



CITY OF KNOXVILLE CLOSURE OF PUBLIC RIGHT-OF-WAY

► **FILE #:** 3-A-22-SC

AGENDA ITEM #: 5

AGENDA DATE: 3/10/2022

► **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: I-MU (Industrial Mixed-Use)
WATERSHED: First Creek

[View map on KGIS](#)

► **RIGHT-OF-WAY TO BE CLOSED:** Willow Avenue and Patton Street Intersection

► **LOCATION:** Between the eastern side of the Patton Street intersection and a point 282.46 feet to the west

IS STREET:

(1) IN USE?: Yes

(2) IMPROVED (paved)?: Yes

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

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 of the intersection fights-of-way of Patton Street and Willow Avenue to a point 282.46 ft to the west, as shown on the application exhibit map, since the area is needed for the multi-use stadium/mixed use planned development, subject to three 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.

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.

COMMENTS:

1. This request is to close the intersection rights-of-way of Willow Avenue and Patton Street from where the

streets meet on the north, south, and east to a point at the end of a 180-degree arc located 282.46 ft to the west as shown on the application exhibit map.

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.

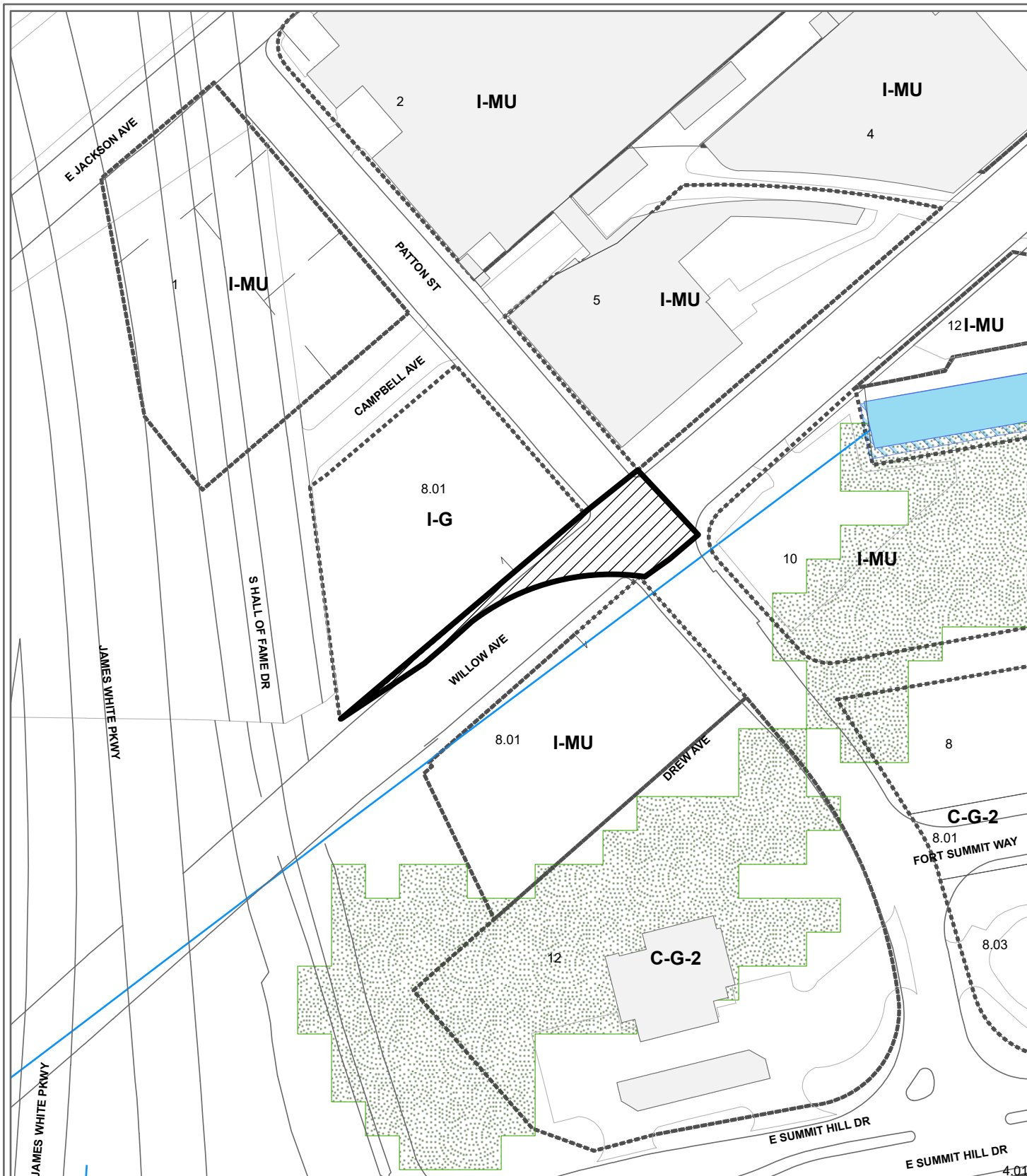
4. Staff has received no objections from the general public.

5. KUB comments: Should this right-of-way be closed, KUB will require the following permanent easements for its utility facilities:

- Sewer (8", 10", and 15"): 7.5 feet on each side of the centerline of the sewer line, 15 feet total width
- Sewer (48"): 12.5 feet on each side of the centerline of the sewer line, 25 feet total width
- Water: 12.5 feet on each side of the centerline of the water line, 25 feet total width
- Gas: 12.5 feet on each side of the centerline of the gas line, 25 feet total width
- Electric (13.2kV): 10 feet on each side of the centerline of the electric line, 20 feet total width
- Electric (69kV): 25 feet on each side of the centerline of the electric line, 50 feet total width

6. Other than comments received from City Engineering (approval conditions 1-3) and KUB, no other departments had any comments.

If approved, this item will be forwarded to Knoxville City Council for action on 4/5/2022 and 4/19/2022. 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.



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

Name of Street or Alley: Willow Avenue and Patton Street Intersection
 To be closed from: Willow Avenue and Patton Street Intersection
 To be closed to: Willow Avenue and Patton Street Intersection

Original Print Date: 2/3/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 95
 Jurisdiction: City

0 100
 Feet



FEBRUARY 4, 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 THE WILLOW AVE. AND PATTON ST.
INTERSECTION BETWEEN WILLOW AVE. AND PATTON ST. (3-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 March 10, 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, February 21, 2022 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>

March ROW closures 3-A-22-SC, 3-B-22-SC, 3-C-22-SC

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

Wed, Feb 9, 2022 at 8:31 AM

Dori,

All 3 ROW's are approved by fire.

Thanks,

Sonny

Asst. Chief Sonny Partin, CFPS

Fire Marshal

Knoxville Fire Department

400 Main St. Suite 446

Knoxville, Tn. 37902

Office 865-215-2283

[Quoted text hidden]



CITY OF KNOXVILLE

Engineering
Benjamin D. Davidson, PLS
Technical Services Administrator

February 18, 2022

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

SUBJECT: Proposed Closure of a portion of Willow Ave to support City project for multi-use stadium; MPC
File # 3-A-22-SC

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.

February 21, 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 3-A-22-SC

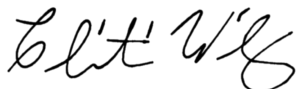
We have reviewed our records and find that we have existing utility facilities located within the subject right-of-way. The approximate locations of these facilities are indicated on the enclosed prints. However, KUB does not release and hereby retains all easements and rights for existing utility facilities, 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.

Sewer (8", 10", and 15") – 7.5 feet on each side of the centerline of the sewer line, 15 feet total width
Sewer (48") – 12.5 feet on each side of the centerline of the sewer line, 25 feet total width
Water – 12.5 feet on each side of the centerline of the water line, 25 feet total width
Gas – 12.5 feet on each side of the centerline of the gas line, 25 feet total width
Electric (13.2kV) – 10 feet on each side of the centerline of the electric line, 20 feet total width
Electric (69kV) – 25 feet on each side of the centerline of the electric line, 50 feet total width

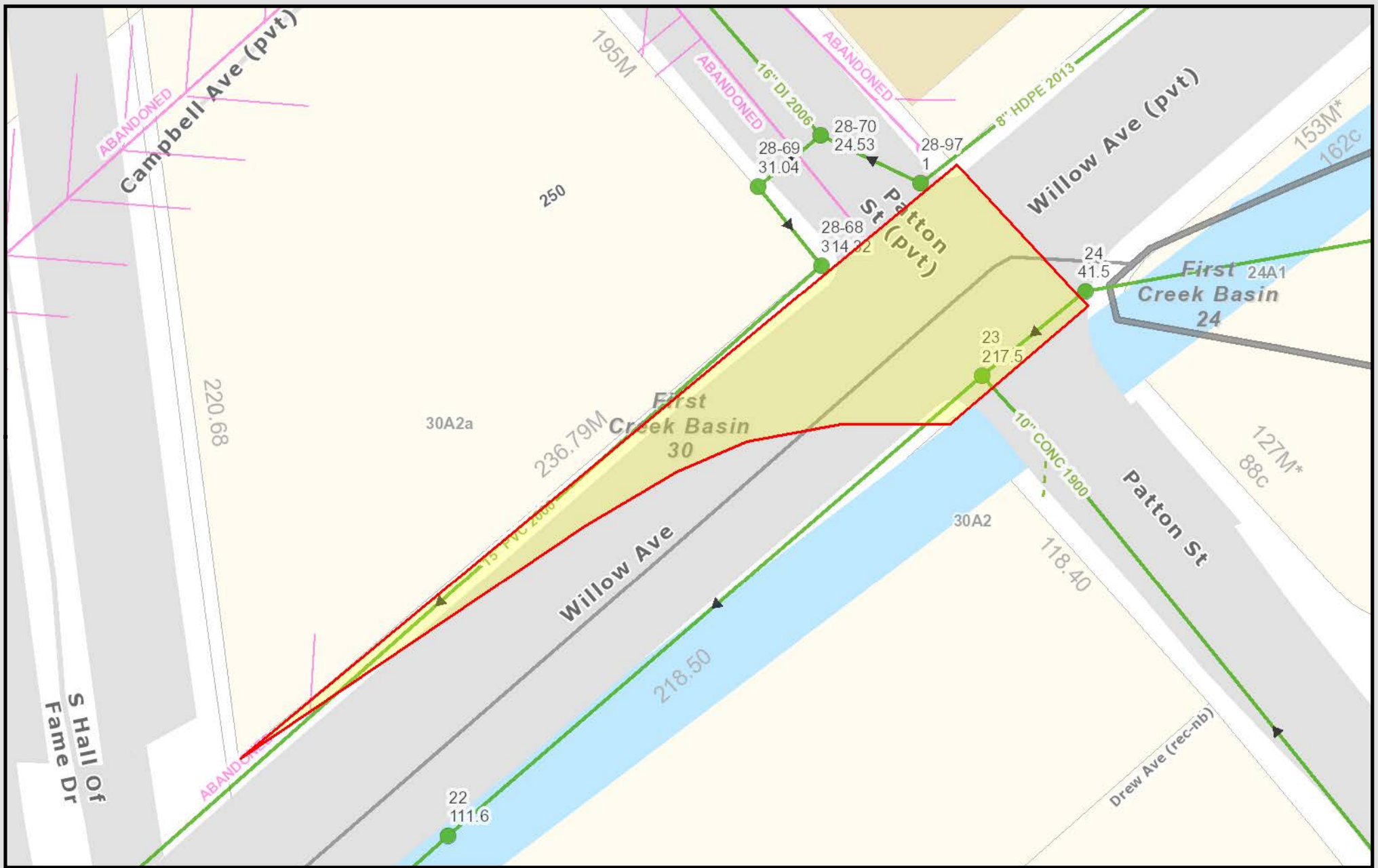
If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian Wiberley, PE
Engineering

CGW

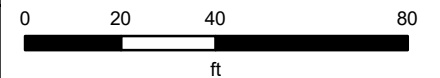


File No. 3-A-22-VA (Sewer)

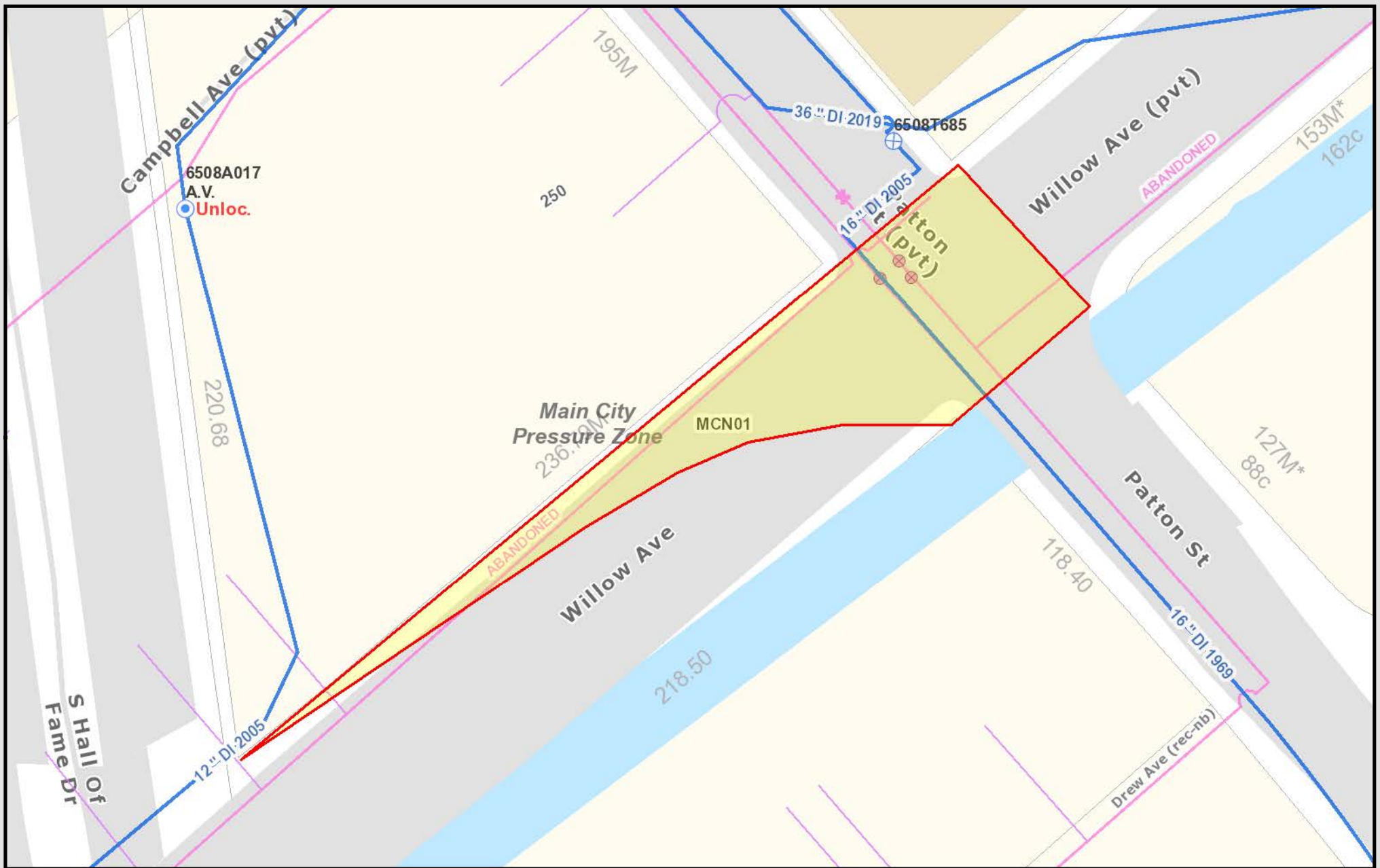
Knoxville Utilities Board



Printed: 2/21/2022 at 9:00:59 AM



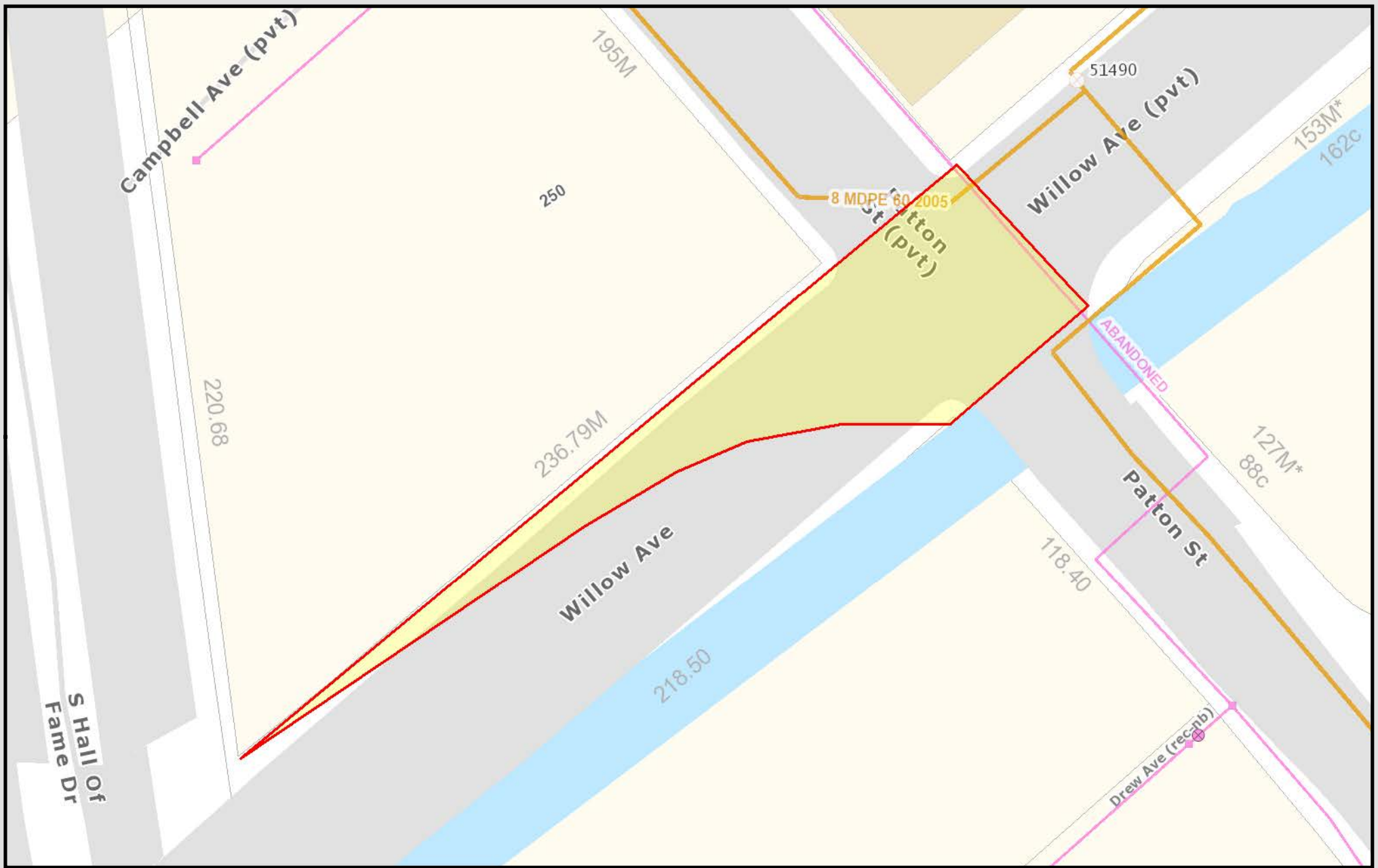
KUB makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KUB harmless from any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



File No. 3-A-22-VA (Water)

Knoxville Utilities Board

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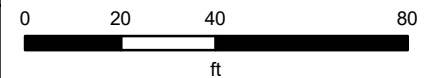


File No. 3-A-22-VA (Gas)

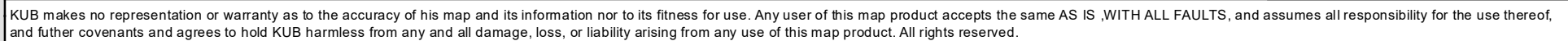
Knoxville Utilities Board



Printed: 2/21/2022 at 9:02:26 AM



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Dori Caron <dori.caron@knoxplanning.org>

March ROW closures 3-A-22-SC, 3-B-22-SC, 3-C-22-SC

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

Fri, Feb 18, 2022 at 2:04 PM

Responses from TDOT District 18 Operations to the March ROW closure requests are as follows:

3-A-22-SC_Willow Ave_ROW: Operations has no comment

3-B-22-SC_Patton St_ROW: Operations has no comment

3-C-22-SC_First Creek_ROW: Operations has 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

tn.gov/tdot

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

Sent: Friday, February 4, 2022 12:04 PM

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>; Laura Edmonds <laura.edmonds@knoxplanning.org>; Amy Brooks <amy.brooks@knoxplanning.org>; Shannon Sims <ss3775@att.com>

Subject: [EXTERNAL] March ROW closures 3-A-22-SC, 3-B-22-SC, 3-C-22-SC

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)
Willow Avenue	No address changes are anticipated if the proposed closure is approved by the Planning Commission

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

Addressing Staff Contacts:	Donna Hill	donna.hill@knoxplanning.org	865.215.3872
	Andrea Kupfer	andrea.kupfer@knoxplanning.org	865.215.3797
	Both staff	addressing@knoxplanning.org	865.215.2507



RIGHT-OF-WAY CLOSURE

Name of Applicant: City of Knoxville

Date Filed: 1/24/2022 Fee Paid: \$0 File Number: 3-A-22-SC

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

Jurisdiction: ☒ City 6 Council District

INFORMATION:

Name of Right-of-Way: Willow Ave and Patton St intersection

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

Location of Right-of-Way:

BETWEEN (City Block or Lot where appropriate) City Blocks 07283 and 07302

AND (City Block or Lot where appropriate) City Blocks 07284 and 07341

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

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

TO BE CLOSED:

From: (Street, Alley, Other)

Willow Ave and Patton St intersection (see exhibits)

To: (Street, Alley, Other)

Willow Ave and Patton St intersection (see exhibits)

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

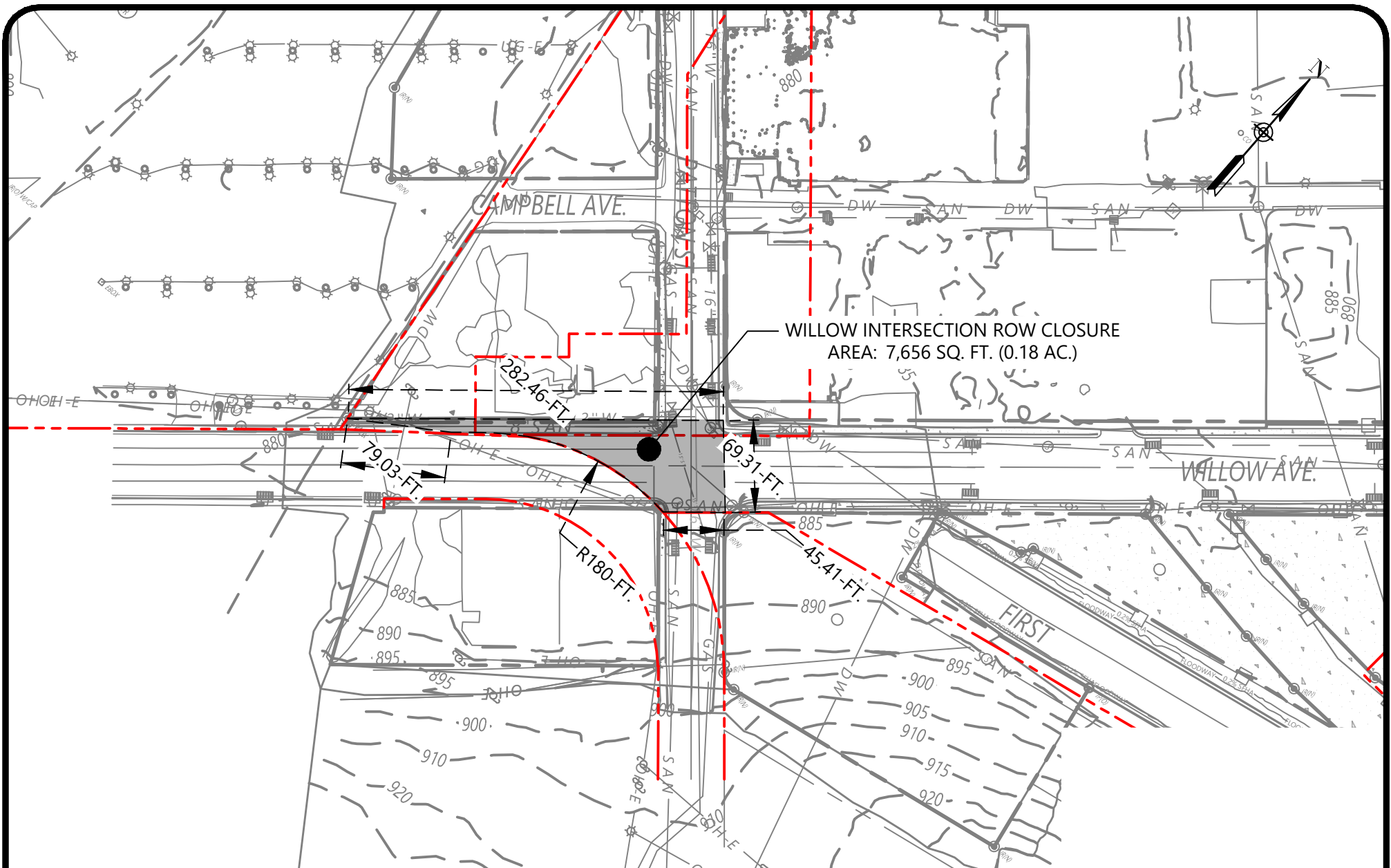
Ben Davidson City Coung Bldg., Room 473, Knoxville, TN 37902, 215-4615, bdavidson@knoxvilletn.gov

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

APPLICATION ACCEPTED BY: Michelle Portier

[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.



WILLOW INTERSECTION

ROW CLOSURE
KNOXVILLE MULTI-USE STADIUM
WILLOW INTERSECTION ROW

SCALE:

1" = 100'

DATE:

12/28/2021

PROJECT NUMBER

5143-19-009

FIGURE NO.

X1.10