



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

▶ FILE #: 11-B-21-SC

AGENDA ITEM #: 7

AGENDA DATE: 11/10/2021

▶ APPLICANT: CITY OF KNOXVILLE

TAX ID NUMBER:	95 H B 0	<a href="#"><u>View map on KGIS</u></a>
JURISDICTION:	Council District 6	
SECTOR PLAN:	Central City	
GROWTH POLICY PLAN:	N/A (Within City limits)	
ZONING:	N/A	
WATERSHED:	First Creek	

▶ RIGHT-OF-WAY TO BE CLOSED: Patton St.

▶ LOCATION: Between E. Jackson Avenue and Willow Avenue

IS STREET:

(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 Patton Street between E. Jackson Avenue and Willow Avenue 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 existing drainage facilities and utilities 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:

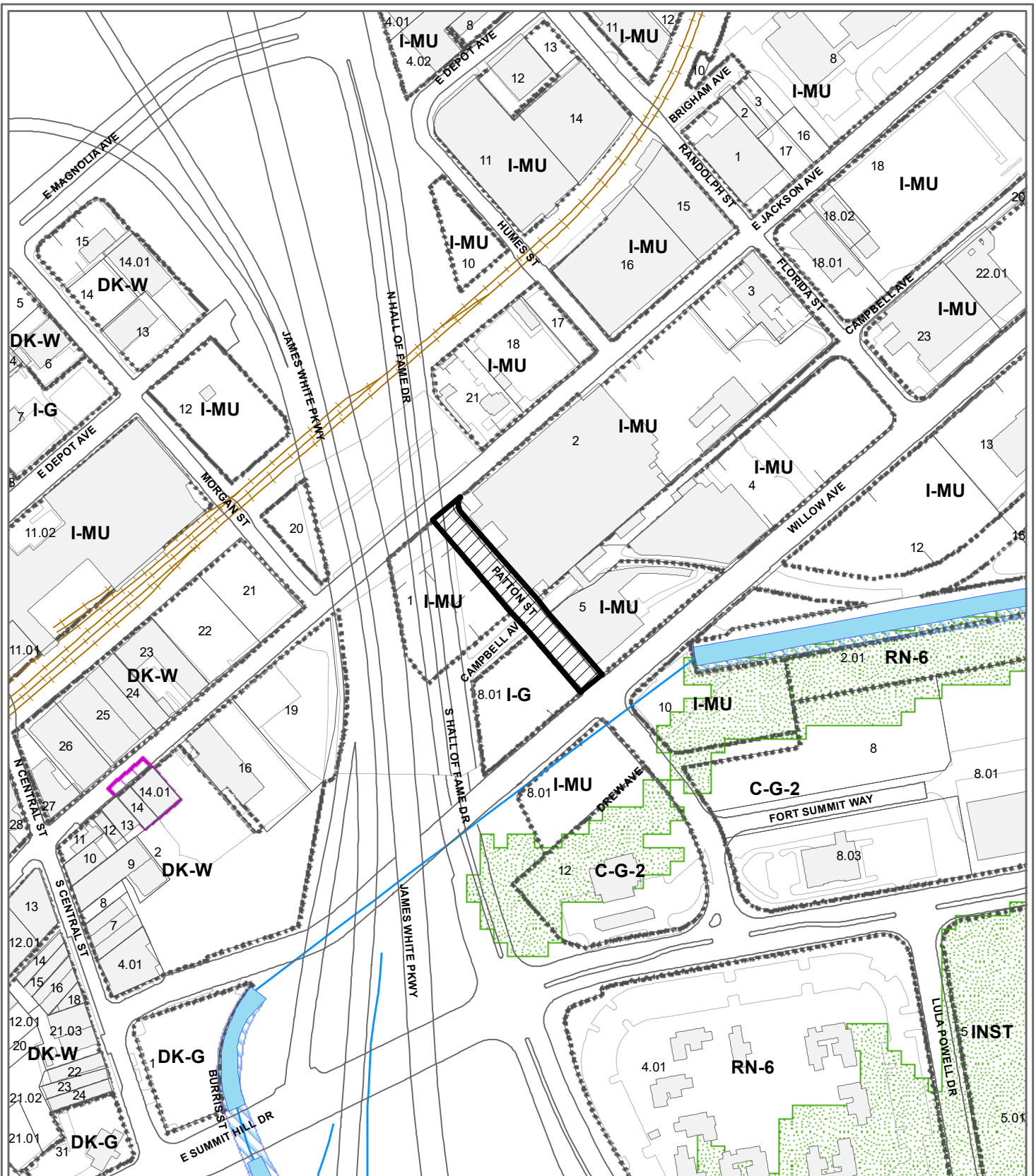
1. This request is to close the portion of Patton Street between E. Jackson Avenue and Willow Avenue. A new, private right-of-way will be constructed in a similar location as part of the multi-use stadium/mixed use planned development proposed for this area.

2. The buildings abutting the right-of-way to be closed have been demolished to make way for the stadium 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 (8" & 12") - 7.5 feet on each side of the centerline of the water line, 15 feet total width
    - Water (16" & 36") - 12.5 feet on each side of the centerline of the water line, 25 feet total width
    - Sewer (8" & 12") - 7.5 feet on each side of the centerline of the sewer line, 15 feet total width
    - Sewer (16" and 24") - 12.5 feet on each side of the centerline of the sewer line, 25 feet total width
    - Gas - 12.5 feet on each side of the centerline of the gas line, 25 feet total width
    - Electric - 25 feet on each side of the centerline of the electric line, 50 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-B-21-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Patton St.  
 To be closed from: E. Jackson Avenue  
 To be closed to: Willow Avenue

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



**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 PATTON ST. FROM E. JACKSON AVE. TO WILLOW AVE. (11-B-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 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>

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

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**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>

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

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**SIMMS, SHANNON R** <ss3775@att.com>  
To: "dori.caron@knoxplanning.org" <dori.caron@knoxplanning.org>  
Cc: "WAGNER, JAMES W" <JW904s@att.com>

Wed, Oct 13, 2021 at 12:49 PM

Dori,

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

Thanks,

Shannon


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**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]

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 **11-C-21-SC\_ROW package.pdf**  
870K



Dori Caron <dori.caron@knoxplanning.org>

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

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**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

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**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 Patton St to support City project for multi-use stadium MPC File # 11-B-21-SC; Between City Blocks 07262, 07283, 07302, and 07282

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.



a

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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-B-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 (8" & 12") – 7.5 feet on each side of the centerline of the water line, 15 feet total width
- Water (16" & 36") – 12.5 feet on each side of the centerline of the water line, 25 feet total width
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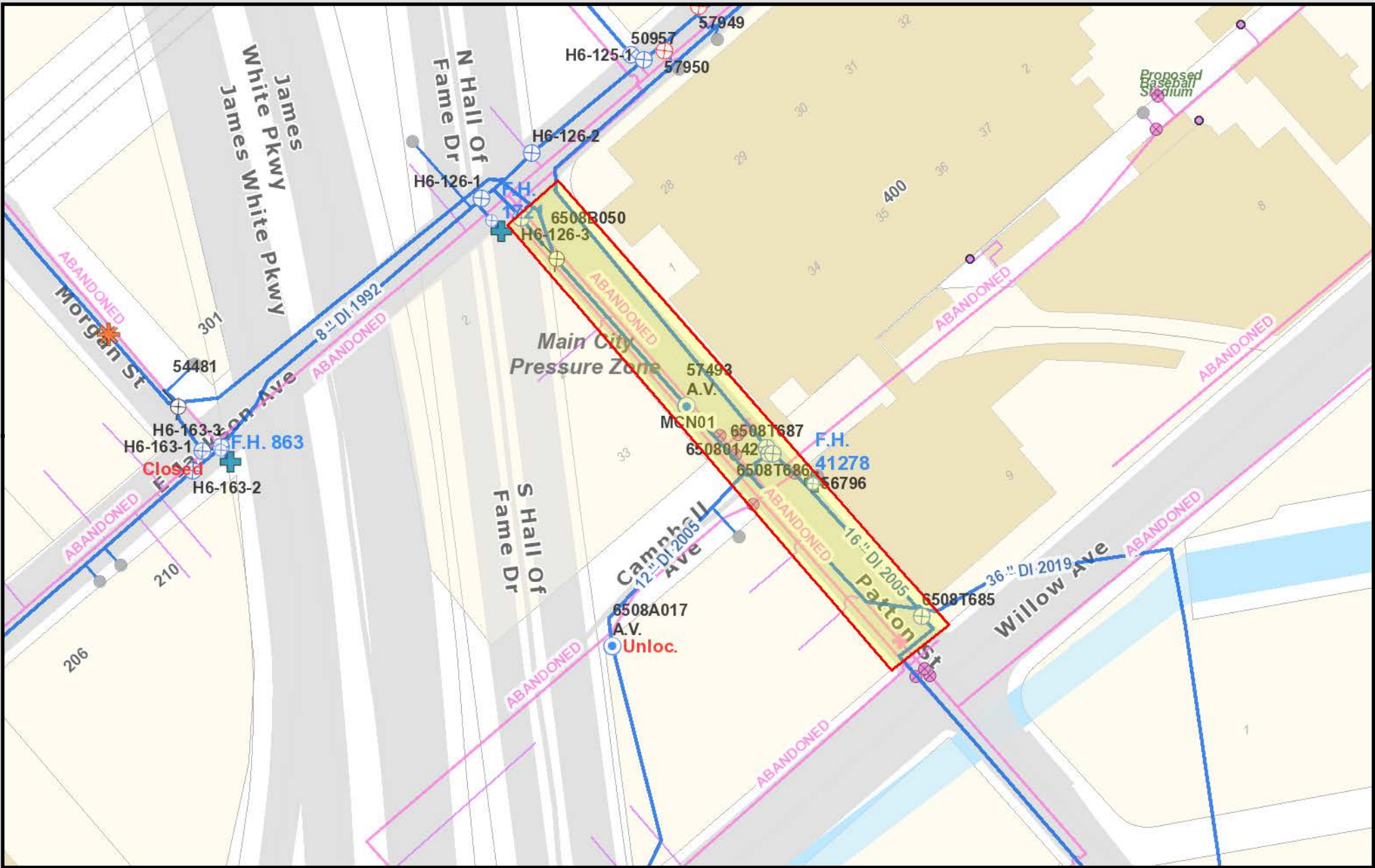
If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian Wiberley, PE  
Engineering

CGW

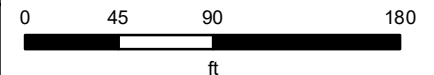


File No. 11-B-21-SC (Water)

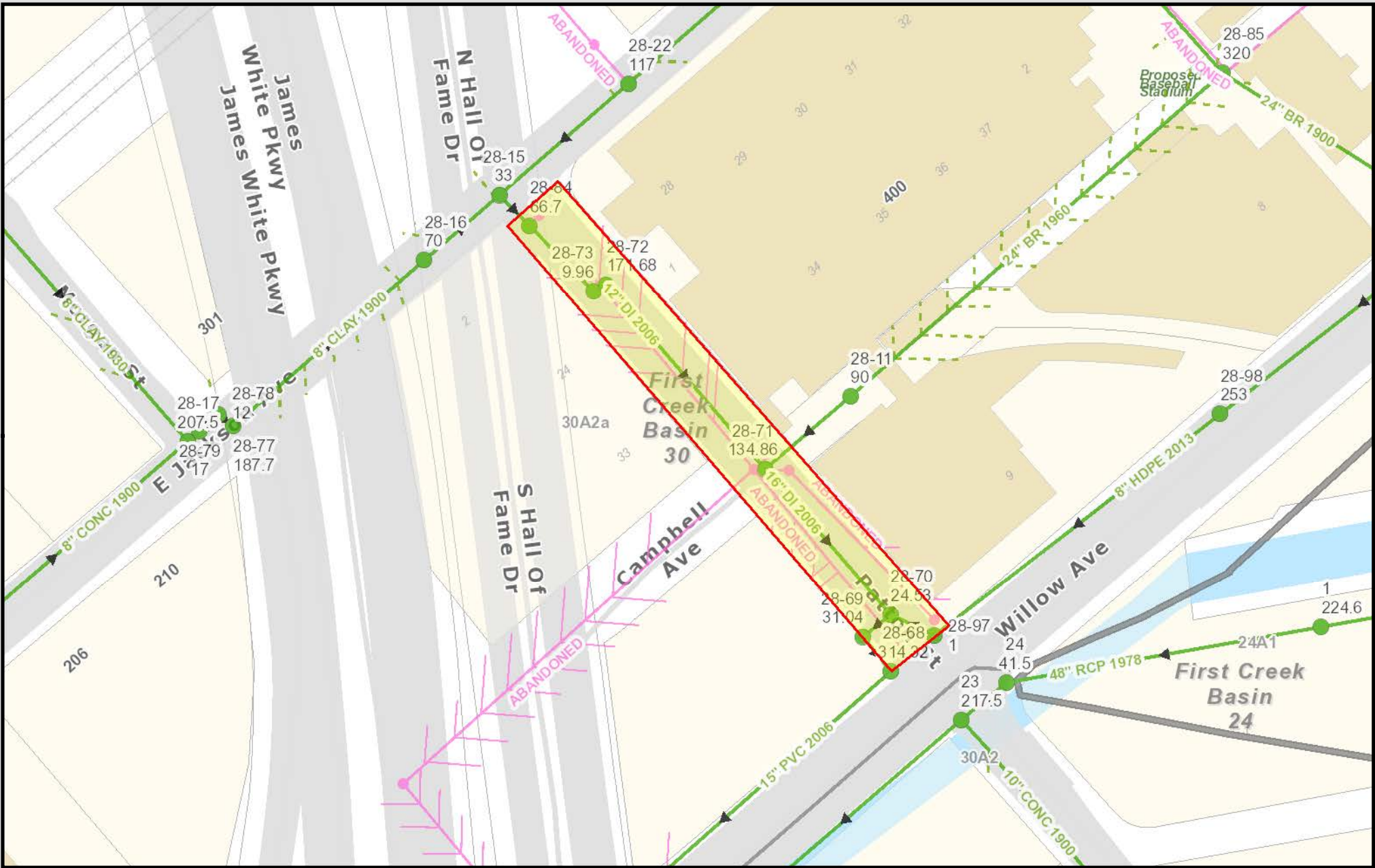
**Knoxville Utilities Board**



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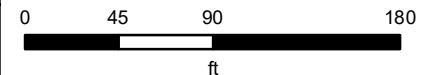
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File No. 11-B-21-SC (Sewer)



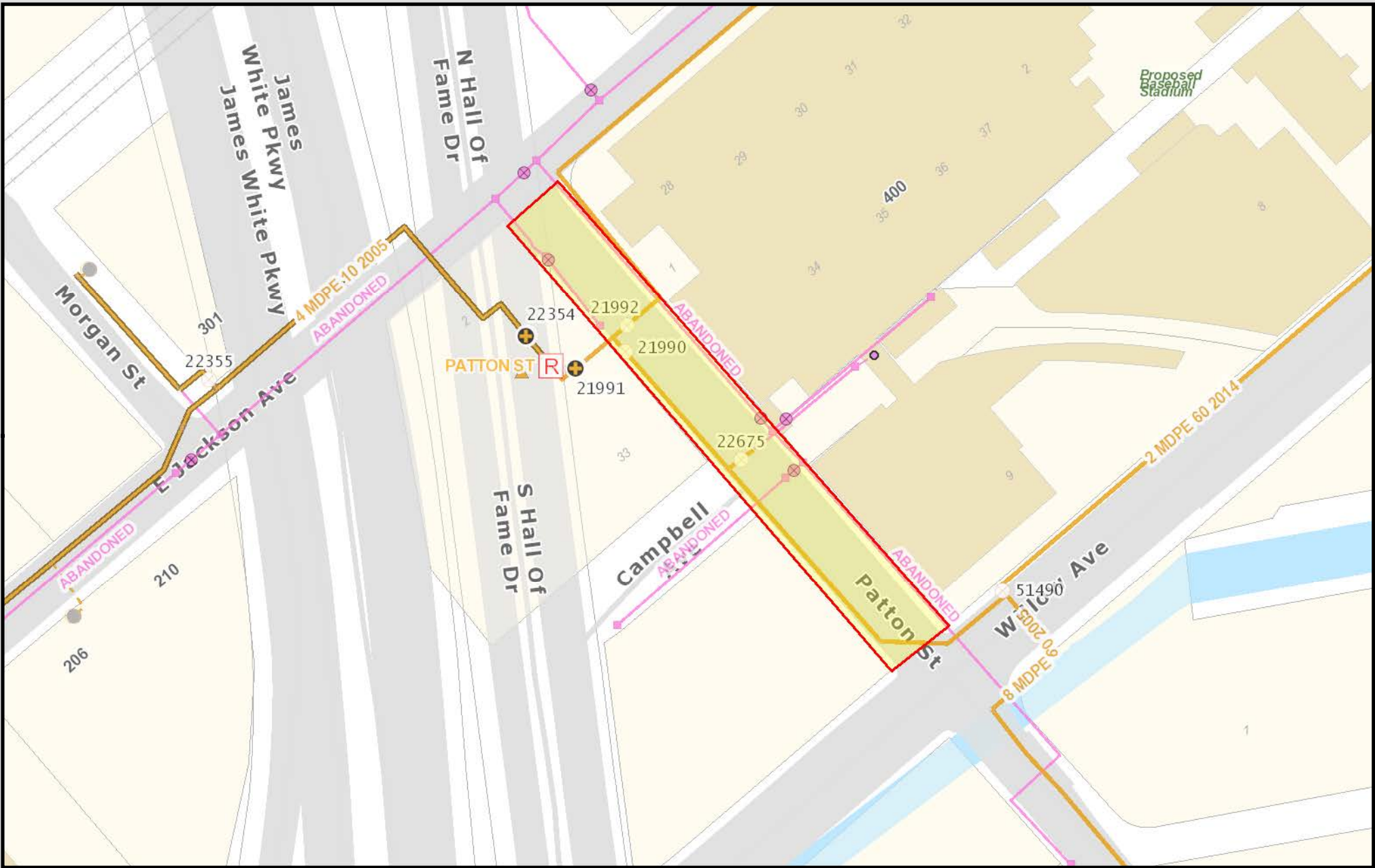
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**Knoxville Utilities Board**

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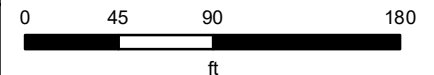


File No. 11-B-21-SC (Gas)

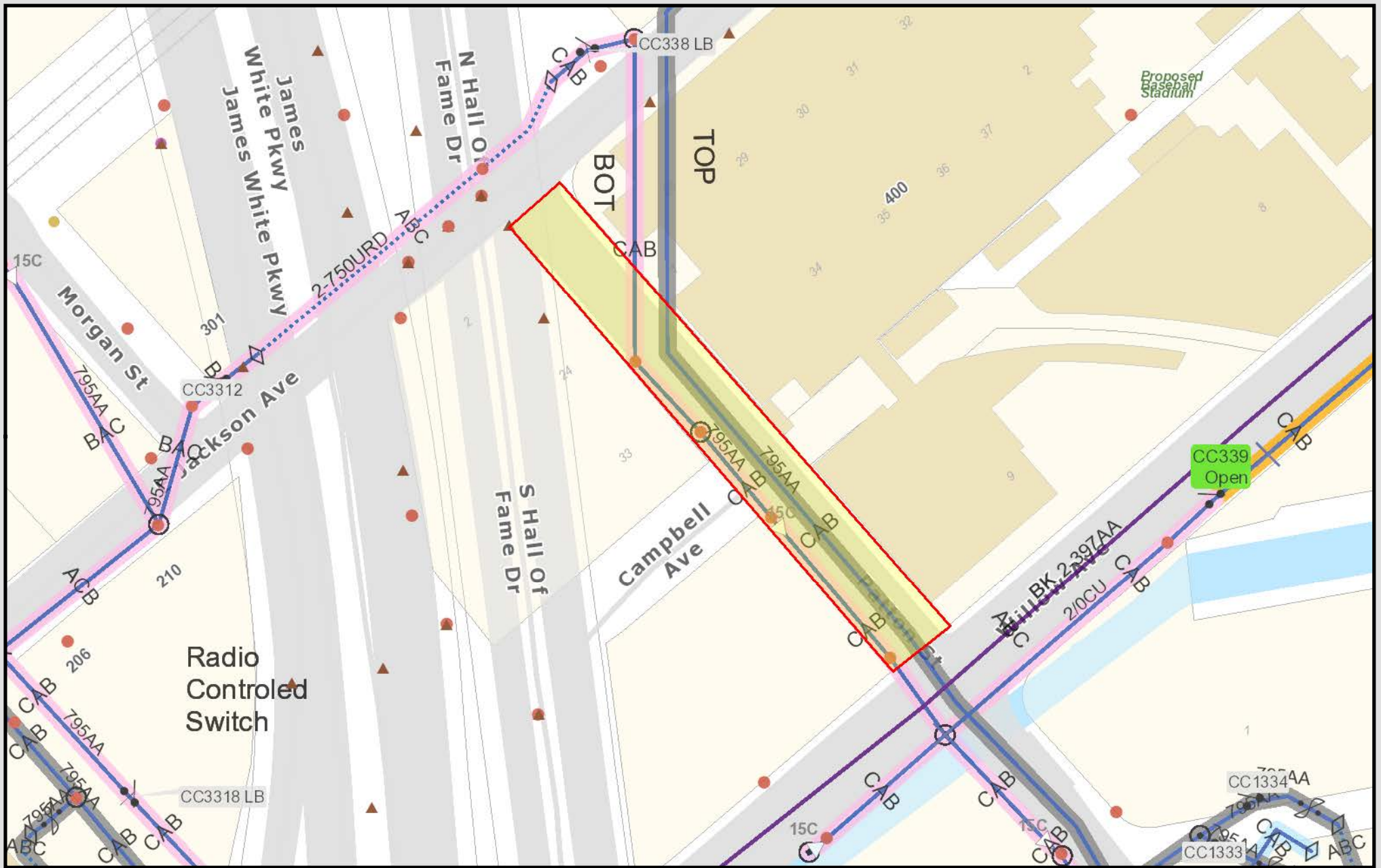
**Knoxville Utilities Board**



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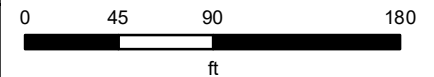


File No. 11-B-21-SC (Electric)

**Knoxville Utilities Board**



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

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

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**Steve Borden** <Steve.Borden@tn.gov>  
To: Michelle Portier <michelle.portier@knoxplanning.org>  
Cc: Dori Caron <dori.caron@knoxplanning.org>

Mon, Oct 25, 2021 at 2:51 PM

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](#)

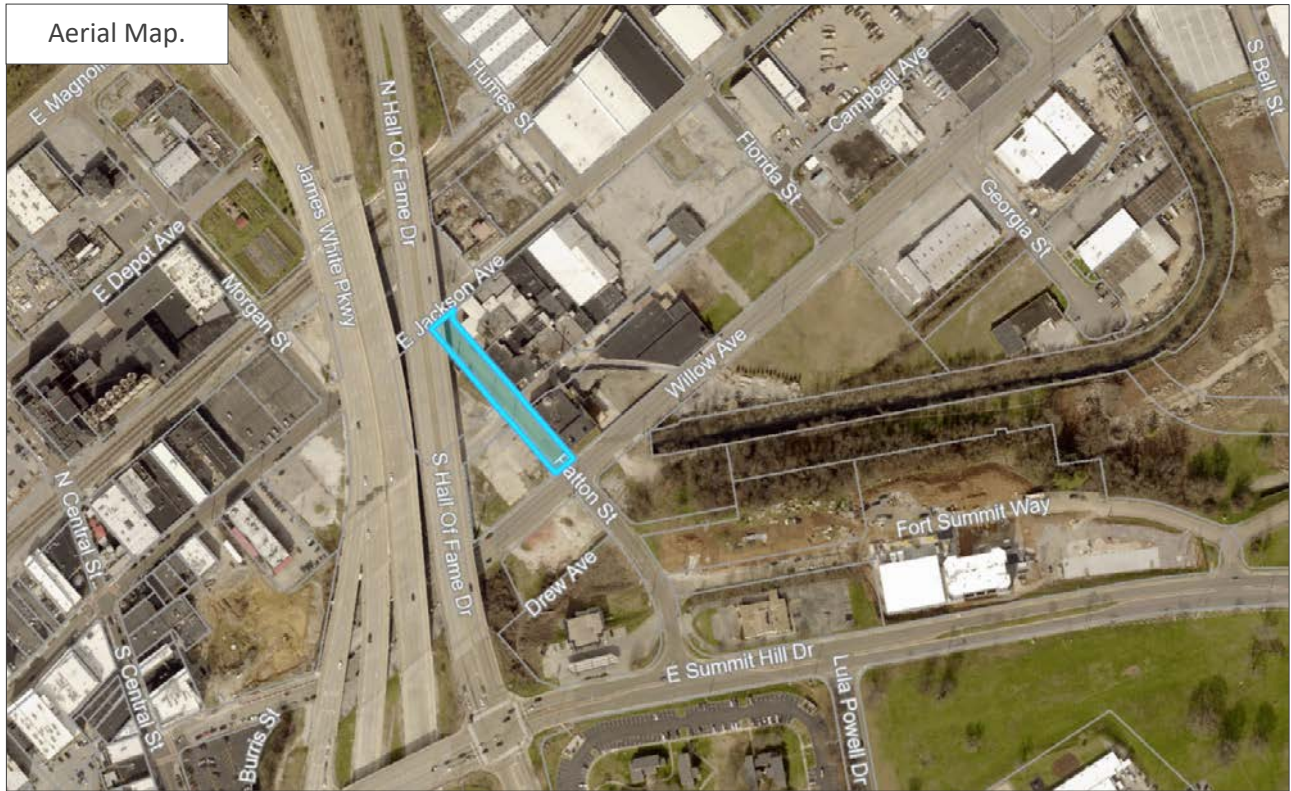
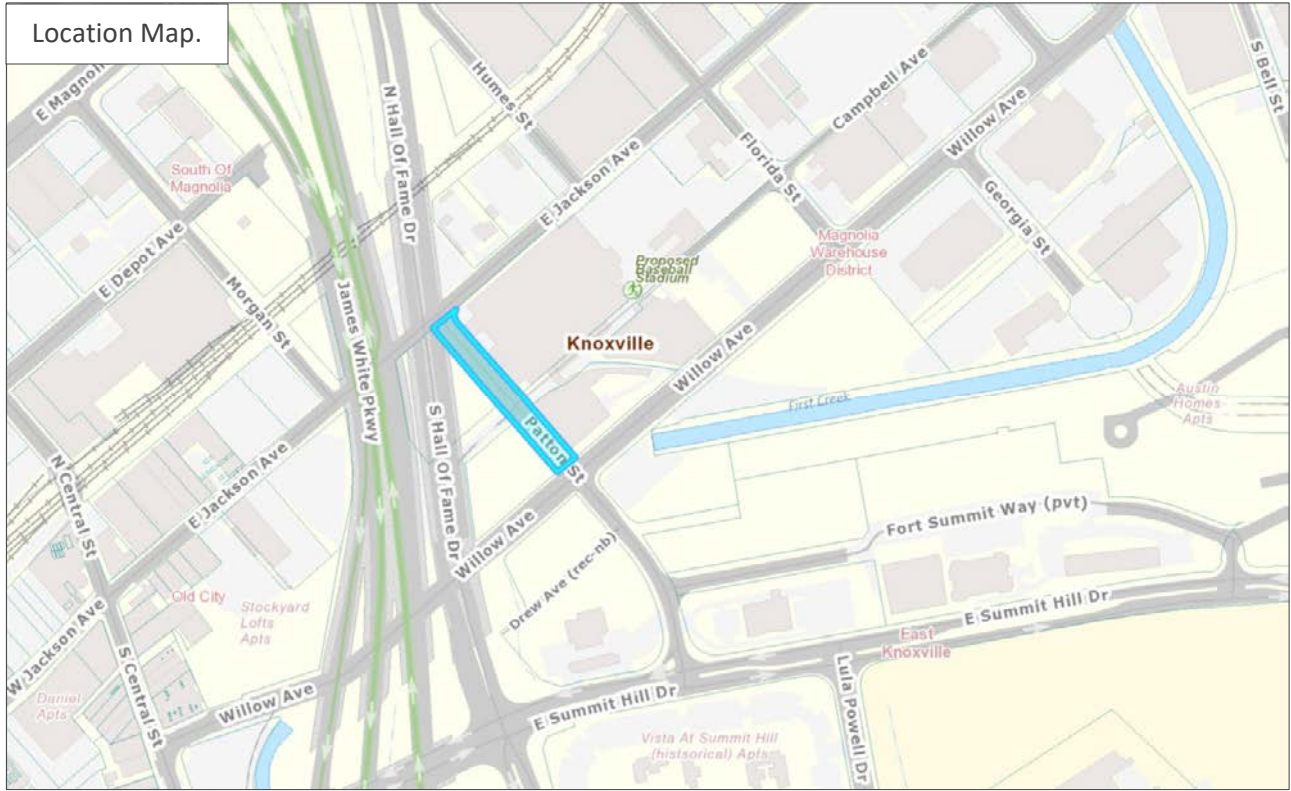
(865) 594-2400

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





**11-B-21-SC**  
**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-B-21-SC

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

Jurisdiction:  City 6 Council District

**INFORMATION:**

Name of Right-of-Way: Patton St

Type of Right-of-Way:  Street  Alley

Location of Right-of-Way:

BETWEEN (City Block or Lot where appropriate) 07302, 07282

AND (City Block or Lot where appropriate) 07262, 07341

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)  
E. Jackson Ave

To: (Street, Alley, Other)  
Willow ~~St~~ Ave.

**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

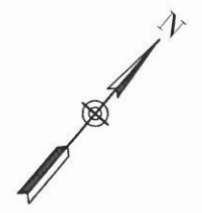
APPLICATION ACCEPTED BY: Michelle Portier

*Michelle Portier*

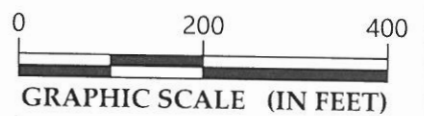
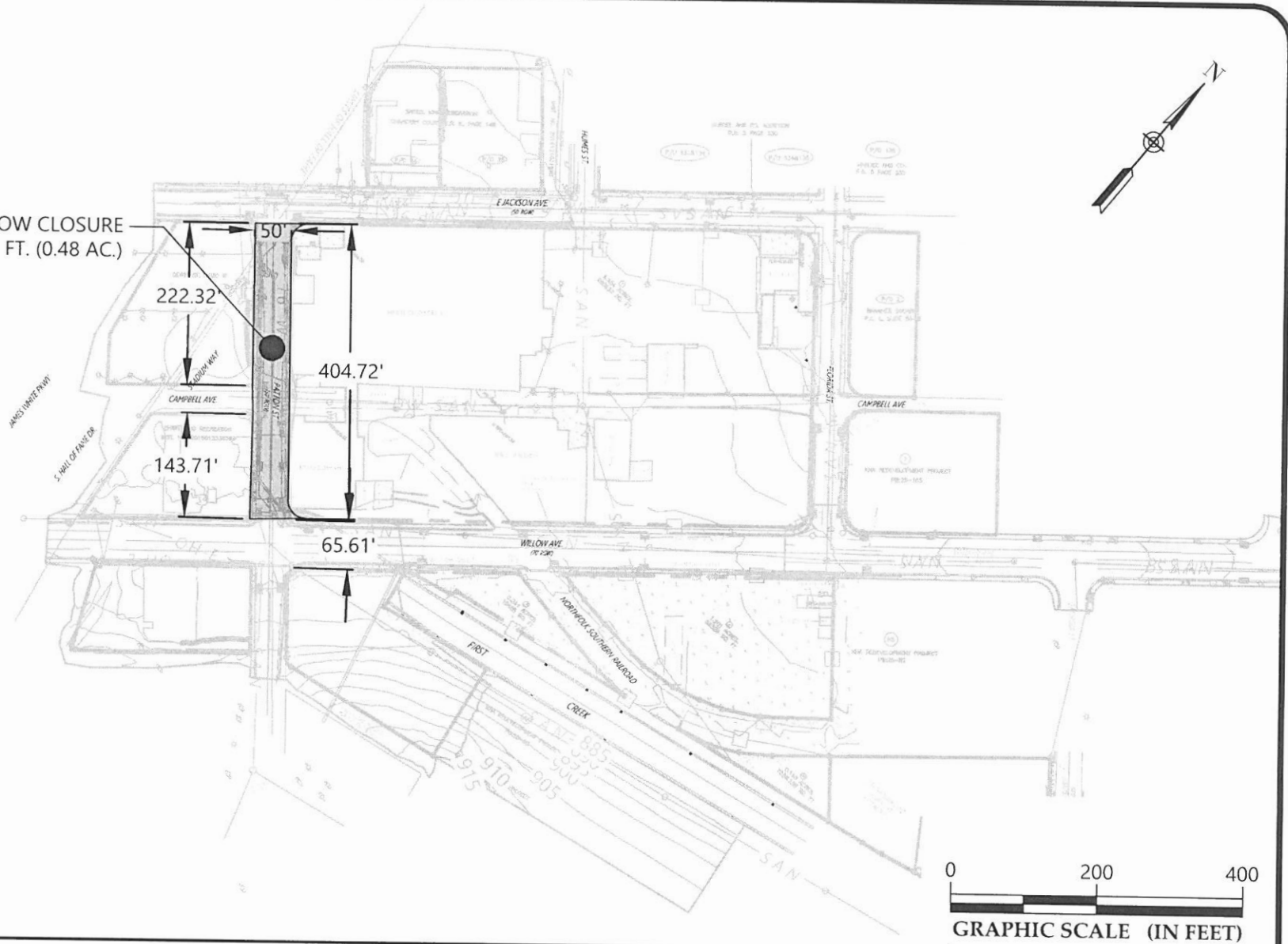
### RIGHT-OF-WAY CLOSURE CANVASS FORM

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.

ADDRESS	SIGNATURE	Agree	Disagree
RR Land, LLC 400 E. Jackson Ave 501 Willow Ave 0 Patton Street		<input checked="" type="checkbox"/>	
David Dewhirst 0 Patton St Parcel 095HB001		<input checked="" type="checkbox"/>	



1 PATTON STREET ROW CLOSURE  
AREA: 20,854.07 SQ. FT. (0.48 AC.)



### PATTON STREET ROW CLOSURE

PERMITTING  
KNOXVILLE BALLPARK  
KNOXVILLE, TENNESSEE

SCALE:
1" = 200'
DATE:
06/24/2021
PROJECT NUMBER
5143-19-009

FIGURE NO.  
**X1.1**