



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

► **FILE #:** 6-A-22-SC

**AGENDA ITEM #:** 6

**AGENDA DATE:** 6/9/2022

► **APPLICANT:** RYAN LYNCH

TAX ID NUMBER: 0 N/A  
JURISDICTION: Council District 3  
SECTOR PLAN: Northwest City  
GROWTH POLICY PLAN: N/A (within City limits)  
ZONING: C-H-1 (Highway Commercial)  
WATERSHED: Third Creek

[View map on KGIS](#)

► **RIGHT-OF-WAY TO BE CLOSED:** A portion of Ball Camp Pike

► **LOCATION:** Between southeast corner of parcel 093CF038 to its eastern terminus

IS STREET:

(1) IN USE?: Yes

(2) IMPROVED (paved)?: Yes

► **APPLICANT'S REASON FOR CLOSURE:** Property is located at the dead end of Ball Camp Pike. This request will move the terminus of Ball Camp Pike to the west protecting property from public traffic and increase the usable area of subject parcel.

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 from the southeast corner of parcel 093CF038 to its eastern terminus to provide additional land for development, subject to 1 condition.**

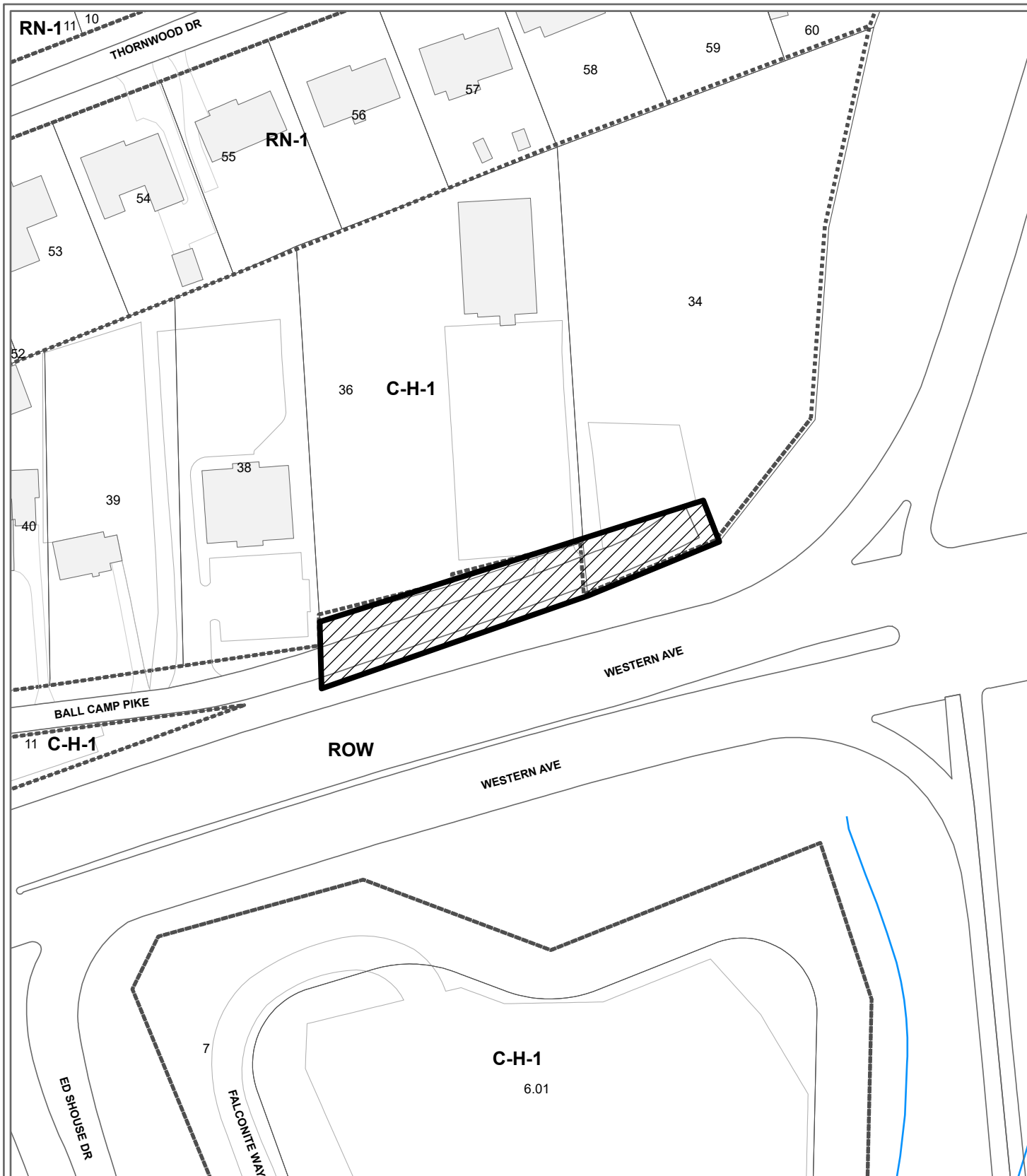
1. Replatting to combine parcels 093CF036 and 093CF034 into one parcel so that parcel 034 does not become land locked.

## COMMENTS:

1. This request is to close a portion of Ball Camp Pike from the southeast corner of parcel 093CF038 to its eastern terminus as shown on the exhibit map.  
2. This portion of Ball Camp Pike serves two properties, 093CF036 and 093CF034 (4301 and 4307 Ball Camp Pike). Both properties are under the same ownership.  
3. Ball Camp Pike terminates at the western property line of 4301 Ball Camp Pike, so closing the ROW as requested would land lock this property. Per the Subdivision Regulations, Section 3.03 (A), all lots shall have frontage on a public street or have access via one of the alternative access easement options. Therefore, the ROW closure would create a situation where the lot would not meet the Subdivision Regulation standards unless it were either combined with 4307 Ball Camp Pike in a plat or platted with an access easement. Therefore, Planning has stipulated a condition that the property be replatted. Should the replatting of the property not occur, the closure shall become null and void.

4. No address changes would be necessitated with this closure.
5. Staff has received no objections from the general public.
6. Planning received comments from the following departments and organizations:
  - a. City of Knoxville Fire Department: We have approved Ball Camp with the understanding that the two properties will be combined.
  - b. KUB had the following comments:
    - i. Should this right-of-way be closed, KUB will require the following permanent easements for its utility facilities.
    - ii. Gas: 7.5 feet on each side of the centerline of the gas line, 15 feet total width
    - iii. Electric: 10 feet on each side of the centerline of the electric line, 20 feet total width
    - iv. Water: 7.5 feet on each side of the centerline of the water line, 15 feet total width
  - c. City of Knoxville Engineering Department has no objections to close the above referenced right-of-way. Should this right-of-way be closed, the City will reserve easements for all drainage facilities and utilities, if any, located in or within five (5) feet of the property described herein. If 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.
7. Other than the comments received by the Knoxville Fire Department, City of Knoxville Engineering, and KUB, no other departments had any comments

If approved, this item will be forwarded to Knoxville City Council for action on 7/12/2022 and 7/26/2022. 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.



**6-A-22-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: A portin of Ball Camp Pike  
To be closed from: southeast corner of 4313 Ball Camp Pike  
To be closed to: to its eastern terminus.

Original Print Date: 5/5/2022 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Lynch, Ryan

Map No: 0  
Jurisdiction: City

0 100  
Feet



**MAY 6, 2022**

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  
James W. Wagner, AT&T  
Ben Davidson, Department of Engineering  
Charlotte Goforth, Department of Engineering

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

**RE: REQUEST CLOSURE OF A PORTION OF BALL CAMP PIKE BETWEEN THE  
SOUTHEAST CORNER OF 4313 BALL CAMP PIKE AND ITS EASTERN  
TERMINUS. (6-A-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 June 9, 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, May 23, 2022 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 22 ROW closure requests: 6-A-22-AC, 6-A-22-SC, 6-B-22-SC, 6-C-22-SC and 6-D-22-SC**

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**Sonny Partin** <spartin@knoxvilletn.gov>

Tue, May 24, 2022 at 1:11 PM

To: "Dori Caron (dori.caron@knoxplanning.org)" &lt;dori.caron@knoxplanning.org&gt;

Dori,

We have approved Ball Camp with the understanding that the two properties will be combined.

Will you pass on to Levan?

Thanks,

Sonny

**Asst. Chief Sonny Partin, CFPS****Fire Marshal****Knoxville Fire Department****400 Main St. Suite 446****Knoxville, Tn. 37902****Office 865-215-2283**

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**From:** Sonny Partin**Sent:** Thursday, May 12, 2022 11:12 AM**To:** Dori Caron <dori.caron@knoxplanning.org>**Cc:** michelle.portier@knoxplanning.org

[Quoted text hidden]

[Quoted text hidden]



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

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**June 22 ROW closure requests: 6-A-22-AC, 6-A-22-SC, 6-B-22-SC, 6-C-22-SC and 6-D-22-SC**

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

Mon, May 23, 2022 at 4:39 PM

TDOT District 18 Operations has the following comments on the June ROW closure requests:

6-A-22-AC: No comment.

6-A-22-SC: Operations does not oppose this closure, but would like to point out that access to parcel 093CF03 will not be granted from either Western Avenue or the I-640 off ramp to Western Avenue.

6-B-22-SC: No comment.

6-C-22-SC: No comment.

6-D-22-SC: No comment.



**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](https://tn.gov/tdot)

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

**Sent:** Friday, May 6, 2022 10:02 AM

**To:** Charlotte Goforth <cgoforth@knoxvilletn.gov>; Steve Borden <Steve.Borden@tn.gov>; Michelle Portier <michelle.portier@knoxplanning.org>; Christian Wiberley <Christian.Wiberley@kub.org>; WAGNER, JAMES W <JW904s@att.com>; Levan King Cranston <levan.kingcranston@knoxplanning.org>; Steve King <sking@knoxvilletn.gov>; Ben Davidson <bdavidson@knoxvilletn.gov>; Harold Cannon <hcannon@knoxvilletn.gov>; Sonny Partin <spartin@knoxvilletn.gov>; Amy Brooks <amy.brooks@knoxplanning.org>; Shannon Sims



May 23, 2022

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-22-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.

Gas – 7.5 feet on each side of the centerline of the gas line, 15 feet total width  
Electric – 10 feet on each side of the centerline of the electric line, 20 feet total width  
Water – 7.5 feet on each side of the centerline of the water line, 15 feet total width

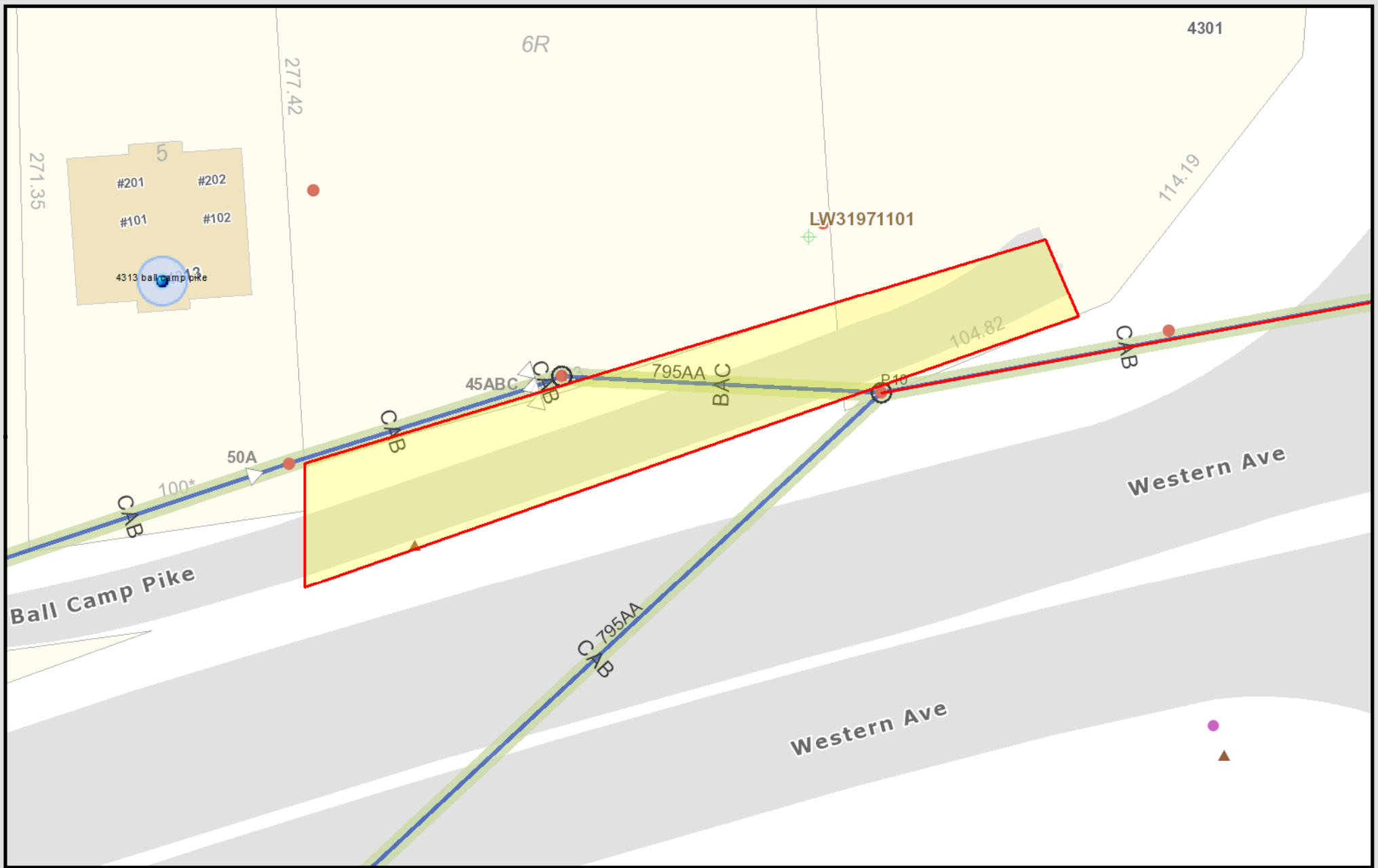
If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Wiberley', is written over the signature line.

Christian Wiberley, PE  
Engineering

CGW

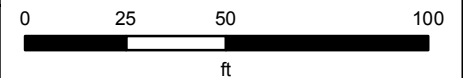


File No. 6-A-22-SC (Electric)

**Knoxville Utilities Board**

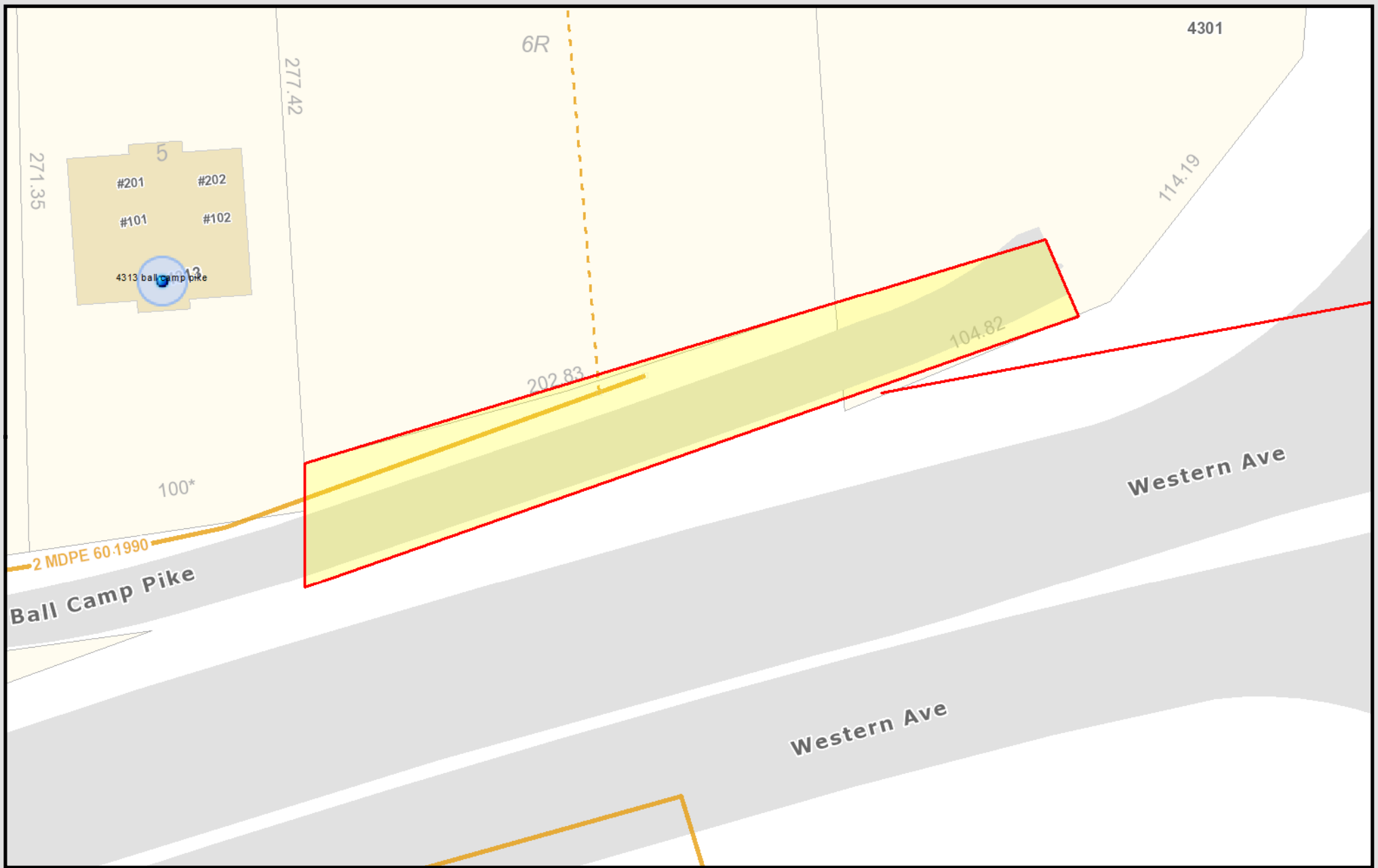


Printed: 5/23/2022 at 8:18:51 AM



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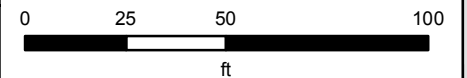


File No. 6-A-22-SC (Gas)

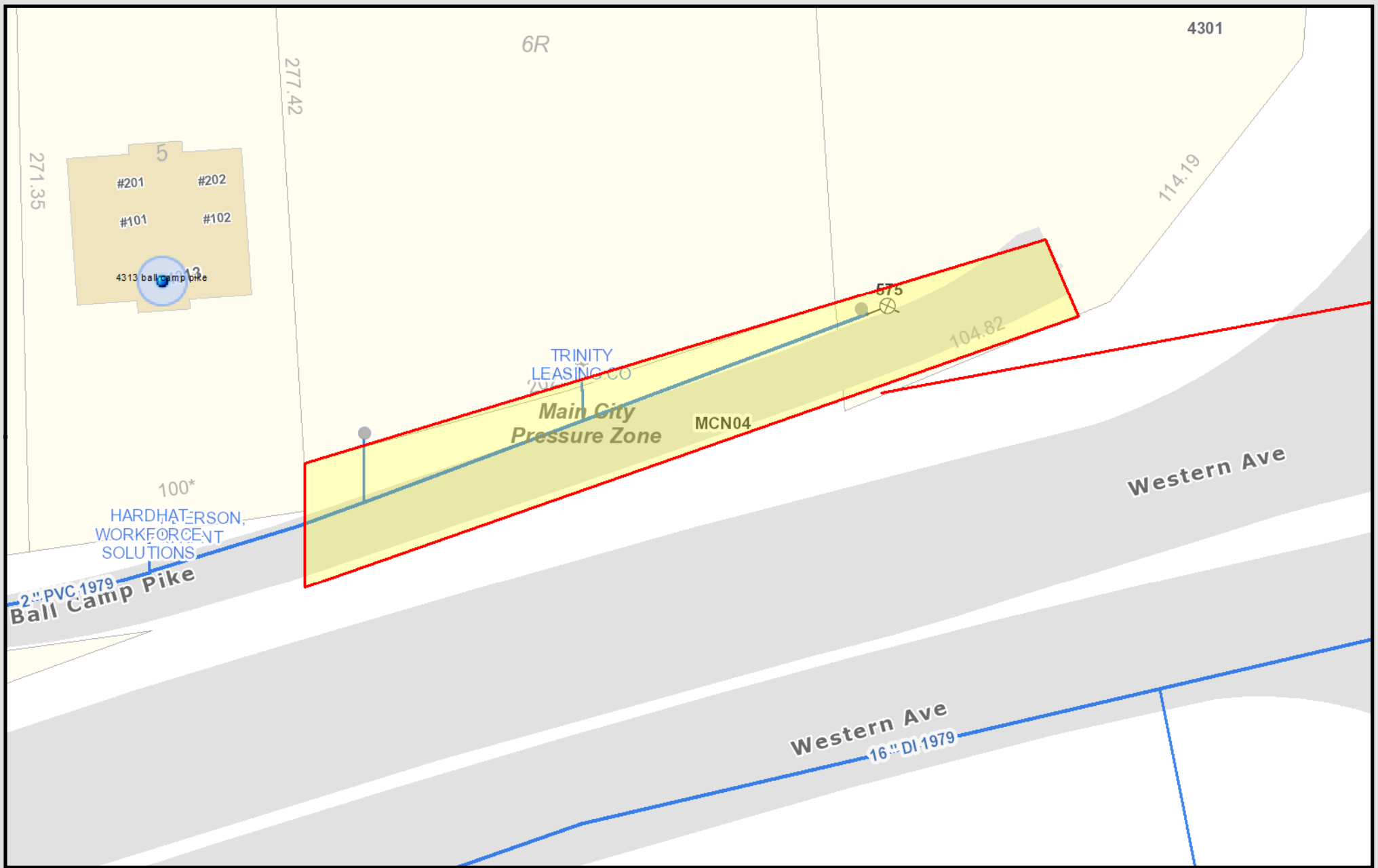
**Knoxville Utilities Board**



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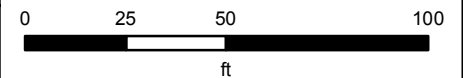


File No. 6-A-22-SC (Water)

**Knoxville Utilities Board**



Printed: 5/23/2022 at 8:19:13 AM



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# CITY OF KNOXVILLE

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

May 23, 2022

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

SUBJECT: Proposed Closure of a portion of Ball Camp Pike  
Planning File # 6-A-22-SC; Near City Block 43640

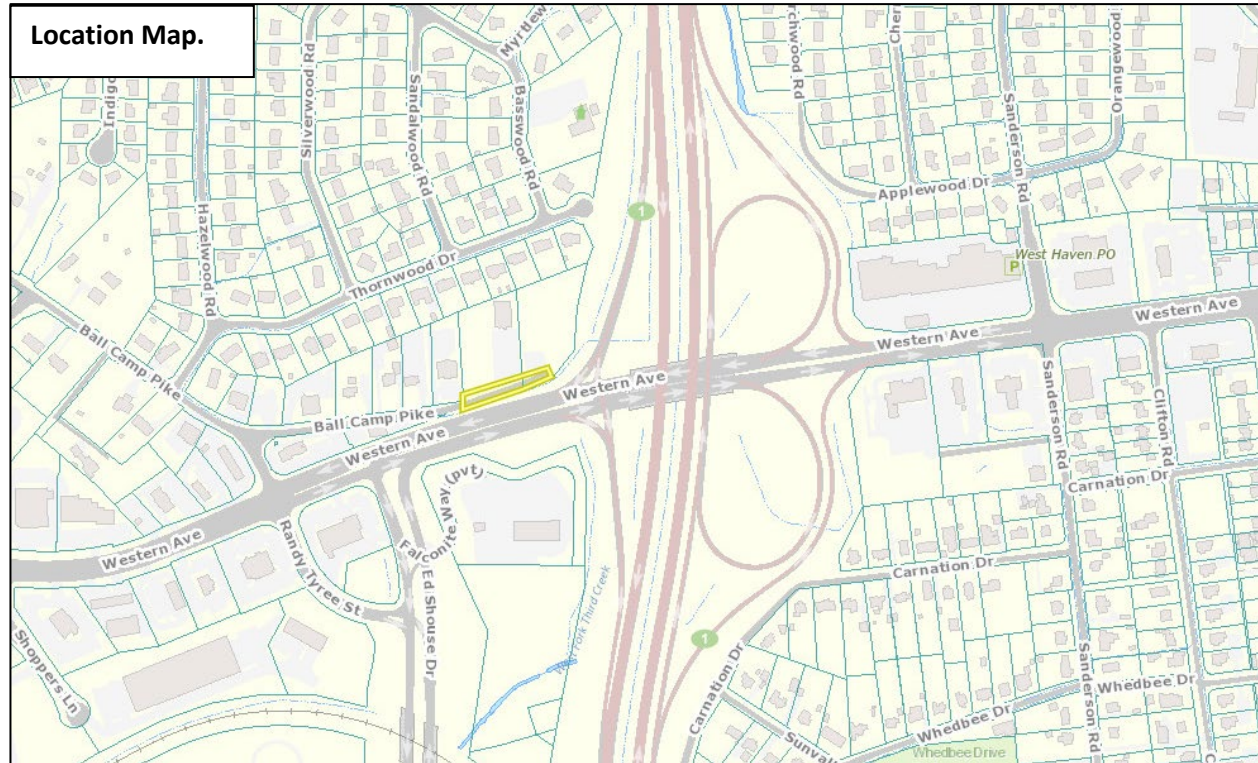
The City Engineering Department has no objections to close the above referenced right-of-way. Should this right-of-way be closed, the City will reserve easements for all drainage facilities and utilities, if any, located in or within five (5) feet of the property described herein. If facilities or utilities 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

6-A-22-SC

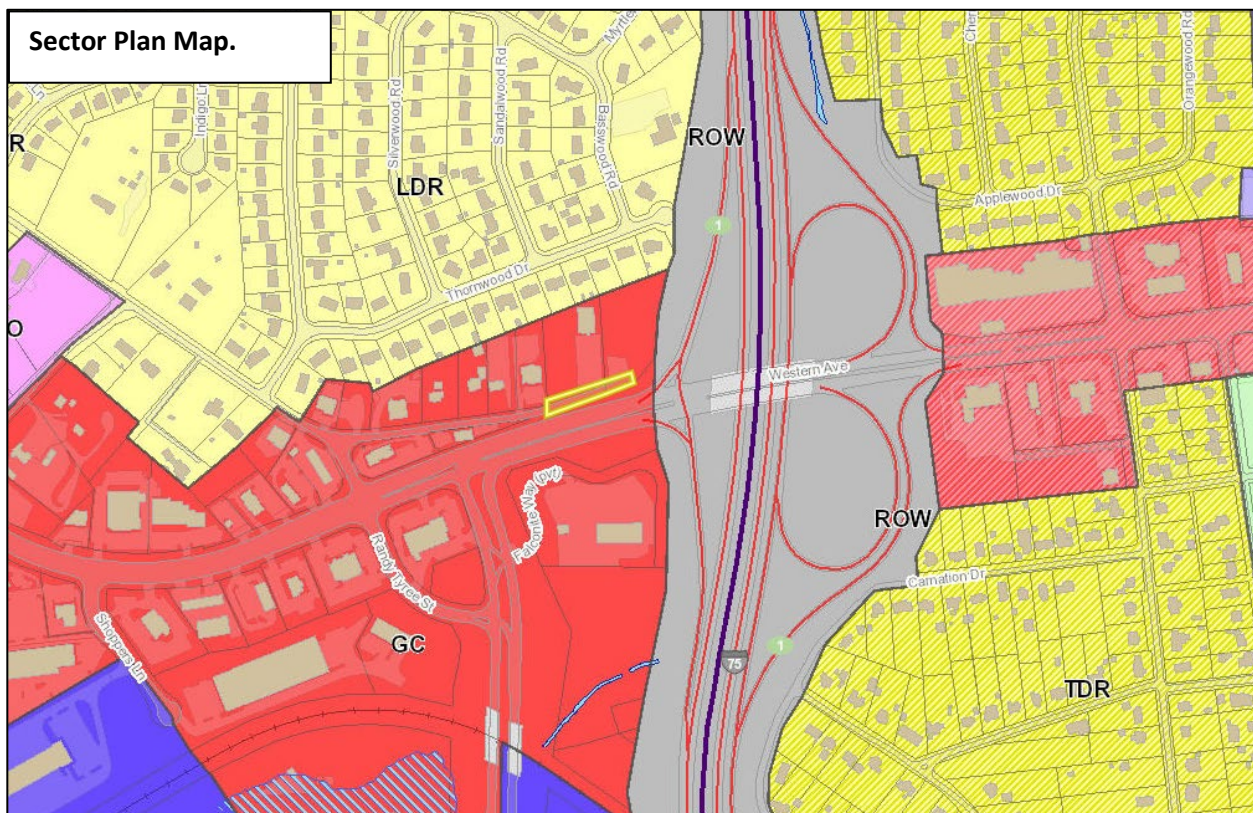
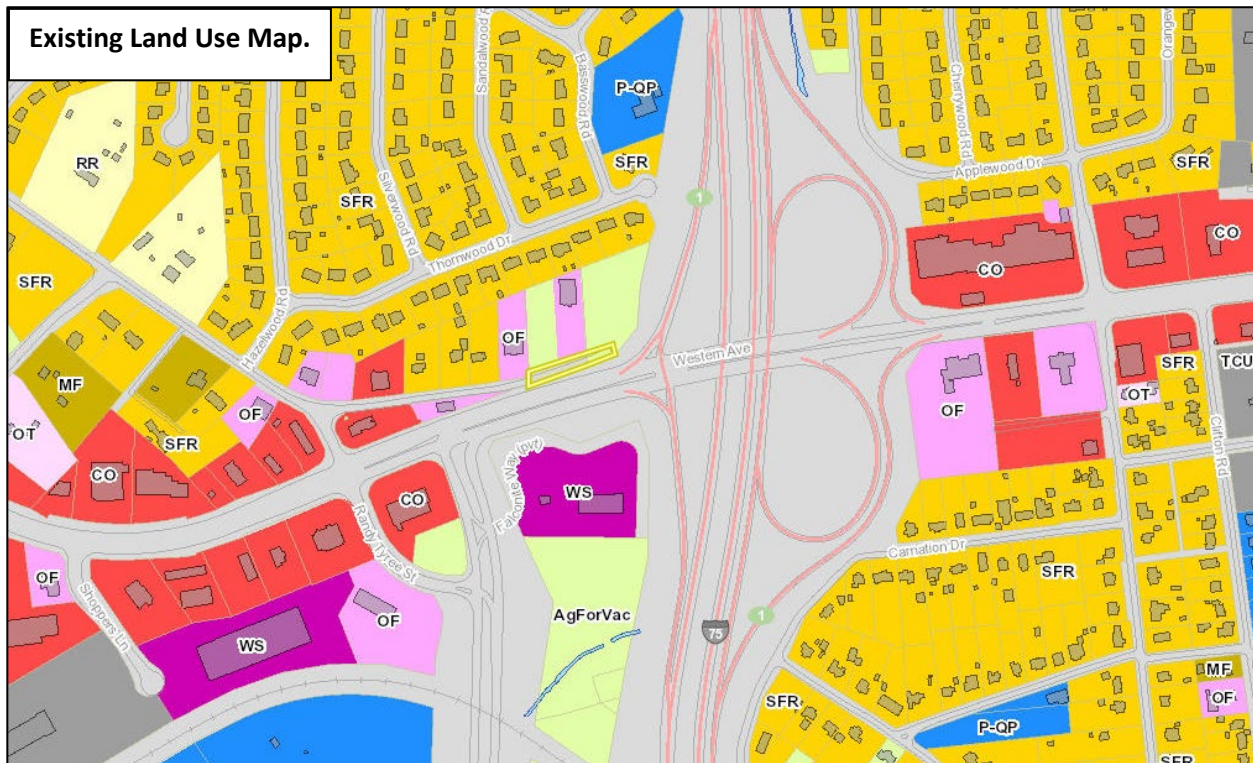
## EXHIBIT A. Contextual Images





6-A-22-SC

## EXHIBIT A. Contextual Images





6-A-22-SC

EXHIBIT A. Contextual Images

Eagle eye view.



Street view.



# Addressing Staff Review Comments

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.

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

Proposed or Existing Subdivision or Street Name	Review Comments (Corrections, Reserved/Approved Date, Notes)
	If the proposed ROW closure is approved, no address changes are anticipated.

Comments may be modified based on new information from updated plans, field reviews or other agencies.

Addressing Staff Contacts:	Donna Hill	<a href="mailto:donna.hill@knoxplanning.org">donna.hill@knoxplanning.org</a>	865.215.3872
	Andrea Kupfer	<a href="mailto:andrea.kupfer@knoxplanning.org">andrea.kupfer@knoxplanning.org</a>	865.215.3797
	Both staff	<a href="mailto:addressing@knoxplanning.org">addressing@knoxplanning.org</a>	865.215.2507





# RIGHT-OF-WAY CLOSURE

Name of Applicant: Ryan Lynch  
Date Filed: 4-4-22 Fee Paid: 750<sup>00</sup> File Number: 6-A-22-SC  
Map Number: 93 Zoning District: CH-1 ☒ City ☐ County Sector: Northwest City  
Jurisdiction: ☒ City 3rd Council District

## INFORMATION:

Name of Right-of-Way: BALL CAMP PIKE

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

### Location of Right-of-Way:

BETWEEN (City Block or Lot where appropriate) COPPER KETTLE ST AND INTERSTATE 640

AND (City Block or Lot where appropriate) CITY BLOCK 43640 AND 43800

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

### Reason for Closure:

PROPERTY IS LOCATED AT THE DEAD END OF BALL CAMP PIKE. THIS REQUEST WILL MOVE THE  
TERMINUS OF BALL CAMP PIKE TO THE WEST PROTECTING PROPERTY FROM PUBLIC TRAFFIC AND  
INCREASE THE USABLE AREA OF SUBJECT PARCEL.

## TO BE CLOSED:

From: (Street, Alley, Other)

4313 BALL CAMP PIKE

To: (Street, Alley, Other)

4301 BALL CAMP PIKE

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

RYAN S. LYNCH - 4405 COSTER ROAD KNOXVILLE, TENNESSEE 37912 865-584-2630 RLYNCH@LYNCHSURVEY.COM

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: [Signature]

03/31/2022

RYAN S. LYNCH - 4405 COSTER ROAD KNOXVILLE, TENNESSEE 37912 865-584-2630 RLYNCH@LYNCHSURVEY.COM

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

## APPLICATION ACCEPTED BY:

Sherry Michienzi

4/4/2022

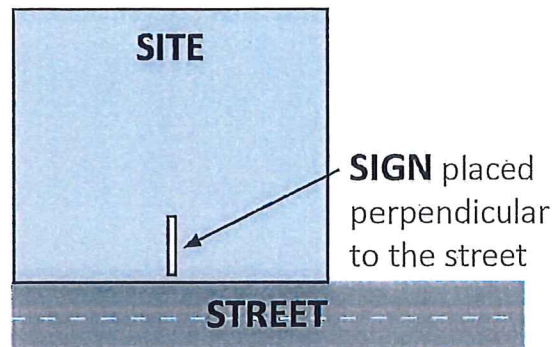
4/5/2022 (sum)



[illegible]

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.

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:*

May 25, 2022 and June 10, 2022  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: \_\_\_\_\_

Date: 4/5/2022

File Number: \_\_\_\_\_



Sign posted by Staff



Sign posted by Applicant