



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

► **FILE #:** 1-D-22-SC (REVISED)

**AGENDA ITEM #:** 8

**AGENDA DATE:** 1/13/2022

► **APPLICANT:** CITY OF KNOXVILLE

TAX ID NUMBER: 95 N/A  
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:** E. Jackson Ave. (a sliver of undeveloped right-of-way outside of the paved area)

► **LOCATION:** Between the southwestern corner of Parcel 095AM016 and a point located 217.59 feet to the east

IS STREET:

(1) IN USE?: Yes

(2) IMPROVED (paved)?: No

► **APPLICANT'S REASON FOR CLOSURE:** Redevelopment of property to support the planned multi-use stadium project

DEPARTMENT-UTILITY REPORTS: No utilities submitted comments for this closure.

## STAFF RECOMMENDATION:

► **Approve closure of a sliver of the northern side of the E. Jackson Avenue right-of-way between the southwestern corner of Parcel 095AM016 and a point located 217.59 feet to the east, since it is needed for the multi-use stadium/mixed use planned development, subject to 2 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 a sliver of the northern side of the E. Jackson Avenue right-of-way between the southwestern corner of Parcel 095AM016 and a point located 217.59 feet to the east. The portion to be closed is unimproved right-of-way and does not include the paved portion of E. Jackson Avenue.

2. Since the portion of right-of-way to be closed does not include the paved portion of E. Jackson Avenue, the

closure is not expected to impact the function of the street or the efficiency of traffic movement.

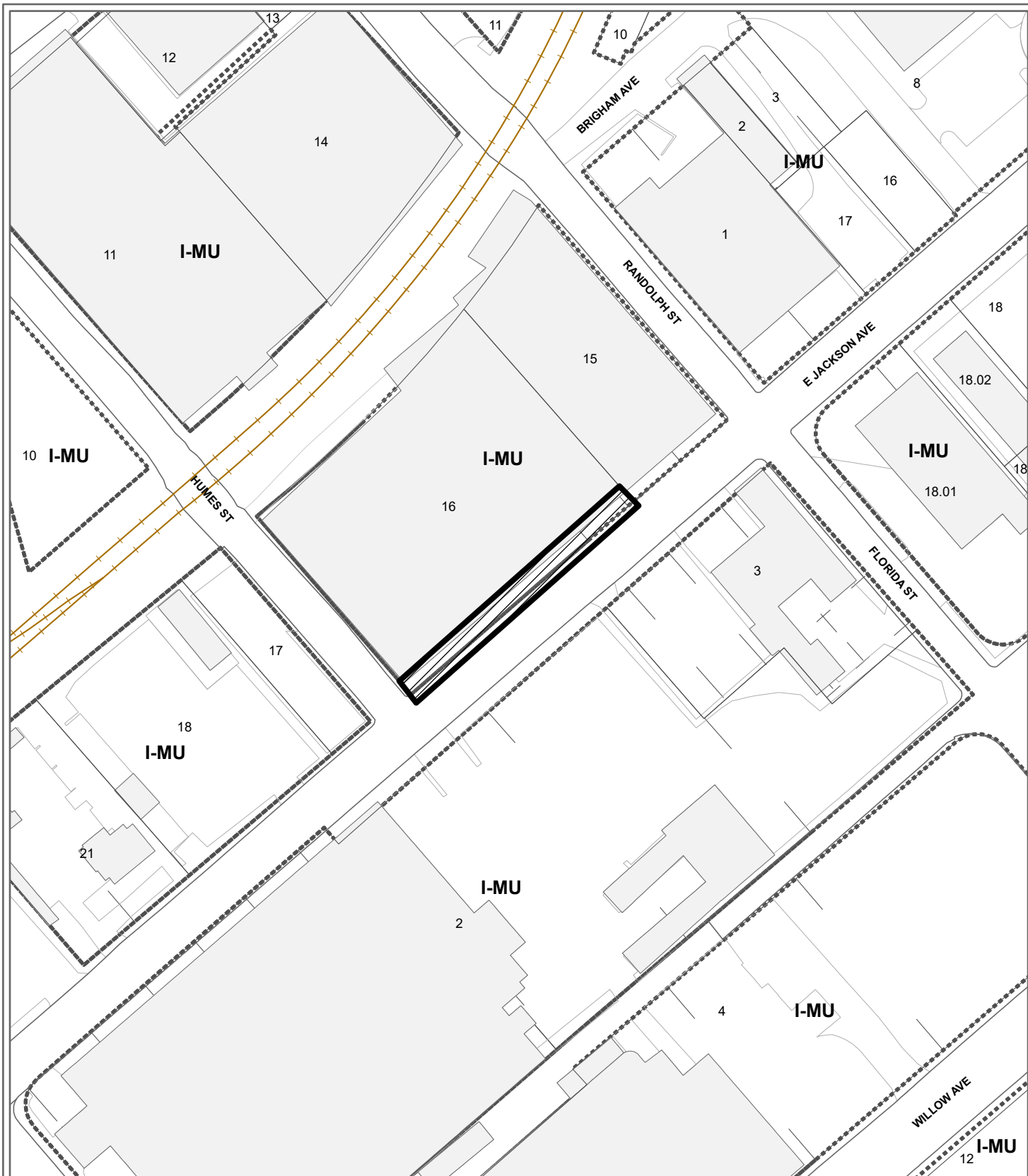
3. The buildings abutting the right-of-way to be closed have been demolished to make way for the stadium project.

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

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

6. Other than comments received from City Engineering (approval conditions 1 and 2), no departments and organizations had any comments.

If approved, this item will be forwarded to Knoxville City Council for action on 2/8/2022 and 2/22/2022. 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.



**1-D-22-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: E. Jackson Ave.

To be closed from: The southeastern corner of Parcel 095AM016

To be closed to: A point approximately 858 feet to the west

Original Print Date: 12/3/2021

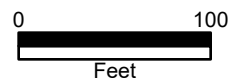
Revised:

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 95

Jurisdiction: City



**DECEMBER 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 A SLIVER OF THE NORTHERN SIDE OF THE E. JACKSON AVE. RIGHT-OF-WAY BETWEEN THE SOUTHEASTERN CORNER OF PARCEL 095AM016 AND A POINT APPROXIMATELY 858 FEET TO THE WEST. (1-D-22-SC)**

Please give us the following information in writing regarding this proposed closure, adding 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 If closed (vacated), would easements meet your needs?
- 5 If easement will meet needs, please state easements required.
- 6 If your department opposes vacating the ROW, please indicate the rationale.

This request will be considered by the Knoxville-Knox County Planning Commission on January 13, 2022. A map showing the street or alley in question is attached for your information.

***PLEASE NOTE: Failure to reply to our office by Monday, December 20, 2021 will be considered as no objection by your agency.***

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



# CITY OF KNOXVILLE

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

December 20, 2021

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

**SUBJECT:** Proposed Closure of a northern portion of E Jackson Ave to support City project for multi-use stadium; MPC File # 1-D-22-SC; Abuts City Block 07225

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.
3. Applicant must provide metes and bounds and/or map exhibit to sufficiently describe and locate the closure area. The description must be performed and certified by a TN licensed land surveyor before City Council approval.



Dori Caron <dori.caron@knoxplanning.org>

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## January 2022 right-of-way closures 1-A-22-SC, 1-B-22-SC, 1-C-22-SC AND 1-D-22-SC

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

Thu, Dec 16, 2021 at 8:07 AM

Good morning Dori,

All four closures approved by us.

Asst. Chief Sonny Partin, C.F.P.S.  
Fire Marshal  
City of Knoxville Fire Dept.  
City County Bldg.  
[400 Main St. Suite 466](#)  
[Knoxville Tn. 37902](#)

[Quoted text hidden]

<ROW Package\_1-A-22-SC.pdf>

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<ROW Package\_1-C-22-SC.pdf>

<ROW Package\_1-D-22-SC.pdf>



# RIGHT-OF-WAY CLOSURE

Name of Applicant: City of Knoxville

Date Filed: 11/30/2021

Fee Paid: N/A

File Number: 1-D-22-SC

Map Number: 095

Zoning District: I-MU



City



County Sector : central

Jurisdiction:



City

6

Council District

## INFORMATION:

Name of Right-of-Way: E Jackson Ave (a portion of the north side)

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

### Location of Right-of-Way:

BETWEEN (City Block or Lot where appropriate) ~~07282~~ Patton St.

AND (City Block or Lot where appropriate) ~~07208 and 07255~~ Florida St.

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

Reason for Closure: Redevelopment of property to support the planned multiuse stadium project.

## TO BE CLOSED:

From: (Street, Alley, Other)

southern portion of E Jackson Ave from Patton St

The southwestern corner of parcel 095AM016

To: (Street, Alley, Other)

Florida St (see attached map exhibit)

a point located 217.59 feet to the east

## ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

Ben Davidson City Coung Bldg., Room 473, Knoxville, TN 37902, 215-4615, bdavidson@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: Benjamin D. Davidson

Benjamin Davidson City Coung Bldg., Room 473, Knoxville, TN 37902, 215-4615, bdavidson@knoxvilletn.gov

Name: (Print) Address • City • State • Zip • Phone • Email

APPLICATION ACCEPTED BY: Michelle Portier

Michelle Portier

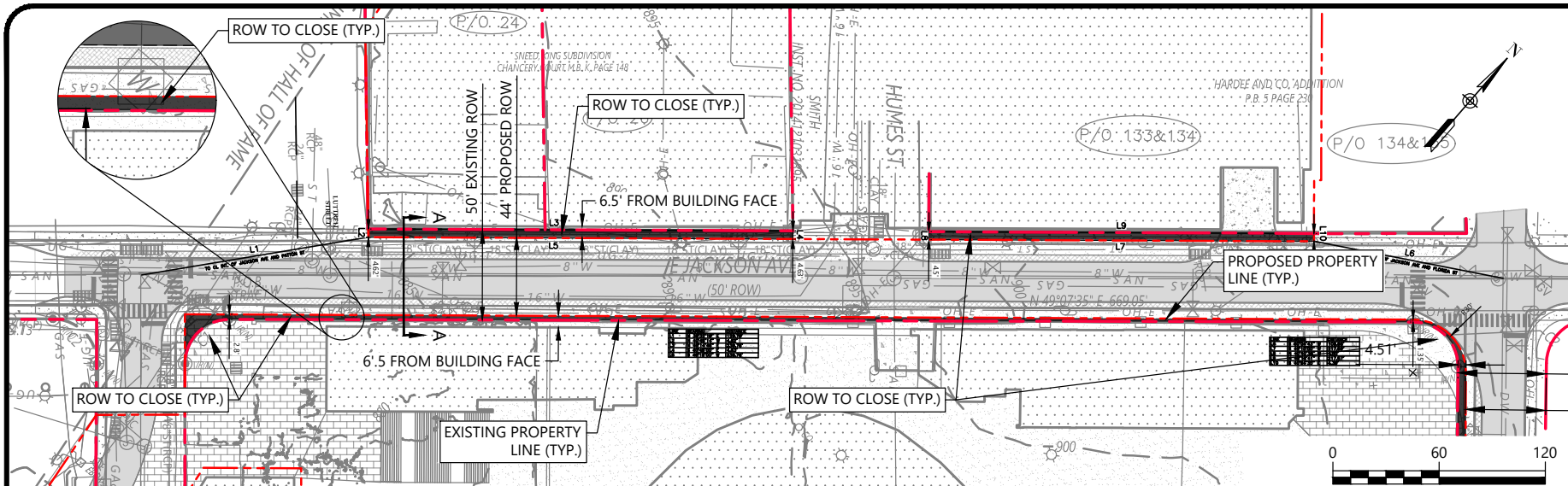
# RIGHT-OF-WAY CLOSURE CANVASS FORM

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]



Drawing path: T:\P&O\Projects\2019\5143-19-009 New Knoxville Baseball Stadium\CAD\Construction\B\DD\5143-19-009 BP DD D8 ROW.dwg



### LEGEND

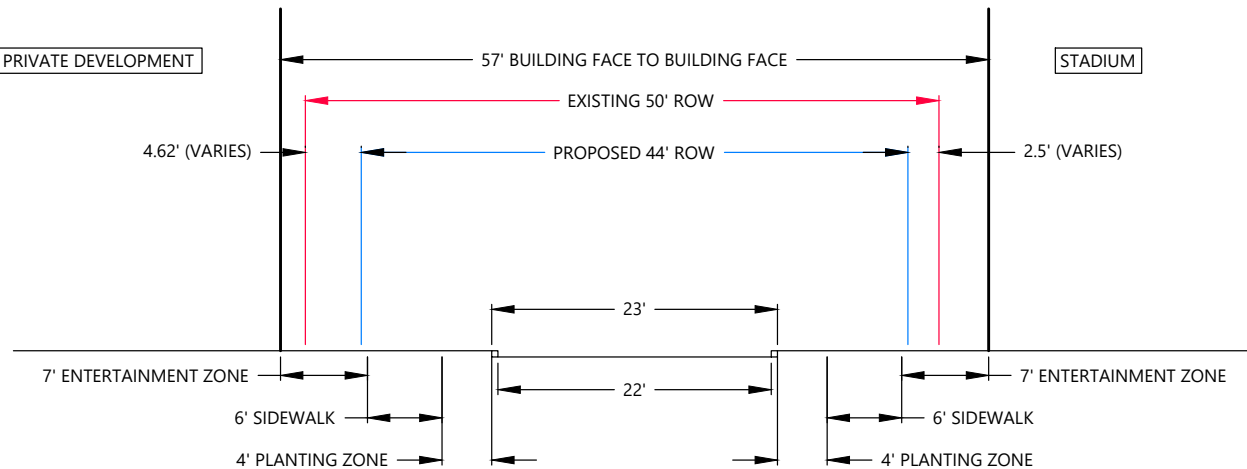
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ROW CLOSURE

PRIVATE DEVELOPMENT

STADIUM

LINE	BEARING	DISTANCE
L1	N 39°32'19" E	129.79'
L2	N 40°45'14" W	4.62'
L3	N 49°14'46" E	239.76'
L4	S 40°45'00" E	4.63'
L5	S 49°15'00" W	239.76'

LINE	BEARING	DISTANCE
L6	S 60°04'43" W	108.86'
L7	S 49°15'00" W	217.59'
L8	N 40°40'36" W	4.50'
L9	N 49°16'41" E	217.57'
L10	S 40°54'30" E	4.39'



### SECTION A-A



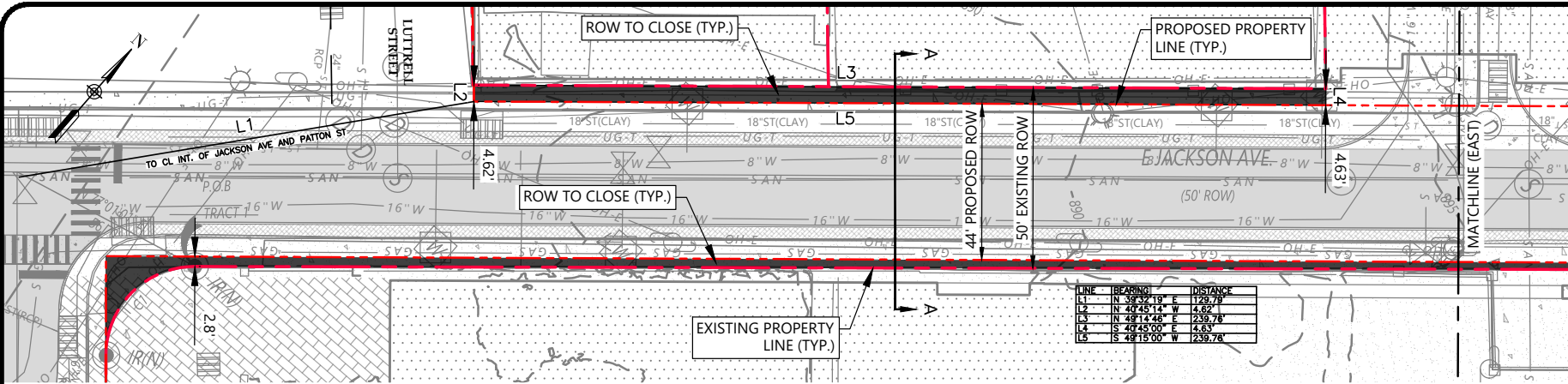
### JACKSON AVENUE ROW CLOSURE

PERMITTING  
KNOXVILLE BALLPARK  
KNOXVILLE, TENNESSEE

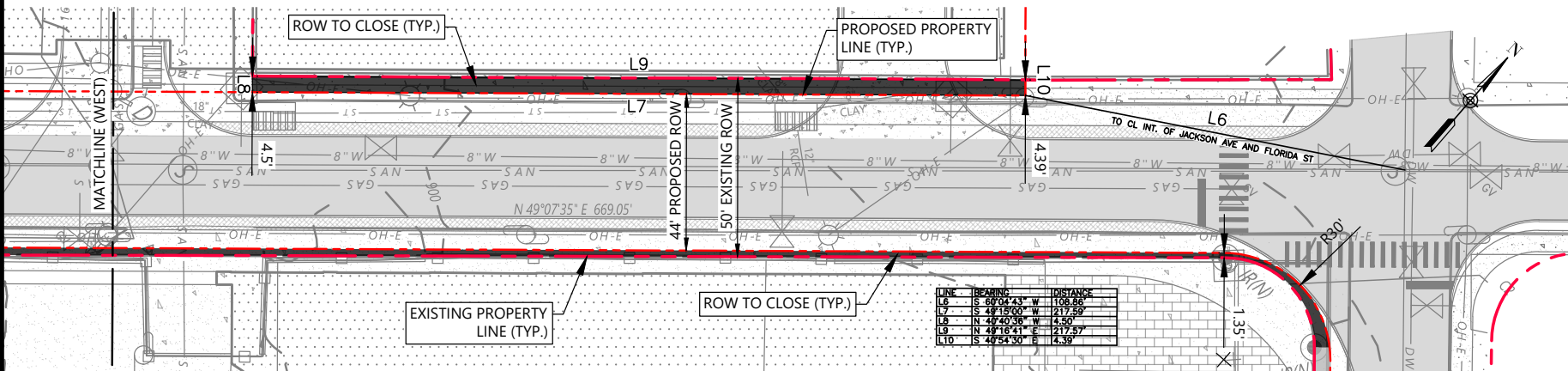
SCALE:  
AS SHOWN  
DATE:  
11/03/2021  
PROJECT NUMBER  
5143-19-009  
FIGURE NO.

X1.6

Drawing path: T:\P&D\Projects\2019\5143-19-009 New Knoxville Baseball Stadium\CAD\Construction\BPD\5143-19-009 BP DD E08 ROW.dwg



E JACKSON AVE ROW CLOSURE - WEST



E JACKSON AVE ROW CLOSURE - EAST

LEGEND

- EXISTING PROPERTY LINE ---
- PROPOSED PROPERTY LINE ---
- ROW CLOSURE



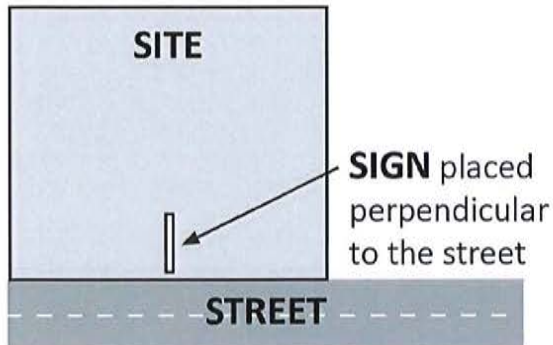
JACKSON AVENUE ROW CLOSURE

PERMITTING  
KNOXVILLE BALLPARK  
KNOXVILLE, TENNESSEE

SCALE:  
AS SHOWN  
DATE:  
11/16/2021  
PROJECT NUMBER  
5143-19-009  
FIGURE NO.

X1.6

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

Dec 29, 2021 and Jan 14, 2021  
 (applicant or staff to post sign) (applicant to remove sign) / owner

Applicant Name: City of Knoxville / Doug Kirchhofer  
 Date: 11-30-2021  
 File Number: 1-D-22-SC

☒ Sign posted by Staff  
☐ Sign posted by Applicant