



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

▶ FILE #: 11-A-22-SC

AGENDA ITEM #: 7

AGENDA DATE: 11/10/2022

▶ APPLICANT: CHRIS BURKHART / ROCK POINTE DEVELOPMENT

TAX ID NUMBER:	71 N/A	<a href="#"><u>View map on KGIS</u></a>
JURISDICTION:	Council District 6	
SECTOR PLAN:	East City	
GROWTH POLICY PLAN:	N/A (Within City Limits)	
ZONING:	N/A	
WATERSHED:	Love Creek	

▶ RIGHT-OF-WAY TO BE CLOSED: Pelham Rd.

▶ LOCATION: Between its intersection with McCalla Ave. and the southwestern corner of parcel 0711A020

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

▶ APPLICANT'S REASON FOR CLOSURE: This portion of Pelham Road is requested to be closed to allow for the construction of a new road (Rock Pointe Drive) to realign the right-of-way and connect the existing portion of Pelham Rd that is remaining open to McCalla Avenue.

DEPARTMENT-UTILITY REPORTS:	The City's Engineering Department requests conditions. KUB and AT&T retain all rights and easements. TDOT and the City's Fire Department have no comments.
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### STAFF RECOMMENDATION:

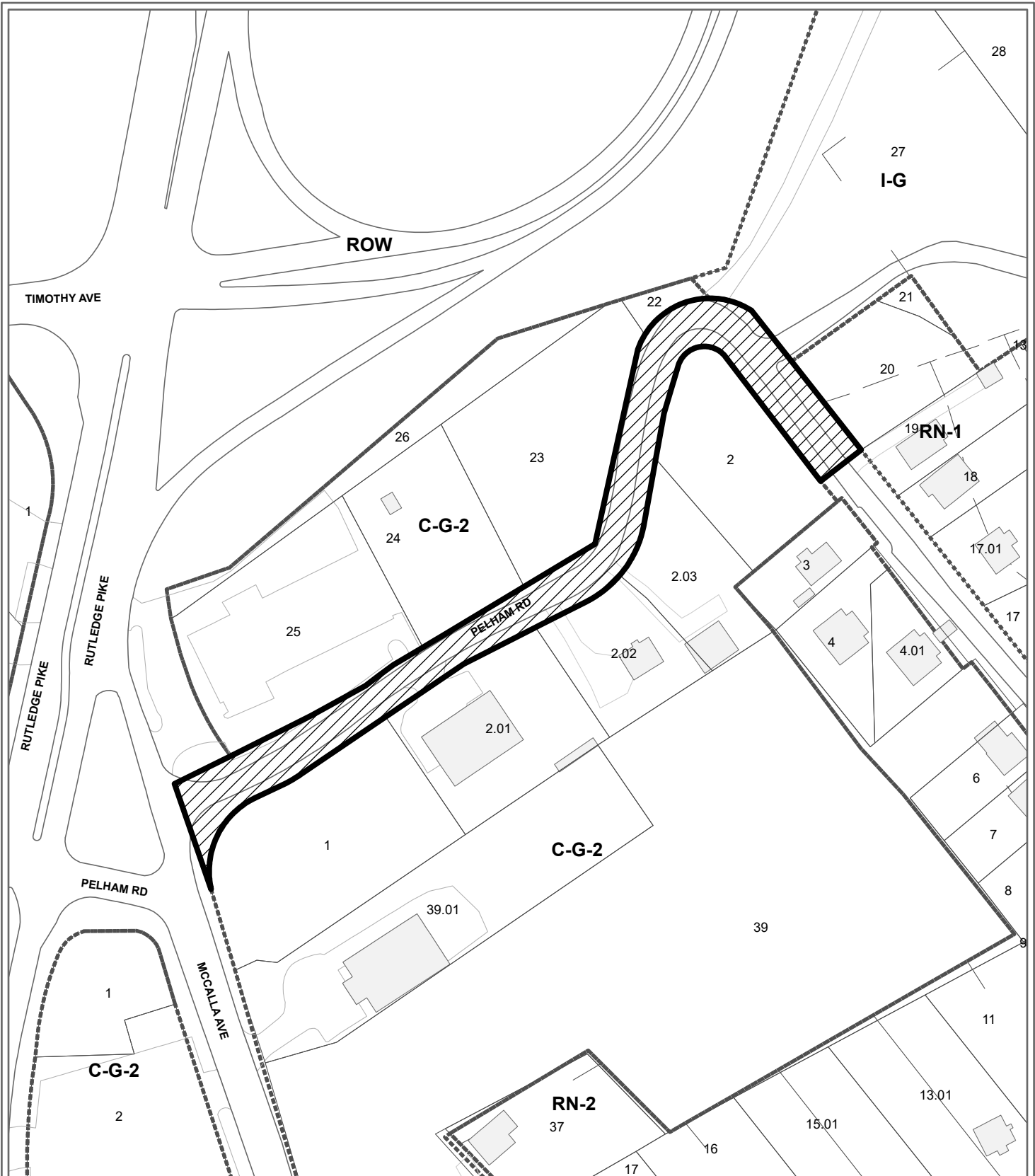
▶ Approve closure of Pelham Road from its intersection with McCalla Avenue to the southwestern corner of parcel 0711A020, subject to any required easements, and subject to four conditions:

1. The 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.
2. The applicant shall dedicate and bond, subject to Engineering's approval, the proposed new right-of-way area that is subject to current plans review number R22-1274.
3. The closure shall become effective only after the Engineering Department has confirmed the conditions in item number 2 above have been satisfactorily met.
4. The applicant shall have one (2) years to complete conditions listed above, unless otherwise stated in a particular item, or the closure shall be considered null and void and of no effect.

### COMMENTS:

1. This request is to close Pelham Road from its intersection with McCalla Ave. to the southwestern corner of parcel 0711A020 to allow for the construction of a new road (Rock Pointe Drive) to realign the right-of-way and connect the existing portion of Pelham Road that is remaining open to McCalla Avenue.
2. This adjoining properties for the street closure are zoned a mix of commercial and industrial. This area is adjacent to the right-of-way of I-40, Rutledge Pike and a portion of McCalla Avenue, also proposed to be closed (see case: 11-B-22-SC).
3. The same property owner owns all adjacent 11 properties with frontage on this section of Pelham Road. This property owner is the applicant for the closure and has submitted plans to the City of Knoxville to provide a new road called Rock Pointe Drive.
4. Staff has received no objections from the general public.
4. The following departments and organizations had these comments:
  - The City Engineering Department has no objections to close the above referenced right-of-way area  
SUBJECT TO THE FOLLOWING CONDITIONS
    - a. The 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.
    - B. The applicant shall dedicate and bond, subject to Engineering's approval, the proposed new right-of-way area that is subject to current plans review number R22-1274.
    - c. The closure shall become effective only after the Engineering Department has confirmed the conditions in item number 2 above have been satisfactorily met.
    - D. The applicant shall have one (2) years to complete conditions listed above, unless otherwise stated in a particular item, or the closure shall be considered null and void and of no effect.
  - 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:
    - Electric - 10 feet on each side of the centerline of the electric line, 20 feet total width
    - Gas - 7.5 feet on each side of the centerline of the gas line, 15 feet total width
    - Sewer - 7.5 feet on each side of the centerline of the sewer line, 15 feet total width
    - Water -7.5 feet on each side of the centerline of the water line, 15 feet total width
  - AT&T currently has facilities and will need to maintain facilities on Pelham Road and McCalla Road at Rutledge Pike. We would request a utility easement in each of these locations.
  - TDOT has no comments as this is not a state right-of-way.
  - The Fire Department had no comments.

If approved, this item will be forwarded to Knoxville City Council for action on 12/13/2022 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.

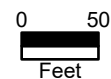


**11-A-22-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Petitioner: Chris Burkhart / Rock Pointe Development

Name of Street or Alley: Pelham Rd.  
 To be closed from: its intersection with McCalla Rd  
 To be closed to: the southwestern corner of parcel 0711A020

Map No: 71  
 Jurisdiction: City



**SEPTEMBER 30, 2022**

Knoxville Utilities Board  
Steve Borden, Regional Director, TN Dept. of Transportation  
Tom Clabo, 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 PELHAM RD. BETWEEN ITS INTERSECTION WITH MCCALLA RD. AND THE SOUTHWESTERN CORNER OF PARCEL 071IA020. (11-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 November 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, October 17, 2022 will be considered as no objection by your agency.***

C: Jeff Welch, Executive Director, Knoxville-Knox County Planning  
Attachment: Application



Jessica Kitts <jessica.kitts@knoxplanning.org>

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**RE: ROW Closures for November 2022 - 11-A-22-AC, 11-A-22-SC, 11-B-22-SC, AND 11-C-22-SC**

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**WAGNER, JAMES W** <JW904s@att.com>  
To: Jessica Kitts <jessica.kitts@knoxplanning.org>

Tue, Oct 18, 2022 at 2:22 PM

Ms. Kitts,

AT&T currently has facilities and will need to maintain facilities on Walden Dr, Pelham Rd and McCalla at Rutledge Pike, referenced in 11-A-22-SC, 11-B-22-SC, and 11-C-22-SC. We would request a utility easement in each of these locations.

Thank you,

**James W. Wagner**

Manager Outside Plant Planning & Engineering Design

AT&T Technology Operations

**AT&T – BellSouth Telecommunications, LLC**

9733 Parkside Drive, Knoxville, TN 37922  
o 865.297.0886 | m 865.360.9737 | [jw904s@att.com](mailto:jw904s@att.com)

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**From:** Jessica Kitts <[jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)>  
**Sent:** Thursday, October 13, 2022 1:44 PM  
**To:** WAGNER, JAMES W <[JW904s@att.com](mailto:JW904s@att.com)>  
**Subject:** Fwd: ROW Closures for November 2022 - 11-A-22-AC, 11-A-22-SC, 11-B-22-SC, AND 11-C-22-SC

Good afternoon James,

I'm forwarding this to you because Jay is out for Jury Duty and I need to make sure you all see these ROW Closure requests. I sent out a reminder today because we haven't received any responses back. Please let me know if you have

any questions.

Thank you,

*Jessica Kitts*

Jessica Kitts

Administrative Assistant II

Direct Line: 865-215-3810

Email: [jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)



**Knoxville-Knox County Planning | Knoxville Regional TPO**

400 Main Street, Suite 403 | Knoxville, TN 37902

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Jessica Kitts <jessica.kitts@knoxplanning.org>

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**RE: ROW Closures for November 2022 - 11-A-22-AC, 11-A-22-SC, 11-B-22-SC, AND 11-C-22-SC**

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Steve Borden <Steve.Borden@tn.gov>  
To: Jessica Kitts <jessica.kitts@knoxplanning.org>

Mon, Oct 17, 2022 at 12:02 PM

Jessica,

Please find the following responses to the referenced ROW closure requests:

11-A-22-SC: operations has no comment.

11-B-22-SC: operations has no comment.

11-C-22-SC: operations has no comment.

11-A-22-AC: 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](mailto:Steve.Borden@tn.gov)

[tn.gov/tdot](http://tn.gov/tdot)

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**From:** Jessica Kitts <jessica.kitts@knoxplanning.org>

**Sent:** Thursday, October 13, 2022 1:39 PM

**To:** Sonny Partin <spartin@knoxvilletn.gov>; Tom Clabo <tclabo@knoxvilletn.gov>; Dori Caron <dori.caron@knoxplanning.org>; Christian Wiberley <Christian.Wiberley@kub.org>; Charlotte Goforth <cgoforth@knoxvilletn.gov>; Chris Howley <chowley@knoxvilletn.gov>; James Wagner <JW904s@att.com>; Steve Borden <Steve.Borden@tn.gov>; Michelle Portier <michelle.portier@knoxplanning.org>; Jeff Welch <jeff.welch@knoxplanning.org>; Ben Davidson <bdavidson@knoxvilletn.gov>; Steve King <sking@knoxvilletn.gov>; Jay Frazier <jf092g@att.com>

**Subject:** [EXTERNAL] Re: ROW Closures for November 2022 - 11-A-22-AC, 11-A-22-SC, 11-B-22-SC, AND 11-C-22-SC

**\*\*\* This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. \*\*\***

Good afternoon!

I have not received any responses for the attached November ROW Closure requests. Can you please make sure to get a response back to us by October 17, 2022?

Thank you,

*Jessica Kitts*

Jessica Kitts

Administrative Assistant II

Direct Line: 865-215-3810

Email: [jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)



**Knoxville-Knox County Planning | Knoxville Regional TPO**

400 Main Street, Suite 403 | Knoxville, TN 37902

On Mon, Oct 3, 2022 at 10:27 AM Jessica Kitts <[jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)> wrote:

Good morning!

My name is Jessica Kitts. I will be sending you our ROW closure requests going forward. I have four cases for your review for our November Planning Commission meeting. Please review the closure requests and let me know if you have any comments, concerns, or objections. Also, please note that we are requesting these responses back by October 17, 2022.

Thank you,

*Jessica Kitts*

Jessica Kitts

Administrative Assistant II

Direct Line: 865-215-3810



Email: [jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)



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October 17, 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 11-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.

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

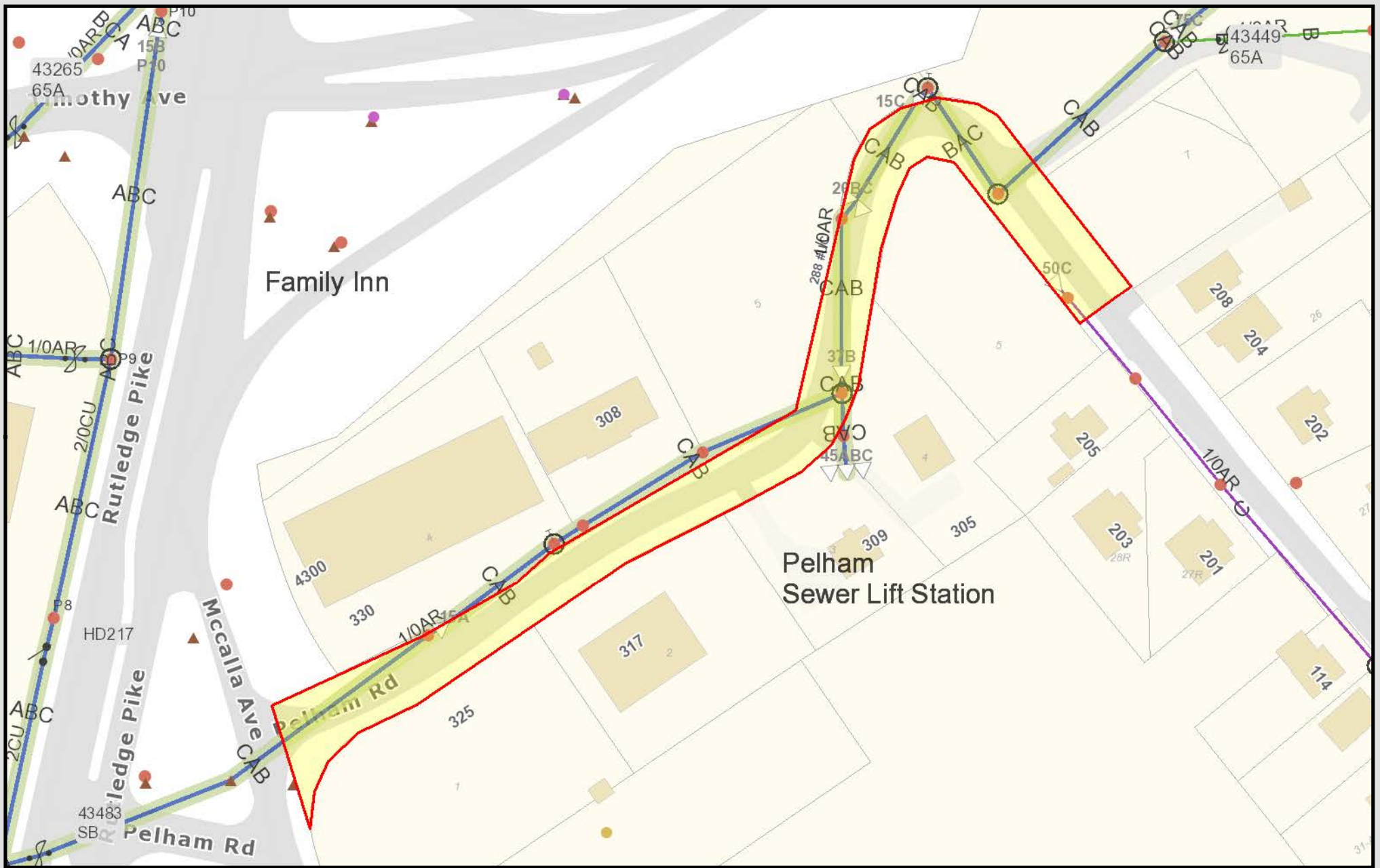
If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wiberley", is written over the typed name.

Christian Wiberley, PE  
Engineering

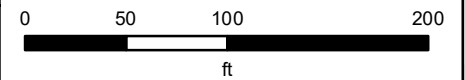
CGW



File No. 11-A-22-SC (Electric)

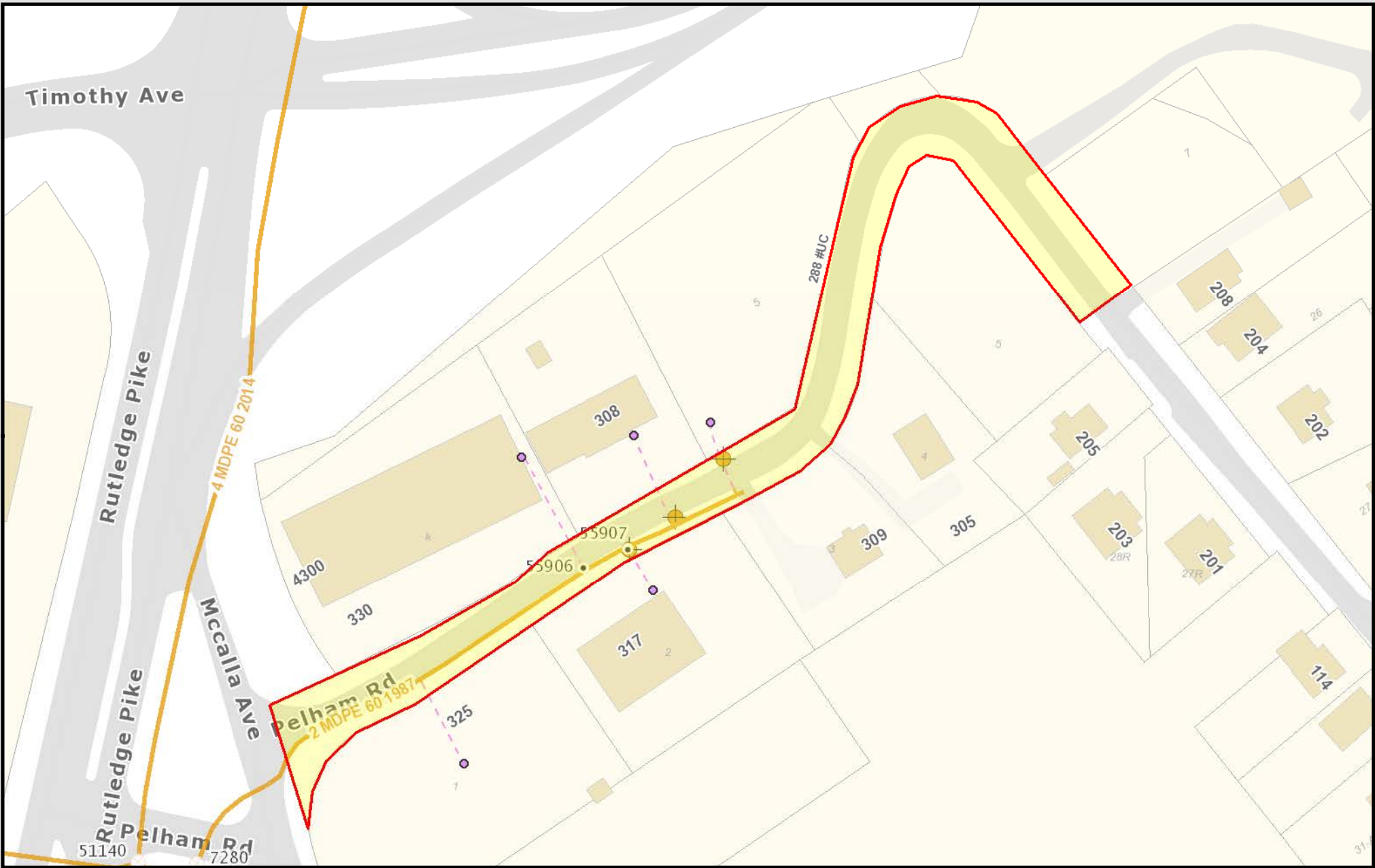


Printed: 10/17/2022 at 9:07:38 AM



**Knoxville Utilities Board**

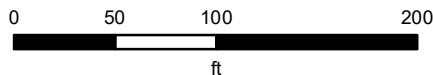
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File No. 11-A-22-SC (Gas)

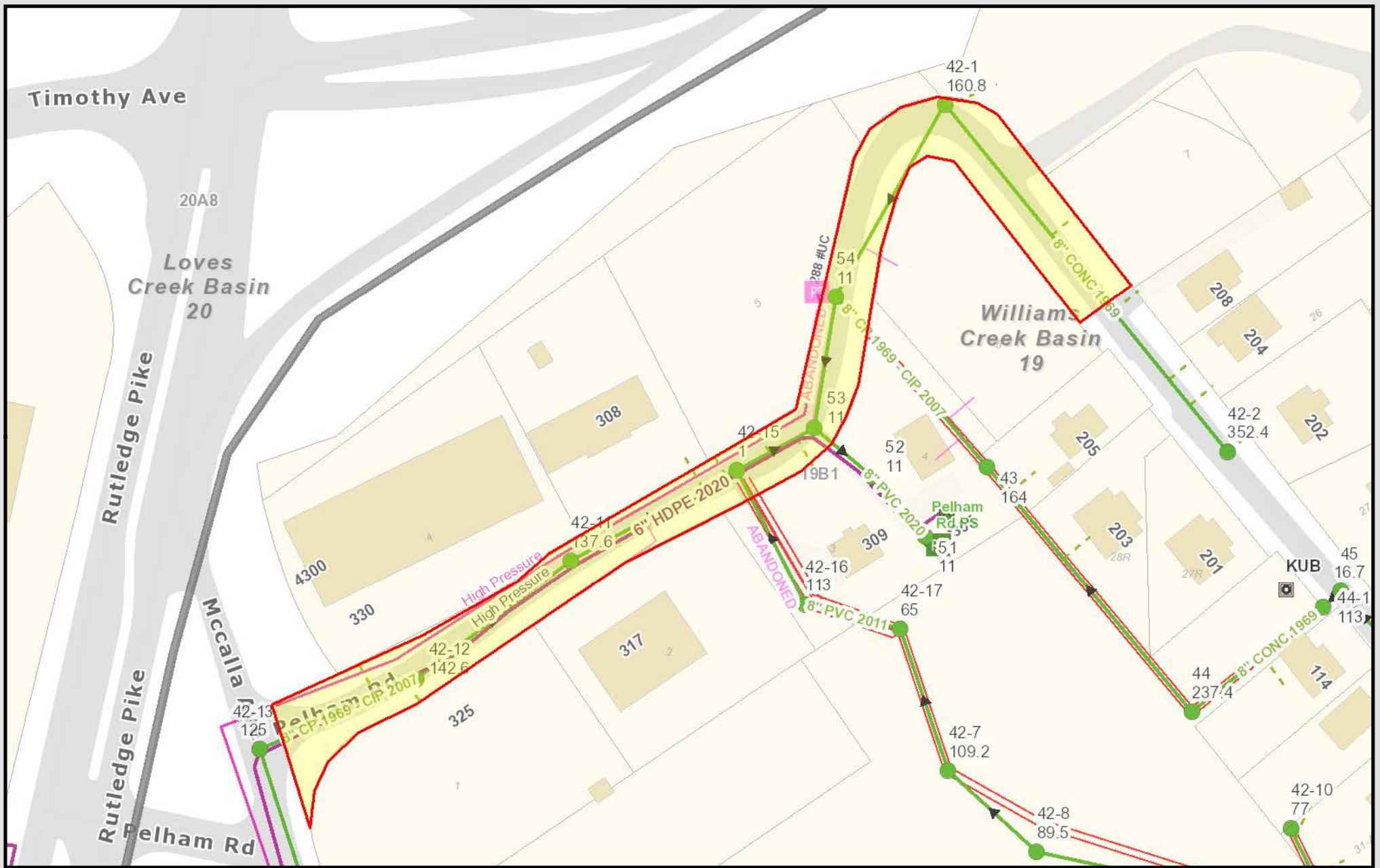


Printed: 10/17/2022 at 9:07:25 AM



**Knoxville Utilities Board**

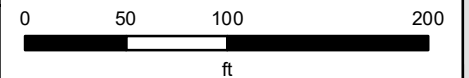
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File No. 11-A-22-SC (Sewer)

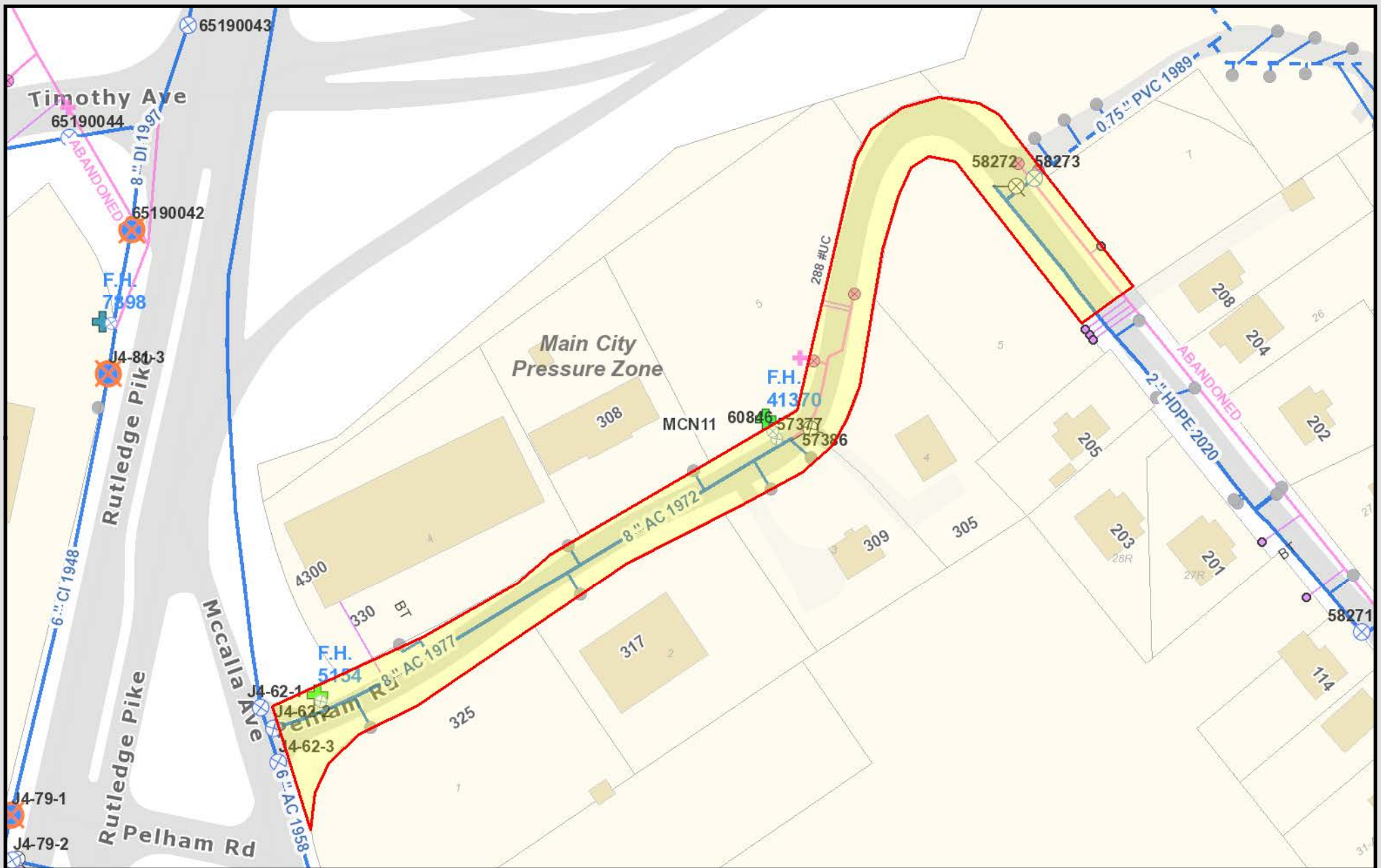


Printed: 10/17/2022 at 9:06:34 AM



**Knoxville Utilities Board**

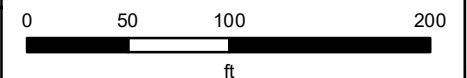
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File No. 11-A-22-SC (Water)



Printed: 10/17/2022 at 9:05:23 AM



**Knoxville Utilities Board**

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# CITY OF KNOXVILLE

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

October 13, 2022

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

**SUBJECT:** Closure of right-of-way request for portion of Pelham Rd  
Planning File # 11-A-22-SC

The City Engineering Department has no objections to close the above referenced right-of-way area **SUBJECT TO THE FOLLOWING CONDITONS:**

1. The 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.
2. The applicant shall dedicate and bond, subject to Engineering's approval, the proposed new right-of-way area that is subject to current plans review number R22-1274.
3. The closure shall become effective only after the Engineering Department has confirmed the conditions in item number 2 above have been satisfactorily met.
4. The applicant shall have one (2) years to complete conditions listed above, unless otherwise stated in a particular item, or the closure shall be considered null and void and of no effect.

Sincerely,

Benjamin D. Davidson, PLS, Technical Services Administrator  
Technical Services/Department of Engineering  
Ph: 865-215-2103

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**RE: ROW Closures for November 2022 - 11-A-22-AC, 11-A-22-SC, 11-B-22-SC, AND 11-C-22-SC**

4 messages

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**Sonny Partin** <spartin@knoxvilletn.gov>  
To: Jessica Kitts <jessica.kitts@knoxplanning.org>

Thu, Oct 13, 2022 at 4:24 PM

Jessica,

All ROW closures approved except 11-C-22-SC, closure restricts fire dept access to building at 5711 Walden.



*Asst. Chief Sonny Partin, CFPS*  
**Fire Marshal**  
**Knoxville Fire Dept**  
**400 Main St. Suite 446**  
**Knoxville, TN 37902**  
**(865) 215-2283 Work**

**From:** Jessica Kitts <jessica.kitts@knoxplanning.org>  
**Sent:** Thursday, October 13, 2022 3:01 PM  
**To:** Sonny Partin <spartin@knoxvilletn.gov>  
**Subject:** Re: ROW Closures for November 2022 - 11-A-22-AC, 11-A-22-SC, 11-B-22-SC, AND 11-C-22-SC

Thank you! 😊

*Jessica Kitts*

Jessica Kitts

Administrative Assistant II

Direct Line: 865-215-3810

Email: [jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)

**Knoxville-Knox County Planning | Knoxville Regional TPO**

400 Main Street, Suite 403 | Knoxville, TN 37902



On Thu, Oct 13, 2022 at 2:59 PM Sonny Partin <[spartin@knoxvilletn.gov](mailto:spartin@knoxvilletn.gov)> wrote:

Thanks for the reminder Jessica, I'll get with it!!



*Asst. Chief Sonny Partin, CFPS*  
Fire Marshal  
Knoxville Fire Dept  
400 Main St. Suite 446  
Knoxville, TN 37902  
(865) 215-2283 Work

**From:** Jessica Kitts <[jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)>

**Sent:** Thursday, October 13, 2022 1:39 PM

**To:** Sonny Partin <[spartin@knoxvilletn.gov](mailto:spartin@knoxvilletn.gov)>; Tom Clabo <[tclabo@knoxvilletn.gov](mailto:tclabo@knoxvilletn.gov)>; Dori Caron <[dori.caron@knoxplanning.org](mailto:dori.caron@knoxplanning.org)>; Christian Wiberley <[Christian.Wiberley@kub.org](mailto:Christian.Wiberley@kub.org)>; Charlotte Goforth <[cgoforth@knoxvilletn.gov](mailto:cgoforth@knoxvilletn.gov)>; Chris Howley <[chowley@knoxvilletn.gov](mailto:chowley@knoxvilletn.gov)>; James Wagner <[JW904s@att.com](mailto:JW904s@att.com)>; Steve Borden <[steve.borden@tn.gov](mailto:steve.borden@tn.gov)>; Michelle Portier <[michelle.portier@knoxplanning.org](mailto:michelle.portier@knoxplanning.org)>; Jeff Welch <[jeff.welch@knoxplanning.org](mailto:jeff.welch@knoxplanning.org)>; Ben Davidson <[bdavidson@knoxvilletn.gov](mailto:bdavidson@knoxvilletn.gov)>; Steve King <[sking@knoxvilletn.gov](mailto:sking@knoxvilletn.gov)>; Jay Frazier <[jf092g@att.com](mailto:jf092g@att.com)>

**Subject:** Re: ROW Closures for November 2022 - 11-A-22-AC, 11-A-22-SC, 11-B-22-SC, AND 11-C-22-SC

Good afternoon!

I have not received any responses for the attached November ROW Closure requests. Can you please make sure to get a response back to us by October 17, 2022?

Thank you,

*Jessica Kitts*

Jessica Kitts

Administrative Assistant II

Direct Line: 865-215-3810

Email: [jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)

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Knoxville-Knox County Planning | Knoxville Regional TPO

400 Main Street, Suite 403 | Knoxville, TN 37902

On Mon, Oct 3, 2022 at 10:27 AM Jessica Kitts <[jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)> wrote:

Good morning!

My name is Jessica Kitts. I will be sending you our ROW closure requests going forward. I have four cases for your review for our November Planning Commission meeting. Please review the closure requests and let me know if you have any comments, concerns, or objections. Also, please note that we are requesting these responses back by October 17, 2022.

Thank you,

*Jessica Kitts*

Jessica Kitts

Administrative Assistant II

Direct Line: 865-215-3810

Email: [jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)

**Knoxville-Knox County Planning | Knoxville Regional TPO**

400 Main Street, Suite 403 | Knoxville, TN 37902

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**Jessica Kitts** <[jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)>  
To: Sonny Partin <[spartin@knoxvilletn.gov](mailto:spartin@knoxvilletn.gov)>

Thu, Oct 13, 2022 at 4:24 PM

Thank you Sonny! Have a great weekend!!!!

*Jessica Kitts*

Jessica Kitts

Administrative Assistant II

Direct Line: 865-215-3810

Email: [jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)



**Knoxville-Knox County Planning | Knoxville Regional TPO**

400 Main Street, Suite 403 | Knoxville, TN 37902

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**Ben Davidson** <[bdavidson@knoxvilletn.gov](mailto:bdavidson@knoxvilletn.gov)>

Fri, Oct 14, 2022 at 8:22 AM

To: Jessica Kitts <[jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)>, Sonny Partin <[spartin@knoxvilletn.gov](mailto:spartin@knoxvilletn.gov)>, Tom Clabo <[tclabo@knoxvilletn.gov](mailto:tclabo@knoxvilletn.gov)>, Dori Caron <[dori.caron@knoxplanning.org](mailto:dori.caron@knoxplanning.org)>, Chris Howley <[chowley@knoxvilletn.gov](mailto:chowley@knoxvilletn.gov)>, Michelle

Portier <michelle.portier@knoxplanning.org>, Jeff Welch <jeff.welch@knoxplanning.org>, Steve King <sking@knoxvilletn.gov>

Please, see the attached engineering responses.

Sincerely,

Benjamin D. Davidson, PLS  
TN Licensed Land Surveyor No. 2543  
Technical Services Administrator  
City of Knoxville, Department of Engineering  
Phone: 865-215-4615  
Email: [bdavidson@knoxvilletn.gov](mailto:bdavidson@knoxvilletn.gov)

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**From:** Jessica Kitts <[jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)>

**Sent:** Thursday, October 13, 2022 1:39 PM

**To:** Sonny Partin <[spartin@knoxvilletn.gov](mailto:spartin@knoxvilletn.gov)>; Tom Clabo <[tclabo@knoxvilletn.gov](mailto:tclabo@knoxvilletn.gov)>; Dori Caron <[dori.caron@knoxplanning.org](mailto:dori.caron@knoxplanning.org)>; Christian Wiberley <[Christian.Wiberley@kub.org](mailto:Christian.Wiberley@kub.org)>; Charlotte Goforth <[cgoforth@knoxvilletn.gov](mailto:cgoforth@knoxvilletn.gov)>; Chris Howley <[chowley@knoxvilletn.gov](mailto:chowley@knoxvilletn.gov)>; James Wagner <[JW904s@att.com](mailto:JW904s@att.com)>; Steve Borden <[steve.borden@tn.gov](mailto:steve.borden@tn.gov)>; Michelle Portier <[michelle.portier@knoxplanning.org](mailto:michelle.portier@knoxplanning.org)>; Jeff Welch <[jeff.welch@knoxplanning.org](mailto:jeff.welch@knoxplanning.org)>; Ben Davidson <[bdavidson@knoxvilletn.gov](mailto:bdavidson@knoxvilletn.gov)>; Steve King <[sking@knoxvilletn.gov](mailto:sking@knoxvilletn.gov)>; Jay Frazier <[jf092g@att.com](mailto:jf092g@att.com)>

**Subject:** Re: ROW Closures for November 2022 - 11-A-22-AC, 11-A-22-SC, 11-B-22-SC, AND 11-C-22-SC

Good afternoon!

I have not received any responses for the attached November ROW Closure requests. Can you please make sure to get a response back to us by October 17, 2022?

Thank you,

*Jessica Kitts*

Jessica Kitts  
Administrative Assistant II  
Direct Line: 865-215-3810



Email: [jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)

**Knoxville-Knox County Planning | Knoxville Regional TPO**  
400 Main Street, Suite 403 | Knoxville, TN 37902

On Mon, Oct 3, 2022 at 10:27 AM Jessica Kitts <[jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)> wrote:

Good morning!

My name is Jessica Kitts. I will be sending you our ROW closure requests going forward. I have four cases for your review for our November Planning Commission meeting. Please review the closure requests and let me know if you have any comments, concerns, or objections. Also, please note that we are requesting these responses back by October 17, 2022.





Thank you,

*Jessica Kitts*

Jessica Kitts  
Administrative Assistant II  
Direct Line: 865-215-3810  
[Quoted text hidden]

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**4 attachments**

-  **11-B-22-SC\_Engineering Response\_10-13-22.doc**  
241K
-  **11-A-22-SC\_Engineering Response\_10-13-22.doc**  
241K
-  **11-C-22-SC\_Engineering Response\_10-13-22.doc**  
238K
-  **11-A-22-AC\_Engineering Response\_10-13-22.doc**  
238K

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**Jessica Kitts** <jessica.kitts@knoxplanning.org> Fri, Oct 14, 2022 at 8:31 AM  
To: Ben Davidson <bdavidson@knoxvilletn.gov>  
Cc: Sonny Partin <spartin@knoxvilletn.gov>, Tom Clabo <tclabo@knoxvilletn.gov>, Dori Caron <dori.caron@knoxplanning.org>, Chris Howley <chowley@knoxvilletn.gov>, Michelle Portier <michelle.portier@knoxplanning.org>, Jeff Welch <jeff.welch@knoxplanning.org>, Steve King <sking@knoxvilletn.gov>

Received, thank you. Have a great weekend!

*Jessica Kitts*

Jessica Kitts  
Administrative Assistant II  
Direct Line: 865-215-3810

Email: [jessica.kitts@knoxplanning.org](mailto:jessica.kitts@knoxplanning.org)

**Knoxville-Knox County Planning | Knoxville Regional TPO**  
400 Main Street, Suite 403 | Knoxville, TN 37902



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400 Main Street, Suite 403  
 Knoxville, Tennessee 37902  
 865-215-2500  
 www.knoxplanning.org

# RIGHT-OF-WAY CLOSURE

**Date Filed:** 8/19/2022

**Name of Applicant:** CHRIS BURKHART / ROCK POINTE DEVELOPMENT

**Jurisdiction:** City Council District 6

**Sector:** East City

**Growth Policy Plan:** N/A (Within City Limits)

**Zoning District:** N/A

**File Number:** 11-A-22-SC

**Meeting Date:** 11/10/2022

**Fee Amount:** \$0.00

**INFORMATION:**

**Tax ID:** 71 N/A

Add'l. Tax ID Info.:

**Name of Right-of-Way:** Pelham Rd.

**Type of Right-of-Way:** Street

**Location of Right-Of-Way:**

BETWEEN (City Block or Lot, where appropriate): I-40/Rutledge Pike interchange

AND (City Block or Lot, where appropriate): Stanley Ave

**Is ROW in use (yes/no)?:** Yes

**Is ROW improved (e.g. paved) (yes/no)?:** Yes

**Reason for Closure:** This portion of Pelham Road is requested to be closed to allow for the construction of a new road (Rock Poite Drive) to realign the right-of-way and connect the existing portion of Pelham Rd that is remaining open to McCalla Avenue.

**TO BE CLOSED:**

**From: (Street, Alley, Other)**

its intersection with McCalla Rd

**To: (Street, Alley, Other)**

the southwestern corner of parcel 0711A020

**ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE DIRECTED TO:**

Chris Burkhart Rock Pointe Development, LLC

P.O. Box 6069

Knoxville, TN 37914

Telephone: 865-329-3232

Fax:

Email: chrisb@shoresouth.com

**AUTHORIZATION OF APPLICATION:**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on the next page of this form.

Chris Burkhart Rock Pointe Development, LLC

Signature: \_\_\_\_\_

P.O. Box 6069

Knoxville, TN 37914

Telephone: 865-329-3232

Fax:

Email: chrisb@shoresouth.com

**APPLICATION ACCEPTED BY:** Michelle Portier

9/27/2022 3:01:38 PM

**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.



# RIGHT-OF-WAY CLOSURE

Name of Applicant: Rock Pointe Development, LLC

Date Filed: 8/19/2022 Fee Paid: waived File Number: 11-A-22-SC

Map Number: 071 Zoning District: C-G-2  City  County Sector: East City

Jurisdiction:  City 6th Council District

### INFORMATION:

Name of Right-of-Way: Pelham Road

Type of Right-of-Way:  Street  Alley

Location of Right-of-Way:  
 BETWEEN (City Block or Lot where appropriate) Portion of Pelham Road beginning at Parcel 071IA020 and  
 AND (City Block or Lot where appropriate) extending West to its termination at McCalla Avenue

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

Reason for Closure: A portion of the existing Pelham Road will be closed to allow for the  
construction of a new road (Rock Pointe Drive, COK Plans Review #R22-1274) to re-align ROW  
and reconnect existing Pelham Road to McCalla Avenue.

### TO BE CLOSED:

<b>From:</b> (Street, Alley, Other) <u>Parcel 071IA020</u>	<b>To:</b> (Street, Alley, Other) <u>West end of Pelham Road where it intersects</u> <u>with McCalla Avenue.</u>
	<u>See attached drawing depicting limits of</u> <u>proposed ROW closure.</u>

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

Chris Burkhart    P.O. BOX 6069    Knoxville TN 37914 865.604.7767    chrisb@rockpointecrossing.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: Chris Burkhart

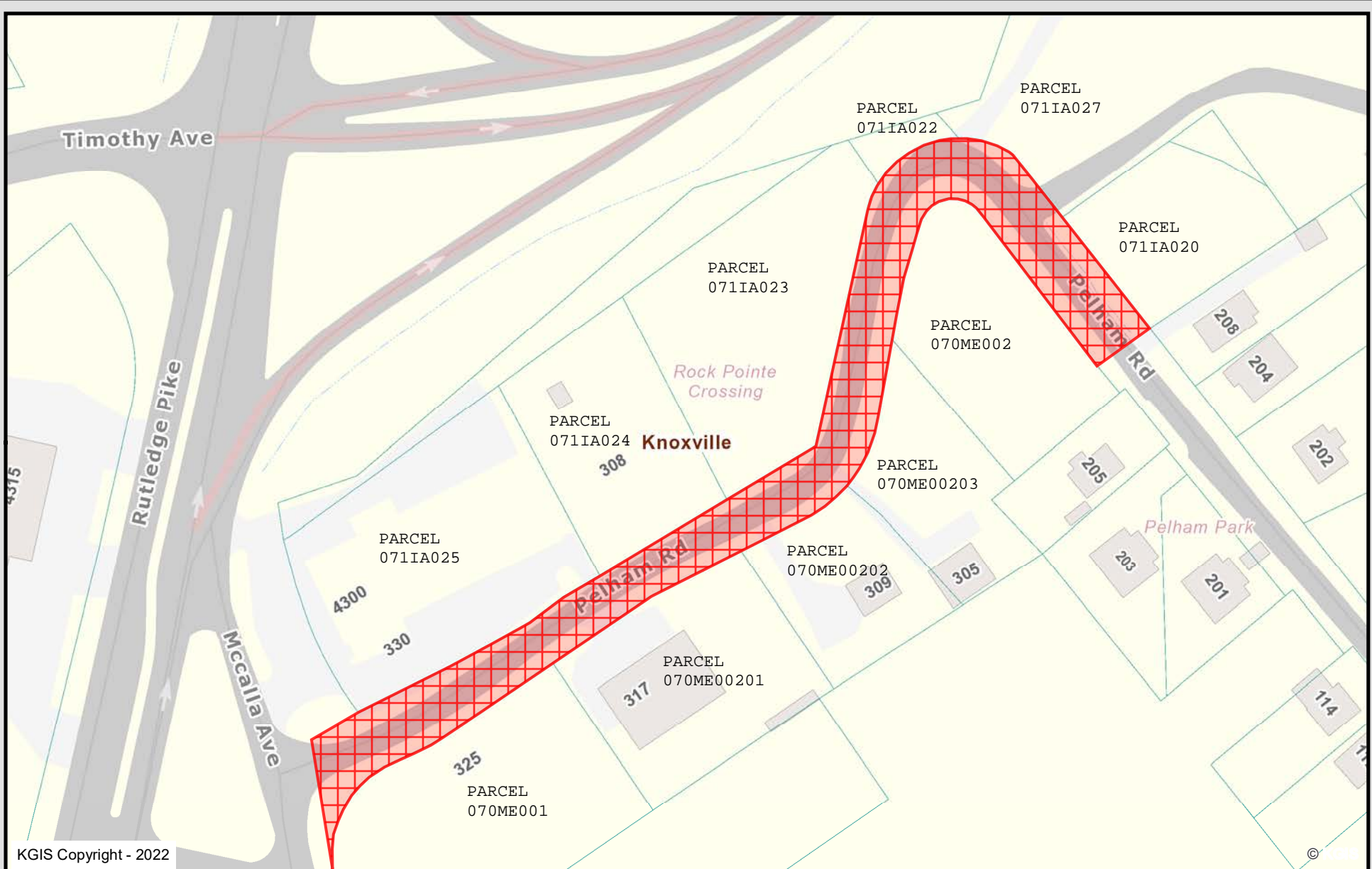
Chris Burkhart    P.O. Box 6069    Knoxville TN 37914 865.604.7767    chrisb@rockpointecrossing.com

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

APPLICATION ACCEPTED BY: Michelle Foster





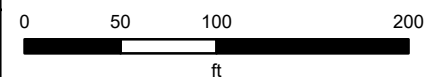


## Pelham Road ROW Closure

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/10/2022 at 11:20:36 AM



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