



CITY OF KNOXVILLE CLOSURE OF PUBLIC RIGHT-OF-WAY

► FILE #: 11-A-21-AC

AGENDA ITEM #: 5

AGENDA DATE: 11/10/2021

► APPLICANT: CITY OF KNOXVILLE

TAX ID NUMBER: 95 H B 0
JURISDICTION: Council District 6
SECTOR PLAN: Central City
GROWTH POLICY PLAN: N/A (Within City limits)
ZONING: N/A
WATERSHED: First Creek

[View map on KGIS](#)

► RIGHT-OF-WAY TO BE CLOSED: Campbell Ave.

► LOCATION: Between Patton Street and S. Hall of Fame Drive

IS ALLEY:

(1) IN USE?: Yes

(2) IMPROVED (paved)?: Yes

► APPLICANT'S REASON FOR CLOSURE: The closure is a necessary part of the development plan for the construction of the multi-use stadium.

DEPARTMENT-UTILITY REPORTS: KUB has utilities in the area and has requested to retain all easements and rights for existing utilities.

STAFF RECOMMENDATION:

► Approve closure of the portion of Campbell Avenue between S. Hall of Fame Drive and Patton Street since it is needed for the multi-use stadium/mixed use planned development, subject to two conditions.

1. Project must obtain plan development approval, City Council and County Commission funding approval, and sufficient design must be completed to meet transportation needs subject to City Engineering approval before the closure can become effective. If the project does not meet the requirements, the closure shall become null and void and of no effect.

2. 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.

COMMENTS:

1. This request is to close Campbell Avenue between S. Hall of Fame Drive and Patton Street. This section of Campbell Avenue does not provide access to any properties, nor does it connect any streets. The portion of Campbell Avenue between Patton Street and Florida Street was closed in 1991 (Ordinance O-35-91), making this portion of Campbell Avenue a remnant. Though it retains the Campbell Avenue name, it has been classified as an alley.

2. The multi-use stadium/mixed use planned development is proposed for the property surrounding this portion

of Campbell Avenue to the east and will include a large area affecting multiple blocks. The area comprising this right-of-way is needed as part of that project.

3. No address changes would be necessitated with this closure.

4. Staff has received no objections from the general public.

5. In addition to comments from City Engineering (approval conditions 1 and 2), 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.

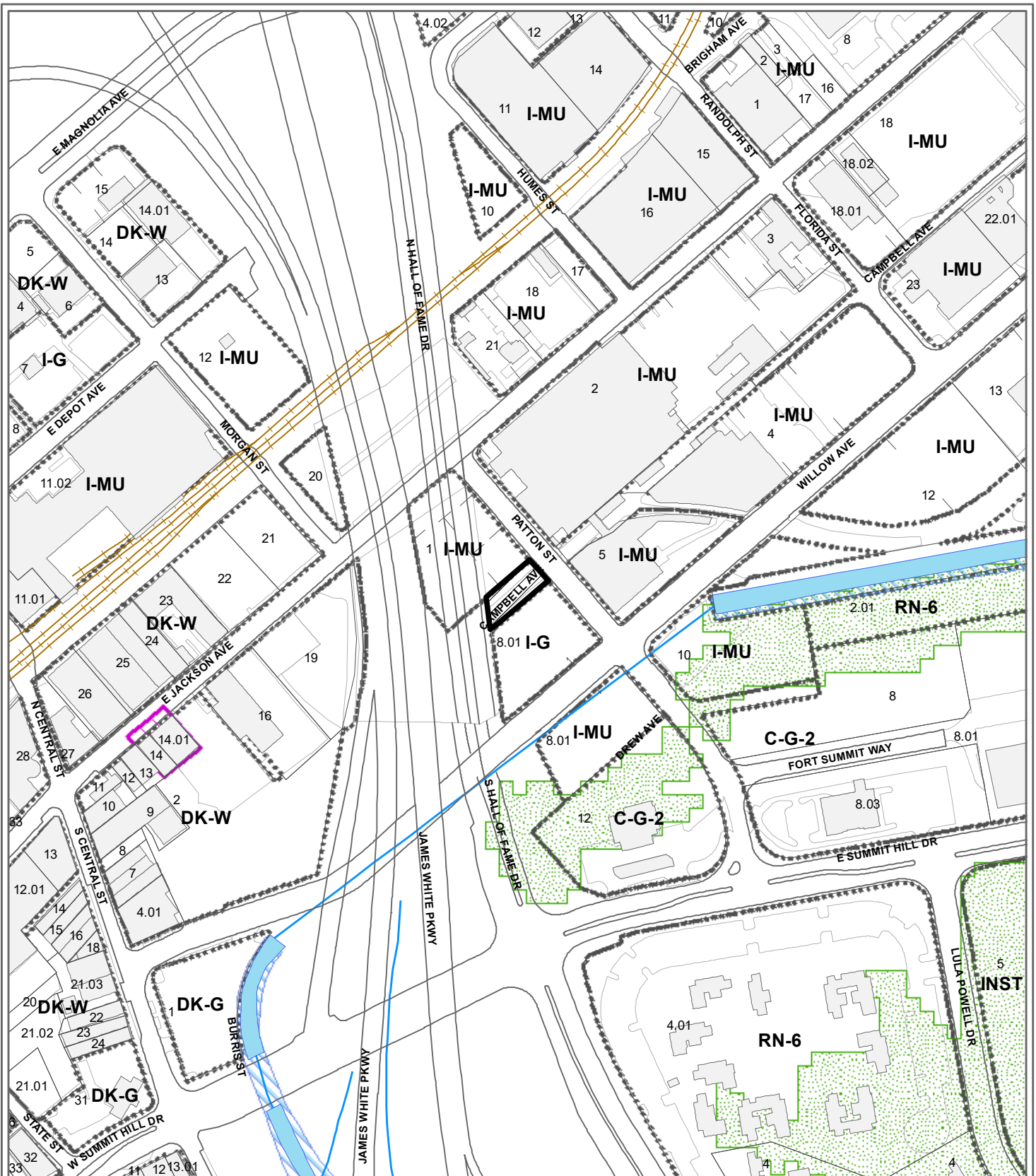
- Water - 7.5 feet on each side of the centerline of the water line, 15 feet total width

b. TDOT had no comments.

c. AT&T had no comments.

d. The Fire Department had no comments.

If approved, this item will be forwarded to Knoxville City Council for action on 12/14/2021 and 1/11/2022. 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.



**11-A-21-AC
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Campbell Ave.
To be closed from: Patton Street
To be closed to: S. Hall of Fame Drive

Original Print Date: 10/13/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 95
Jurisdiction: City

0 250
Feet



OCTOBER 12, 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 CAMPBELL AVE. FROM PATTON ST. TO S. HALL OF FAME DR. (11-A-21-AC)

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 November 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, October 25, 2021 will be considered as no objection by your agency.

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



Dori Caron <dori.caron@knoxplanning.org>

November 2021 ROW closures 11-A-21-AC, 11-A-21-SC, 11-B-21-SC, 11-C-21-SC

Sonny Partin <spartin@knoxvilletn.gov>
To: Dori Caron <dori.caron@knoxplanning.org>

Wed, Oct 13, 2021 at 10:14 AM

Dori,

All items for the November ROW closures are approved by Fire.

Sonny

Asst. Chief Sonny Partin, CFPS**Fire Marshal****Knoxville Fire Department****400 Main St. Suite 446****Knoxville, Tn. 37902****865-215-2283 Office****From:** Dori Caron <dori.caron@knoxplanning.org>**Sent:** Tuesday, October 12, 2021 3:52 PM**To:** amy.brooks@knoxplanning.org; Ben Davidson <bdavidson@knoxvilletn.gov>; Charlo e Goforth <cgoforth@knoxvilletn.gov>; Chris an Wiberley <Christian.Wiberley@kub.org>; Harold Cannon <hcannon@knoxvilletn.gov>; Jeanne Stevens <jeanne.stevens@knoxplanning.org>; Laura Edmonds <laura.edmonds@knoxplanning.org>; Levan King Cranston <levan.kingcranston@knoxplanning.org>; Michelle Porter <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:** November 2021 ROW closures 11-A-21-AC, 11-A-21-SC, 11-B-21-SC, 11-C-21-SC

Good afternoon,

Please see attached for November requests.

Thank you!

Dori Caron



Dori Caron <dori.caron@knoxplanning.org>

November 2021 ROW closures 11-A-21-AC, 11-A-21-SC, 11-B-21-SC, 11-C-21-SC

SIMMS, SHANNON R <ss3775@att.com>

Wed, Oct 13, 2021 at 12:49 PM

To: "dori.caron@knoxplanning.org" <dori.caron@knoxplanning.org>

Cc: "WAGNER, JAMES W" <JW904s@att.com>

Dori,

AT&T does not wish to relinquish ROW on the attached.

Thanks,

Shannon

From: Dori Caron <dori.caron@knoxplanning.org>**Sent:** Tuesday, October 12, 2021 3:52 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>; Jeanne Stevens <jeanne.stevens@knoxplanning.org>; Laura Edmonds <laura.edmonds@knoxplanning.org>; Levan King Cranston <levan.kingcranston@knoxplanning.org>; Michelle Portier <michelle.portier@knoxplanning.org>; SIMMS, SHANNON R <ss3775@att.com>; Sonny Partin <spartin@knoxvilletn.gov>; Steve Borden <steve.borden@tn.gov>; Steve King <sking@knoxvilletn.gov>**Subject:** November 2021 ROW closures 11-A-21-AC, 11-A-21-SC, 11-B-21-SC, 11-C-21-SC

Good afternoon,

[Quoted text hidden]

**11-C-21-SC_ROW package.pdf**

870K



Dori Caron <dori.caron@knoxplanning.org>

November 2021 ROW closures 11-A-21-AC, 11-A-21-SC, 11-B-21-SC, 11-C-21-SC

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

Thu, Oct 14, 2021 at 6:48 AM

No objections on the 3 others.

[Quoted text hidden]



CITY OF KNOXVILLE

Engineering
Benjamin D. Davidson, PLS
Technical Services Administrator

October 25, 2021

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

SUBJECT: Proposed Closure of a portion of Campbell Ave to support City project for multi-use stadium
MPC File # 11-A-21-AC; Between City Blocks 07262 and 07283

The City Engineering Department has no comments to close the above-described right-of-way area subject to the following conditions:

1. Project must obtain plan development approval, City/Council and County Commission funding approval and sufficient design being completed to meet transportation needs, subject to Engineering approval, before the closure can become effective. If the project does not meet the requirements the closure shall become null and void and of no effect.
2. 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.



Dori Caron <dori.caron@knoxplanning.org>

November 2021 ROW closures 11-A-21-AC, 11-A-21-SC, 11-B-21-SC, 11-C-21-SC

Steve Borden <Steve.Borden@tn.gov>

Mon, Oct 25, 2021 at 2:51 PM

To: Michelle Portier <michelle.portier@knoxplanning.org>

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

Michelle,

Good afternoon. Please find the following responses to the November ROW closure requests:

11-A-21-AC_ROW: Operations has no comment

11-A-21-SC_ROW: Operations has no comment

11-B-21-SC_ROW: Operations has no comment

11-C-21-SC_ROW: Operations has no comment

If you have any questions, please let me know.

Steve

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

TDOT – Region 1

[7345 Region Lane](#)[Knoxville, TN 37914](#)

(865) 594-2400

Steve.Borden@tn.govtn.gov/tdot

a

October 18, 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 11-A-21-AC

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 – 7.5 feet on each side of the centerline of the water line, 15 feet total width

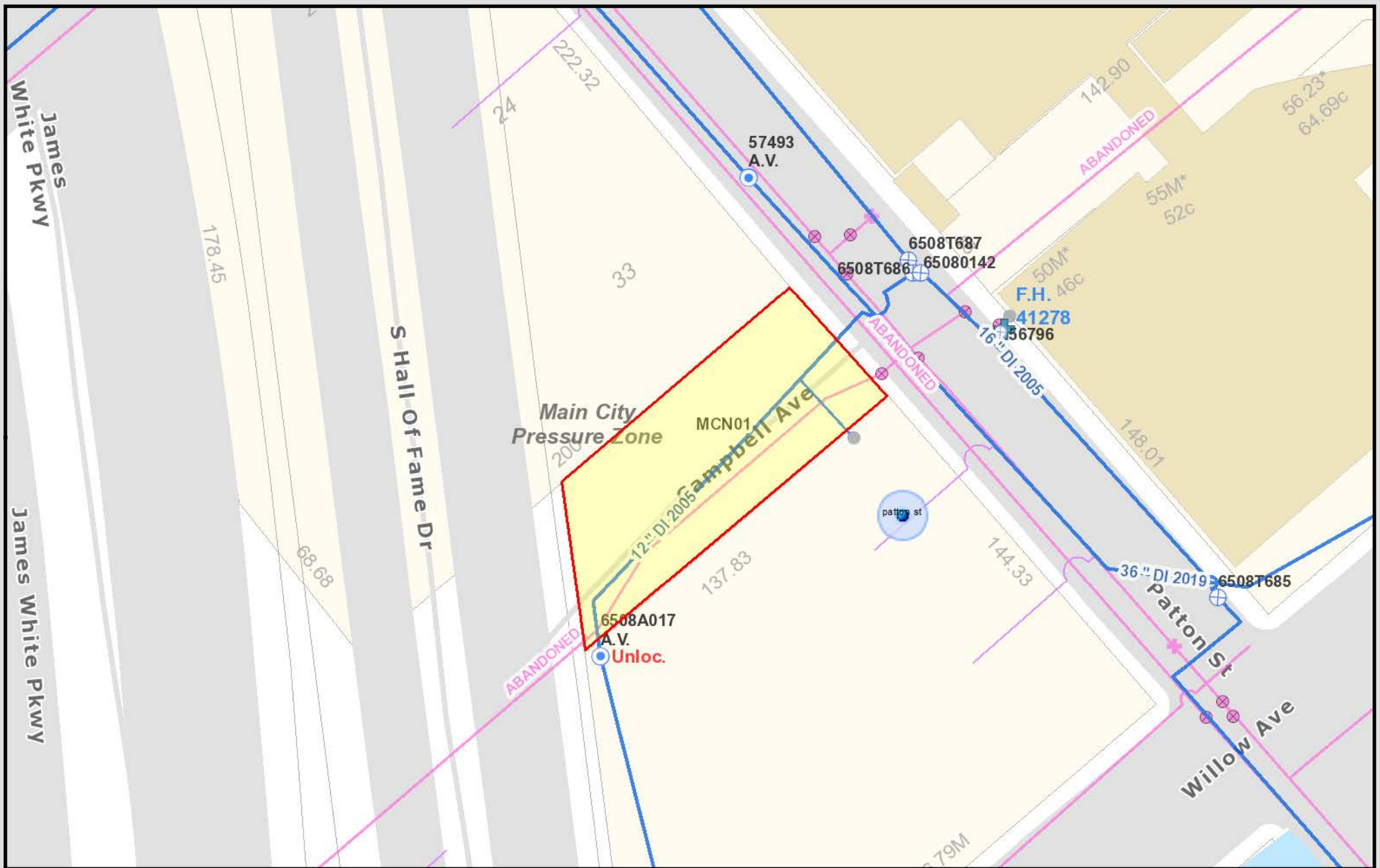
If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian Wiberley, PE
Engineering

CGW



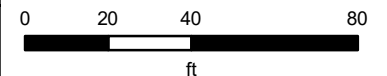
File No. 11-A-21-AC (Water)

Knoxville Utilities Board

KUB makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KUB harmless from any and all damage, loss, or liability arising from any use of this map product. All rights reserved.



Printed: 10/18/2021 at 4:45:47 PM





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

Addressing Department Review and Comments

File #: 11-A-21-AC (was 11-C-21-SC)

Tax Parcel ID: Map 095

Subdivision:

Applicant: City of Knoxville

Contact: Chris Howley

Company:

Email: chowley@knoxvilletn.gov

Date Submitted: 10/4/21

Review Type: Closure

Unit or Phase:

Phone: 865.215.3252

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.

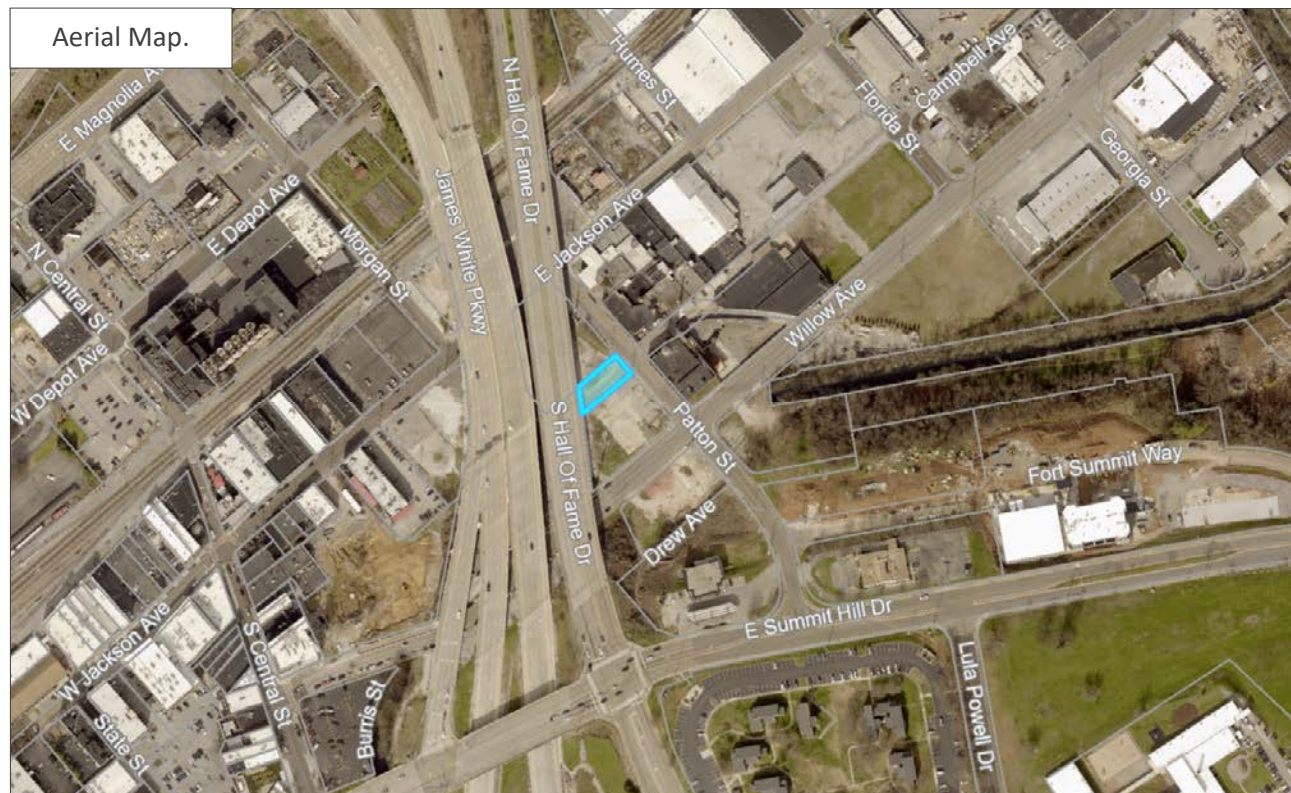
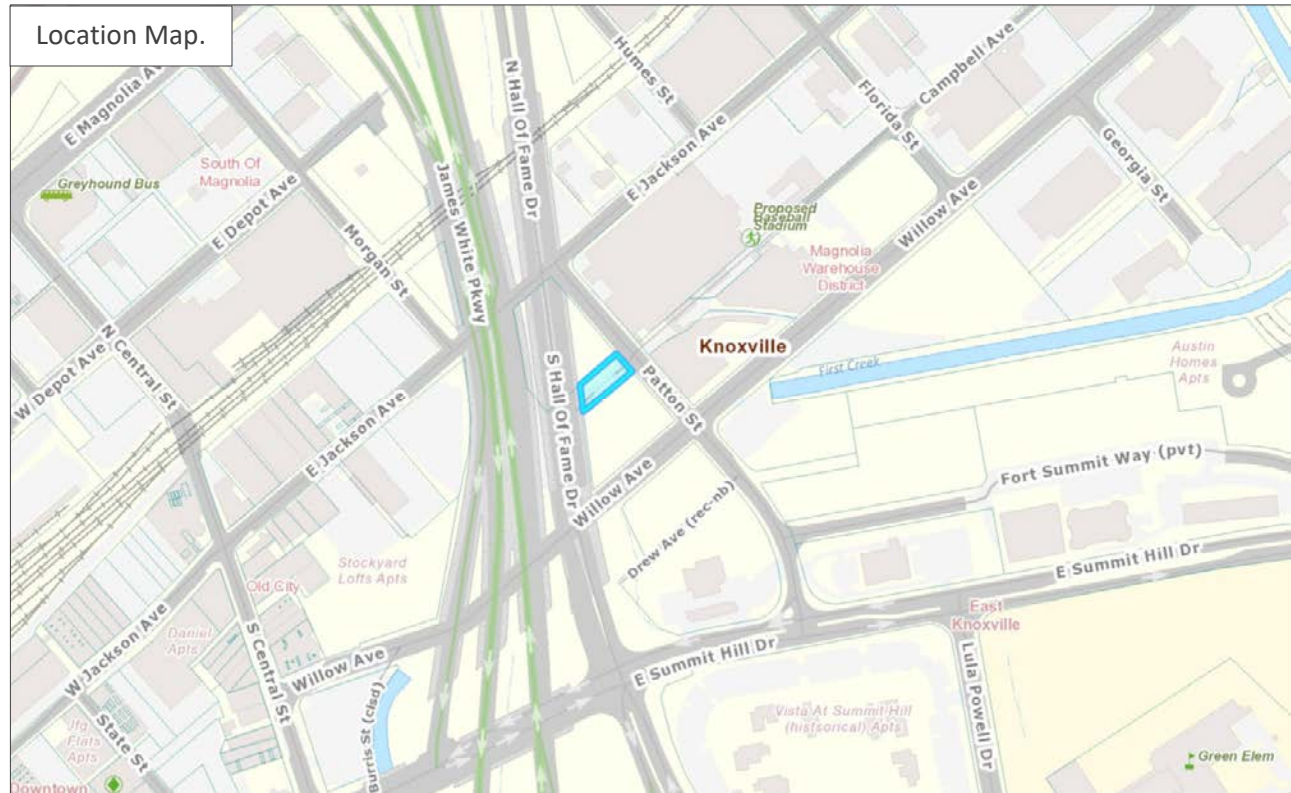
Proposed and/or Existing Subdivision or Street Names	Results of Review, Corrections, and Comments (date subdivision or street name reserved)	Approved, Pending, Denied, Revise, Note
Campbell Avenue	No address changes are anticipated if this proposed closure is approved.	Note

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
	10/6/2021		Oct 14, 2021

11-A-21-AC

Exhibit A. Contextual Images





RIGHT-OF-WAY CLOSURE

Name of Applicant: City of Knoxville

Date Filed: 10/4/21 Fee Paid: \$0 File Number: 11-A-21-AC

Map Number: 095 Zoning District: ☒ City ☐ County Sector: Central City

Jurisdiction: ☒ City 6 Council District

INFORMATION:

Name of Right-of-Way: Campbell Ave

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

Location of Right-of-Way:

BETWEEN (City Block or Lot where appropriate) 07262

AND (City Block or Lot where appropriate) 07283

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

Reason for Closure: The closure is a necessary part of the development plan for the construction of the multi-use Stadium.

TO BE CLOSED:

From: (Street, Alley, Other)
Patton St

To: (Street, Alley, Other)
S. Hall of Fame Dr

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

Chris Howley C/C building 475 Knoxville TN 37902 865-215-3252 chowley@knoxvilletn.gov
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: Chris Howley

Chris Howley C/C building 475 Knoxville TN 37932 865-215-3252 chowley@knoxvilletn.gov
Name: (Print) Address • City • State • Zip • Phone • Email

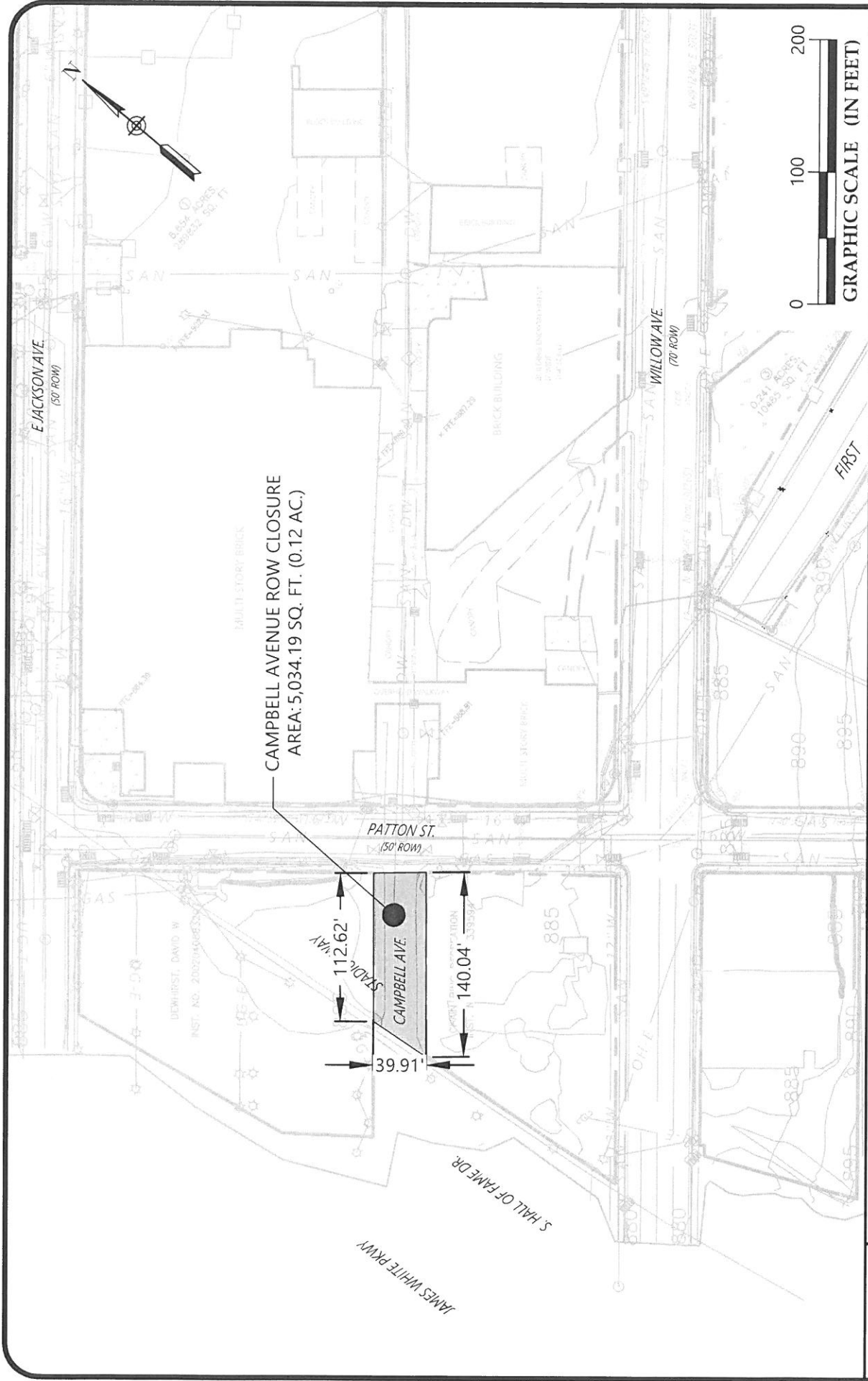
APPLICATION ACCEPTED BY: Michelle Portier

Michelle Portier

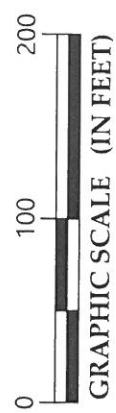
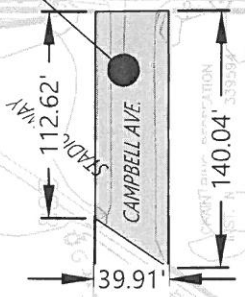
RIGHT-OF-WAY CLOSURE CANVASS FORM

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]



CAMPBELL AVENUE ROW CLOSURE
AREA: 5,034.19 SQ. FT. (0.12 AC.)



	CAMPBELL AVENUE ROW CLOSURE		SCALE: 1" = 100'	FIGURE NO.
	PERMITTING		DATE:	X1.2
	KNOXVILLE BALLPARK		06/24/2021	
	KNOXVILLE, TENNESSEE		PROJECT NUMBER 5143-19-009	