



CITY OF KNOXVILLE CLOSURE OF PUBLIC RIGHT-OF-WAY

▶ **FILE #:** 10-A-22-SC **AGENDA ITEM #:** 5
 POSTPONEMENT(S): 10/6/2022, 11/10/2022 **AGENDA DATE:** 12/8/2022

▶ **APPLICANT:** EAST TN CHILDREN'S HOSPITAL

TAX ID NUMBER: 108 C B 021 [View map on KGIS](#)
 JURISDICTION: Council District 1
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: N/A (Within City Limits)
 ZONING: INST (Institutional)
 WATERSHED: Third Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** S. Twenty First St.
 ▶ **LOCATION:** Between White Ave and Clinch Ave

IS STREET:
 (1) IN USE?: Yes
 (2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** Applicant is requesting closure of this section of S. Twenty First Street due to safety concerns since it is the owner on either side of the street. Applicant has a high volume of pedestrian traffic crossing this section of the street. There is also a high volume of pedestrian traffic consisting of students.

DEPARTMENT-UTILITY REPORTS: The City of Knoxville Engineering objects to the proposed closure; City Fire has no objections; KUB has existing utilities within the subject right-of-way and retain all easements and rights.

STAFF RECOMMENDATION:

▶ **Deny closure of the right-of-way for S. Twenty First Street between Clinch Avenue and White Avenue due to traffic volume and layout of the adjacent streets in this busy area of the neighborhood.**

COMMENTS:

1. Planning staff recommends denial of closure of the right-of-way because it provides connectivity for both vehicles and pedestrians in the Fort Sanders neighborhood. This right-of-way lies within the Fort Sanders Medical District, a mixed use special district comprised of medical buildings surrounded by a residential neighborhood. The purpose of the district, which was adopted in 2019 includes preservation of accessible pedestrian connections among the different structures in the district and to the surrounding community as the district develops and new facilities are constructed. The description of the district also also notes that providing for and preserving adequate access for all vehicles, from private automobile to emergency vehicles to transit, must be a priority as the district develops.
2. The City Engineering Department does not support closure of this right-of-way due to the traffic volume and layout of other adjacent streets in this busy area neighborhood. Removal of this area of vehicular travel

would present a more challenging navigation path than already exists for the community and the varied uses in the vicinity.

3. KUB found there were 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.

a. Gas - 7.5 feet on each side of the centerline of the gas line, 15 feet total width

b. Sewer - 7.5 feet on each side of the centerline of the sewer line, 15 feet total width

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

4. The City of Knoxville Fire Department has no objections to the closure.

5. TDOT District 18 Operations did not have any comments regarding the requested right-of-way closure.

If approved, this item will be forwarded to Knoxville City Council for action on 1/10/2023 and 1/10/2023. 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.