:47 PM

**To:** Amy Brooks <amy.brooks@knoxplanning.org>; Ben Davidson <bdavidson@knoxvilletn.gov>; Charlotte Goforth <cgoforth@knoxvilletn.gov>; Christian Wiberley <Christian.Wiberley@kub.org>; Harold Cannon <hcannon@knoxvilletn.gov>; Laura Edmonds <laura.edmonds@knoxplanning.org>; Levan King Cranston <levan.kingcranston@knoxplanning.org>; Michelle Portier <michelle.portier@knoxplanning.org>; Shannon Sims <ss3775@att.com>; Sonny Partin <spartin@knoxvilletn.gov>; Steve Borden <Steve.Borden@tn.gov>; Steve King <sking@knoxvilletn.gov>

**Subject:** [EXTERNAL] June 2021 ROW closure 6-A-21-SC

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

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# CITY OF KNOXVILLE

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**Engineering**  
Benjamin D. Davidson, PLS  
Technical Services Administrator

May 18, 2021

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

SUBJECT: Closure of dead-end portion of Georgia Ave  
MPC File # 6-A-21-SC; City Block 07224

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.

Sincerely,

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

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May 14, 2021

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 6-A-21-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.

Water – 12.5 feet on each side of the centerline of the water line, 25 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.

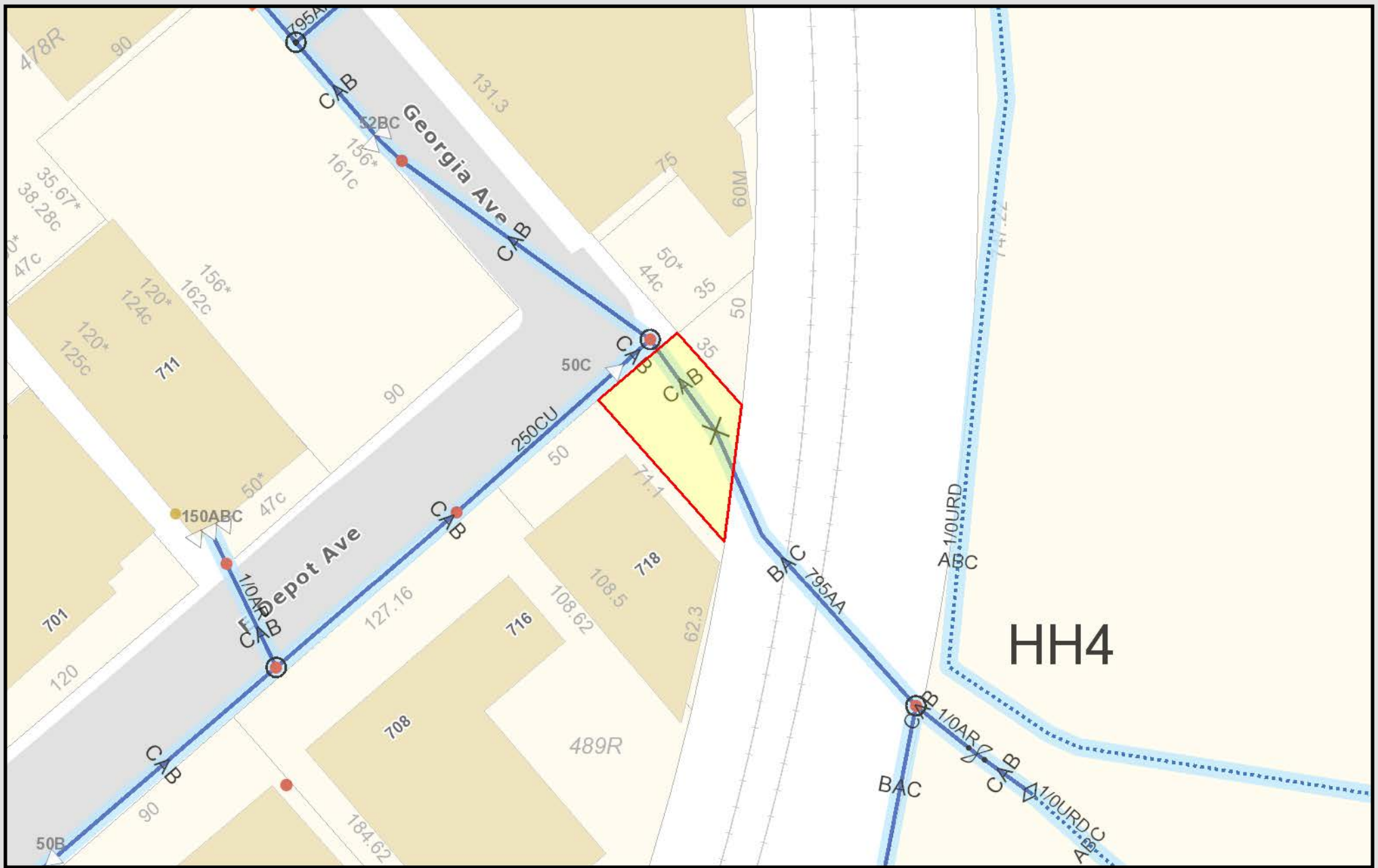
Sincerely,



Christian Wiberley, PE  
Engineering

CGW



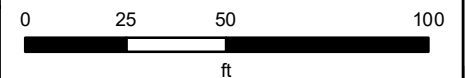


File No. 6-A-21-SC (Electric)

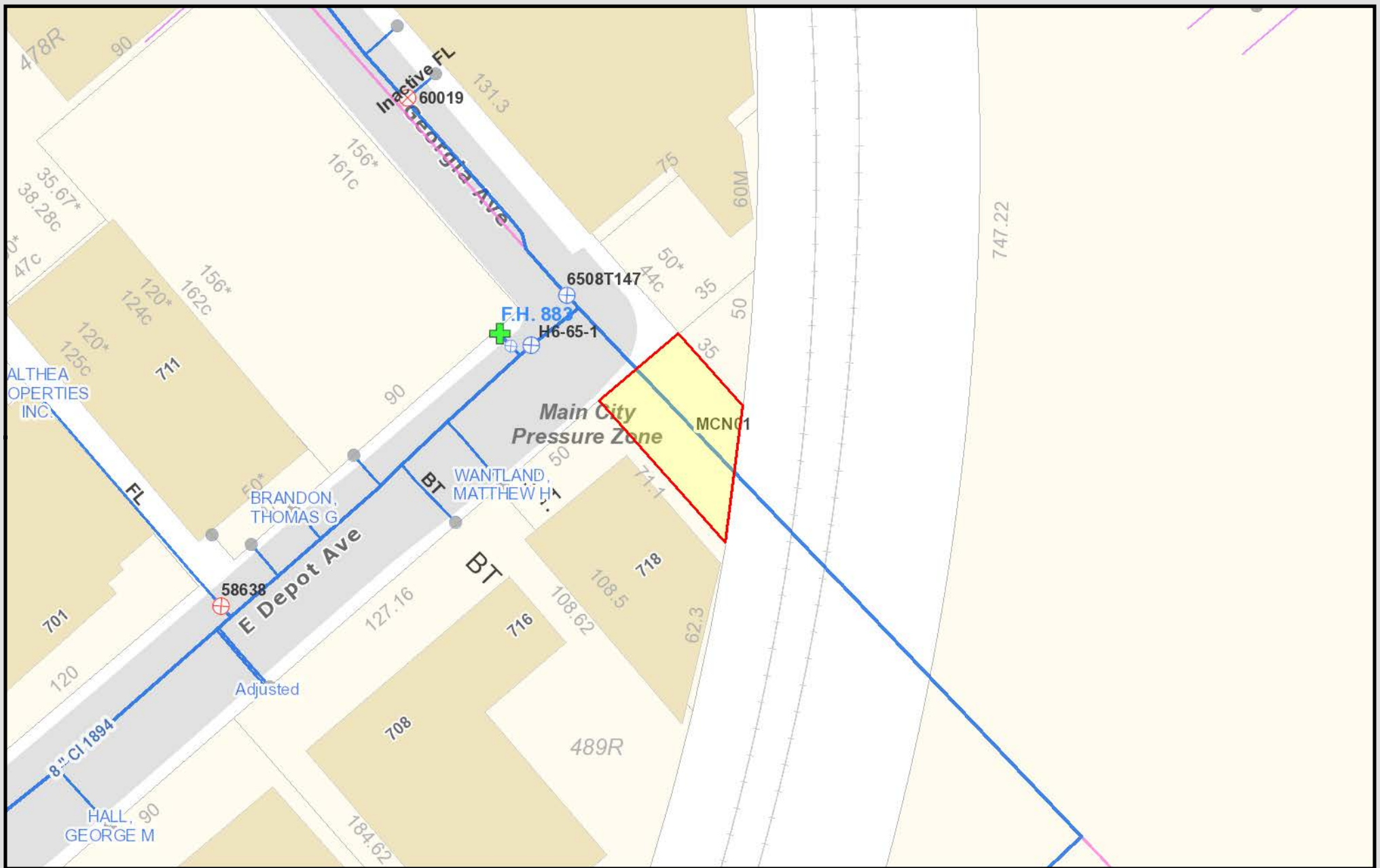
**Knoxville Utilities Board**



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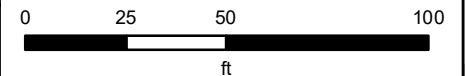
File No. 6-A-21-SC (Water)

### Knoxville Utilities Board

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Printed: 5/14/2021 at 8:32:39 AM





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

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**June 2021 ROW closure 6-A-21-SC**

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**PEARMAN, KELLY** <kp6012@att.com>  
To: Dori Caron <dori.caron@knoxplanning.org>

Tue, May 11, 2021 at 5:37 AM

Mrs. Caron,

AT&T does not wish to relinquish any right-of-way at this time.

**Kelly Pearmain**

Manager OSP Planning & Engineering Design  
Access Construction & Engineering  
Tennessee/Kentucky District

**AT&T – BellSouth Telecommunications, LLC**

9733 Parkside Dr, Knoxville, TN 37922  
o 865.539.8580| [kp6012@att.com](mailto:kp6012@att.com)

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**From:** SIMMS, SHANNON R <[ss3775@att.com](mailto:ss3775@att.com)>  
**Sent:** Friday, May 7, 2021 1:54 PM  
**To:** PEARMAIN, KELLY <[kp6012@att.com](mailto:kp6012@att.com)>  
**Subject:** FW: June 2021 ROW closure 6-A-21-SC

Knox Main

[Quoted text hidden]

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 **6-A-21-SC\_ROW package.pdf**  
2622K



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

## Addressing Department Review and Comments

**File #:** 6-A-21-SC  
**Tax Parcel ID:** 095AL014, 015  
**Subdivision:**  
**Owner:**  
**Applicant:** Matthew Howell Wantland  
**Company:**  
**Email:** mwantland@me.com

**Date Submitted:** 4/14/21  
**Review Type:** Closure  
**Unit or Phase:**  
**Phone:**  
**Office:** 865.591.6146  
**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
	The proposed closure is not anticipated to impact existing addresses.	Note

**Comments may be modified based on new information from updated plans, field reviews or other 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>
	5/12/2021		May 25, 2021





# RIGHT-OF-WAY CLOSURE

Name of Applicant: Matthew Howell Wantland  
Date Filed: 1/14/2021 Fee Paid: \$750.00 File Number: 6-A-21-5C  
Map Number: 095 Zoning District: I-MU ☒ City ☐ County Sector: Central City  
Jurisdiction: ☒ City 6th Council District

<b>INFORMATION:</b>	
Name of Right-of-Way: <u>Georgia St NE--Ave.</u>	
Type of Right-of-Way: <input checked="" type="checkbox"/> Street <input type="checkbox"/> Alley	
Location of Right-of-Way: BETWEEN (City Block or Lot where appropriate) <u>Parcel # 095AL-014</u> AND (City Block or Lot where appropriate) <u>Parcel # 095AL-015</u>	
Right-of-Way is: In Use <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Improved (example: paved) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Reason for Closure: <u>Use as a side entrance and exit/fire exit for 718 East Depot Ave</u>	
<b>TO BE CLOSED:</b>	
From: (Street, Alley, Other) <u>Ave.</u> Corner of E Depot Ave and Georgia St NE between Parcel # 095AL-014 and Parcel # 095AL-015	To: (Street, Alley, Other) <u>The train tracks between lots.</u>
<b>ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:</b>	
Matt Wantland 5327 Lance Dr Knoxville TN 37909 (865) 591-6146 mwantland@me.com	
Name: (Print) Address • City • State • Zip • Phone • Email	
<b>AUTHORIZATION OF APPLICATION:</b>	
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: <u>[Signature]</u>	
Matt Wantland 718 E Depot Ave Knoxville TN 37917 (865) 591-6146 mwantland@me.com	
Name: (Print) Address • City • State • Zip • Phone • Email	
<b>APPLICATION ACCEPTED BY:</b> <u>[Signature]</u>	



# 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]



rachel baila <rachelbaila77@gmail.com>

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## Fwd: Closure for 718 E. Depot Ave.

1 message

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**Matt Wantland** <mwantland@me.com>  
To: Rachel Baila <rachelbaila77@gmail.com>

Wed, Apr 14, 2021 at 10:09 AM

Begin forwarded message:

**From:** Matt Wantland <mwantland@mac.com>  
**Date:** April 8, 2021 at 8:30:40 AM PDT  
**To:** Ben Davidson <bdavidson@knoxvilletn.gov>  
**Subject:** Re: Closure for 718 E. Depot Ave.

Ok, thank you

On Apr 8, 2021, at 8:29 AM, Ben Davidson <bdavidson@knoxvilletn.gov> wrote:

Just send or print the email.

Sincerely,

Benjamin D. Davidson, PLS  
TN Licensed Land Surveyor #2543  
Technical Services Administrator  
City of Knoxville, Department of Engineering  
Ph: 865-215-2103; bdavidson@knoxvilletn.gov

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**From:** Matt Wantland <mwantland@mac.com>  
**Sent:** Thursday, April 8, 2021 11:12 AM  
**To:** Ben Davidson <bdavidson@knoxvilletn.gov>  
**Subject:** Re: Closure for 718 E. Depot Ave.

Hi Ben,

Thanks for this, and for getting back so quickly. Do I need to get proof of approval from you to take? Or will they already be made aware?

Best,

Matt Wantland

On Apr 8, 2021, at 7:02 AM, Ben Davidson <bdavidson@knoxvilletn.gov> wrote:

Hello Mr. Wantland,

Engineering does not object to the closure of the right-of-way Georgia St adjacent to 718 E Depot St that terminates at the railroad right-of-way. If you wish to pursue the closure, complete the application process with Planning.

Sincerely,

Benjamin D. Davidson, PLS  
TN Licensed Land Surveyor No. 2543  
Technical Services Administrator  
City of Knoxville, Department of Engineering  
Phone: 865-215-2103; 865-215-4615  
Email: bdavidson@knoxvilletn.gov

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**From:** Vicky Harrell <vharrell@knoxvilletn.gov>  
**Sent:** Wednesday, April 7, 2021 1:49 PM  
**To:** Ben Davidson <bdavidson@knoxvilletn.gov>  
**Subject:** Closure for 718 E. Depot Ave.

Ben,

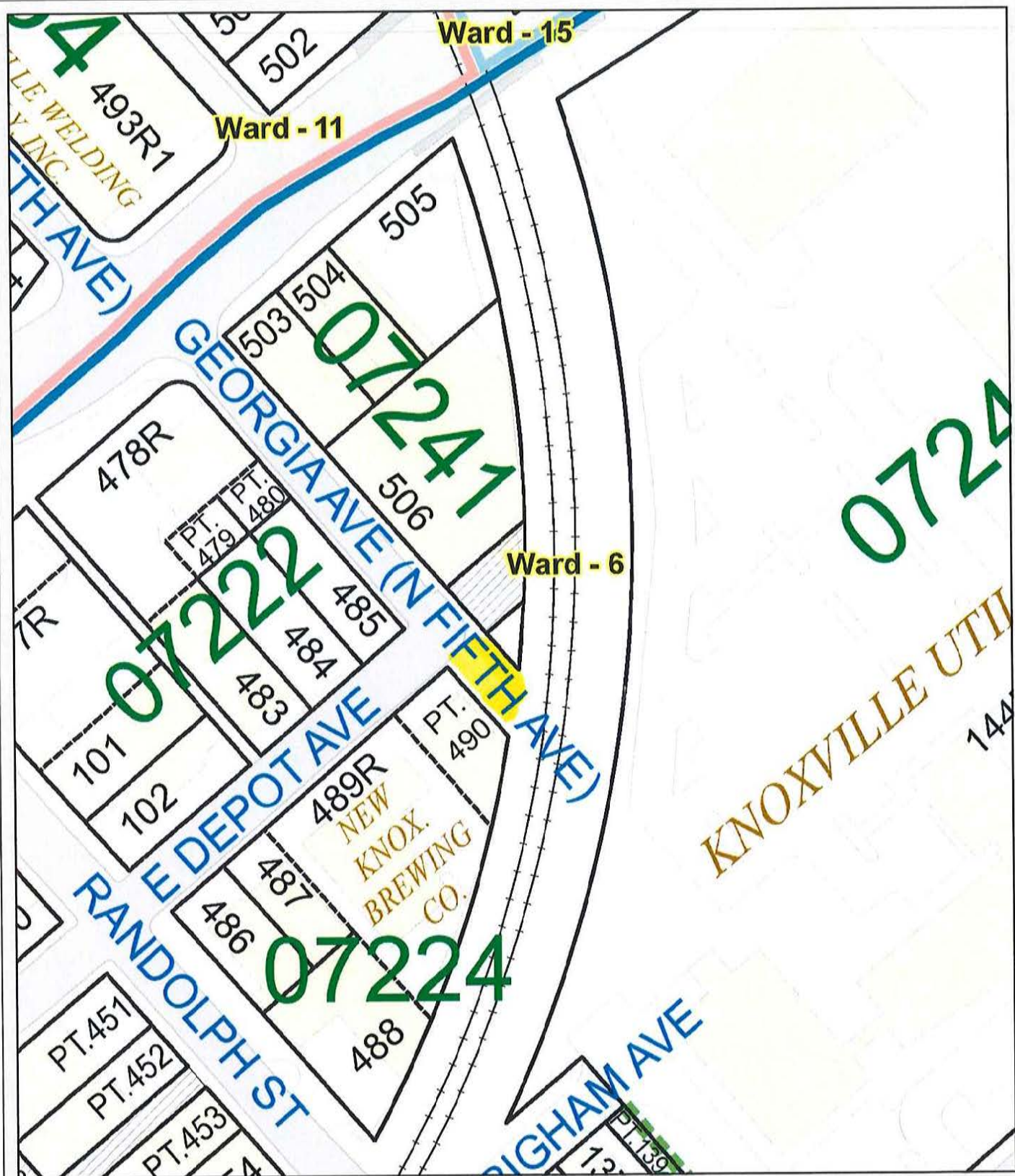
Attached is a request for ROW closure for 718 E. Depot.

Let me know if you need me to do anything.

**Vicky Harrell**  
City of Knoxville  
Technical Services Technician  
City County Building  
4<sup>th</sup> Floor, Suite 473  
Knoxville, TN 37902  
Phone: 865-215-2103-Main Line  
Phone: 865-215-4088-Direct Line

<ROW closure 718 E. Depot.pdf>

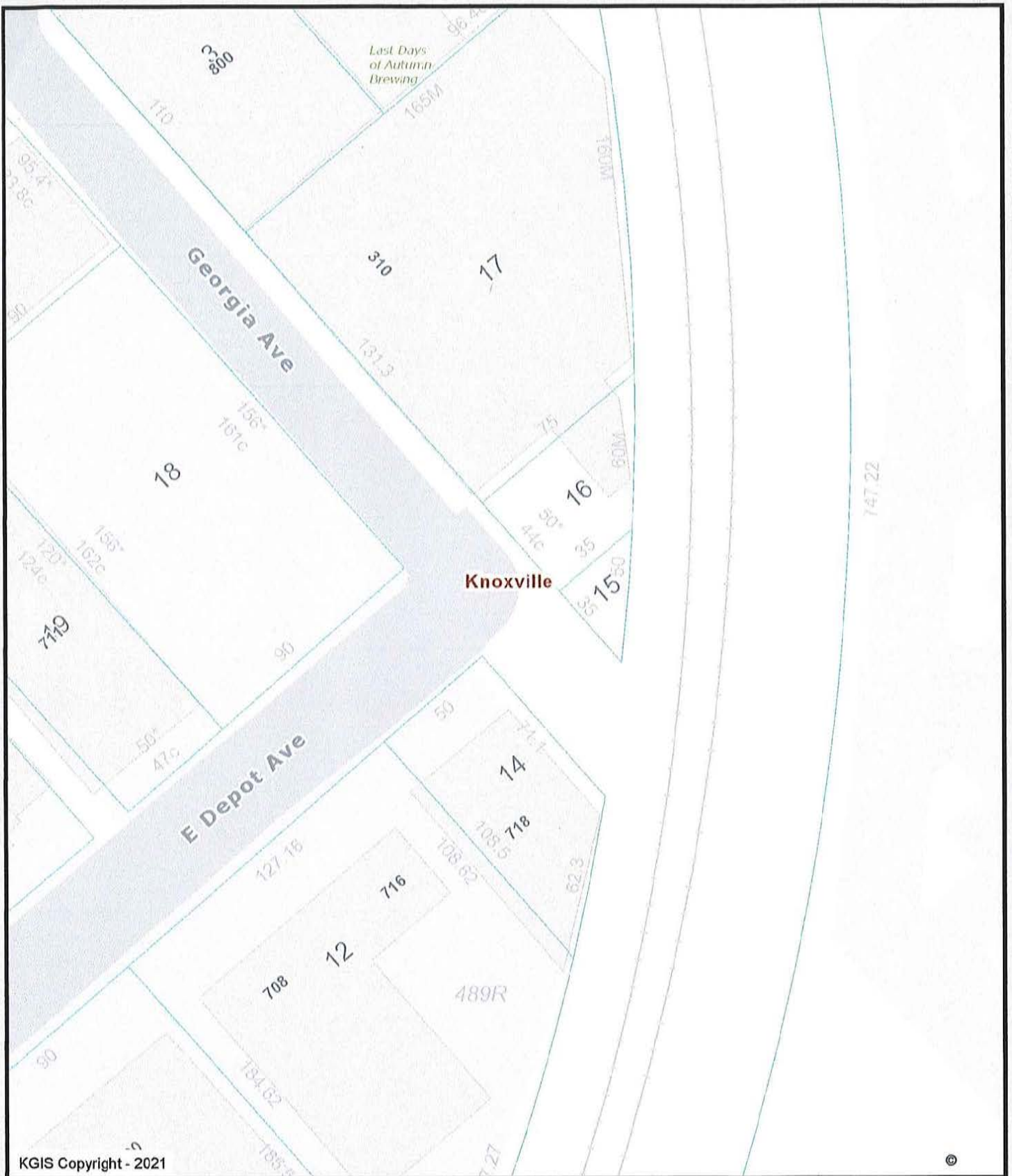




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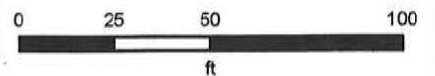
©

**ROW**

**Knoxville - Knox County - KUB Geographic Information System**

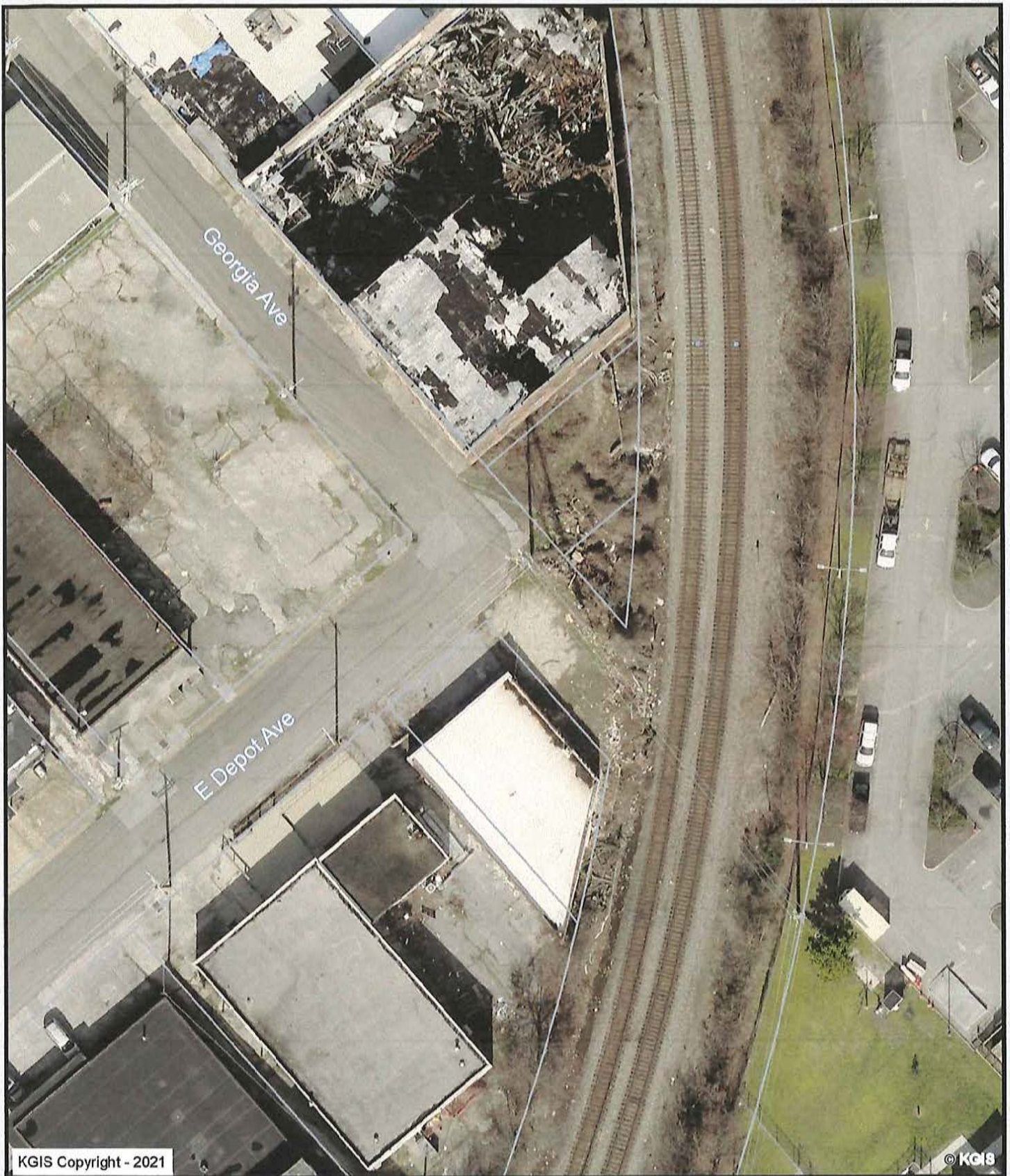


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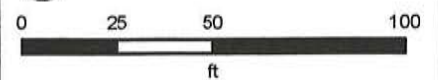


ROW

Knoxville - Knox County - KUB Geographic Information System



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