



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

► **FILE #:** 3-A-23-SC

**AGENDA ITEM #:** 5

**AGENDA DATE:** 3/9/2023

► **APPLICANT:** CENTRAL BAPTIST CHURCH OF BEARDEN

TAX ID NUMBER: 121 N/A  
JURISDICTION: Council District 2  
SECTOR PLAN: West City  
GROWTH POLICY PLAN: N/A (Within City Limits)  
ZONING: N/A  
WATERSHED: Fourth Creek

[View map on KGIS](#)

► **RIGHT-OF-WAY TO BE CLOSED:** Henry Chiles St.

► **LOCATION:** Between Deane Hill Drive and Anderson Drive

IS STREET:

(1) IN USE?: Yes

(2) IMPROVED (paved)?: Yes

► **APPLICANT'S REASON FOR CLOSURE:** Central Baptist is currently purchasing the property where Anderson Drive terminates and will own property on all sides of Anderson Drive and Henry Chiles Street. Public access to Henry Chiles Street is not needed to access the portion of Anderson Drive remaining open. A turnaround will be provided.

DEPARTMENT-UTILITY REPORTS: The City of Knoxville Engineering Department recommends approval subject to two conditions and KUB has requested to retain all utility easements.

## STAFF RECOMMENDATION:

► **Approve the request to close Henry Chiles Street, subject to 2 conditions, since staff has received no objections and closure would not adversely affect surrounding properties.**

1. Subject to City Engineering approval, the closure area shall exclude the proposed turnaround area, or an approvable turnaround area, not to exceed the area shown on the exhibit "Turnaround Design" included in the application for closure. This excluded area shall remain open public right-of-way to accommodate the turnaround area.
2. 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.

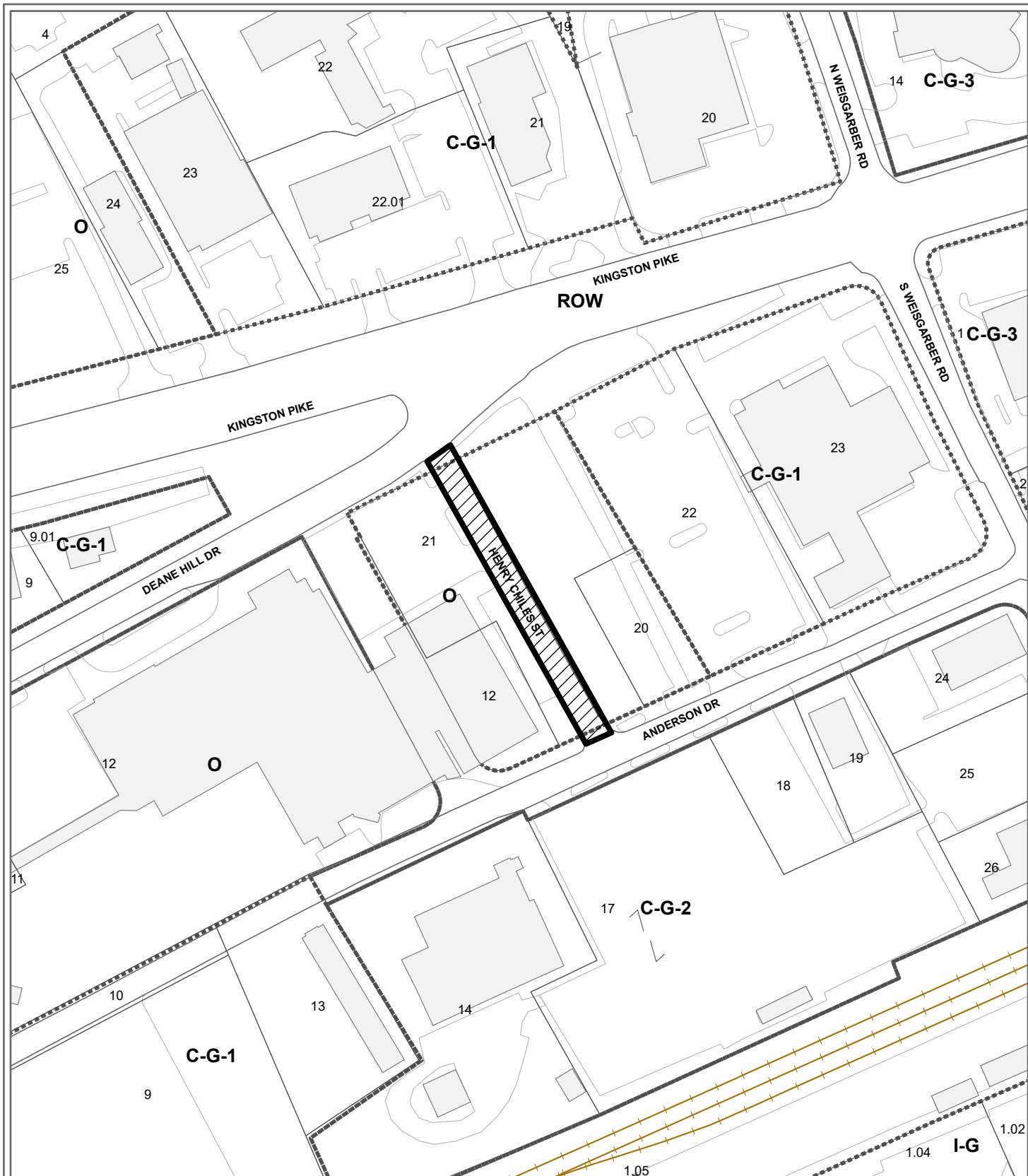
## COMMENTS:

1. This is a request to close Henry Chiles Street, located 2 blocks west of S Northshore Drive (a distance of approximately 560 ft). Henry Chiles Street currently provides indirect vehicular connectivity between Deane Hill Drive and S Northshore Drive (via Anderson Drive, S Weisgarber Road and Wilda Place).
2. Typically, when a street provides connectivity, Planning does not recommend approval of a closure request.

However, due to the awkward convergence of the streets in this area, and the additional means of connectivity via S Weisgarber Road, Planning supports this closure request.

- a. Deane Hill Drive intersects with Kingston Pike just 81 ft from where it connects with Henry Chiles Street, so these three streets currently converge at similar points. The intersection of Deane Hill Drive and Kingston Pike forms a "Y" and provides an awkward means of turning left onto Kingston Pike.
  - b. Additionally, the intersection of S Weisgarber Road and Kingston Pike is just 2 blocks to the northeast (approximately 463 ft), and S Weisgarber Road is an additional connection from S Northshore Drive to Kingston Pike. The closure of Henry Chiles does not prohibit additional connectivity between Northshore Drive and Kingston Pike. However, a left turn onto Kingston Pike from S Weisgarber Road is challenging at certain times in this location due to the close proximity of the connection point of Deane Hill to Kingston Pike just to the west and the busy traffic signal at S Northshore Drive and Kingston Pike just to the east. Therefore, if this request were approved, it is more likely that the majority of traffic traveling between these two roads would remain on the main thoroughfares and not utilize the side streets during busy travel periods.
3. Henry Chiles Street runs for one block and connects Deane Hill Drive to Anderson Drive next to Central Baptist Church in Bearden. This right-of-way is somewhat unique in that, at first appearance, it looks like part of the Central Baptist Church parking lot. One of the church parking lots abuts Henry Chiles to the east, and another is at its termination point to the south. During operational times, the site functions as a single development, with church attendees and pre-school children and parents park and cross these internal streets to get to the church complex.
4. The businesses along Anderson Drive would be accessible via S Weisgarber Road if this request were approved.
5. Staff has received no objections from the general public.
6. The following departments and organizations had these comments:
- a. The City Engineering Department has no objections to close the above-described right-of-way areas provided the following conditions, subject to City Engineering approval, are met:
    - i. The closure area (of Anderson Drive) shall exclude the proposed turnaround area, or an approvable turnaround area, not to exceed the area shown on the exhibit "Turnaround Design" included in the application for closure. This excluded area shall remain open public right-of-way to accommodate the turnaround area.
    - ii. 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.
  - b. 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.
    - i. Gas: 7.5 feet on each side of the centerline of the gas line, 15 feet total width
    - ii. Electric (overhead) – 10 feet on each side of the centerline of the electric line, 20 feet total width
    - iii. Electric (underground): 7.5 feet on each side of the centerline of the electric line, 15 feet total width
    - iv. Sewer: 7.5 feet on each side of the centerline of the sewer line, 15 feet total width
    - v. Water: 7.5 feet on each side of the centerline of the water line, 15 feet total width
  - c. TDOT had no comments.
  - d. AT&T had no comments.
  - e. The City of Knoxville Fire Department had no comments.

If approved, this item will be forwarded to Knoxville City Council for action on 4/4/2023 and 4/18/2023. 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.



**3-A-23-SC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Henry Chiles St.  
 To be closed from: Deane Hill Drive  
 To be closed to: Anderson Drive

Original Print Date: 2/14/2023      Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Central Baptist Church of  
 Bearden

Map No: 121  
 Jurisdiction: City  
 0 40  
 Feet



**FEBRUARY 7, 2023**

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 HENRY CHILES STREET BETWEEN DEANE HILL DRIVE AND ANDERSON DRIVE (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 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 Tuesday, February 21, 2023 will be considered as no objection by your agency.***

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



# CITY OF KNOXVILLE

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

February 20, 2023

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

**SUBJECT:** Closure of a portion of Henry Chiles St  
MPC File # 3-A-23-SC

The City Engineering Department has no objections to close the above-described right-of-way areas provided the following conditions, subject to City Engineering approval, are met:

1. Subject to City Engineering approval, the closure area shall exclude the proposed turnaround area, or an approvable turnaround area, not to exceed the area shown on the exhibit "Turnaround Design" included in the application for closure. This excluded area shall remain open public right-of-way to accommodate the turnaround area.
2. 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



February 21, 2023

Michelle Portier  
Knoxville-Knox County  
Metropolitan Planning Commission  
Suite 403, City-County Building  
Knoxville, Tennessee 37902

Dear Ms. Portier:

**Re: Right-of-Way Closure Requests 3-A-23-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 – 7.5 feet on each side of the centerline of the sewer 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 a light blue horizontal line.

Christian Wiberley, PE  
Engineering

CGW



File No. 3-A-23-SC (Sewer)

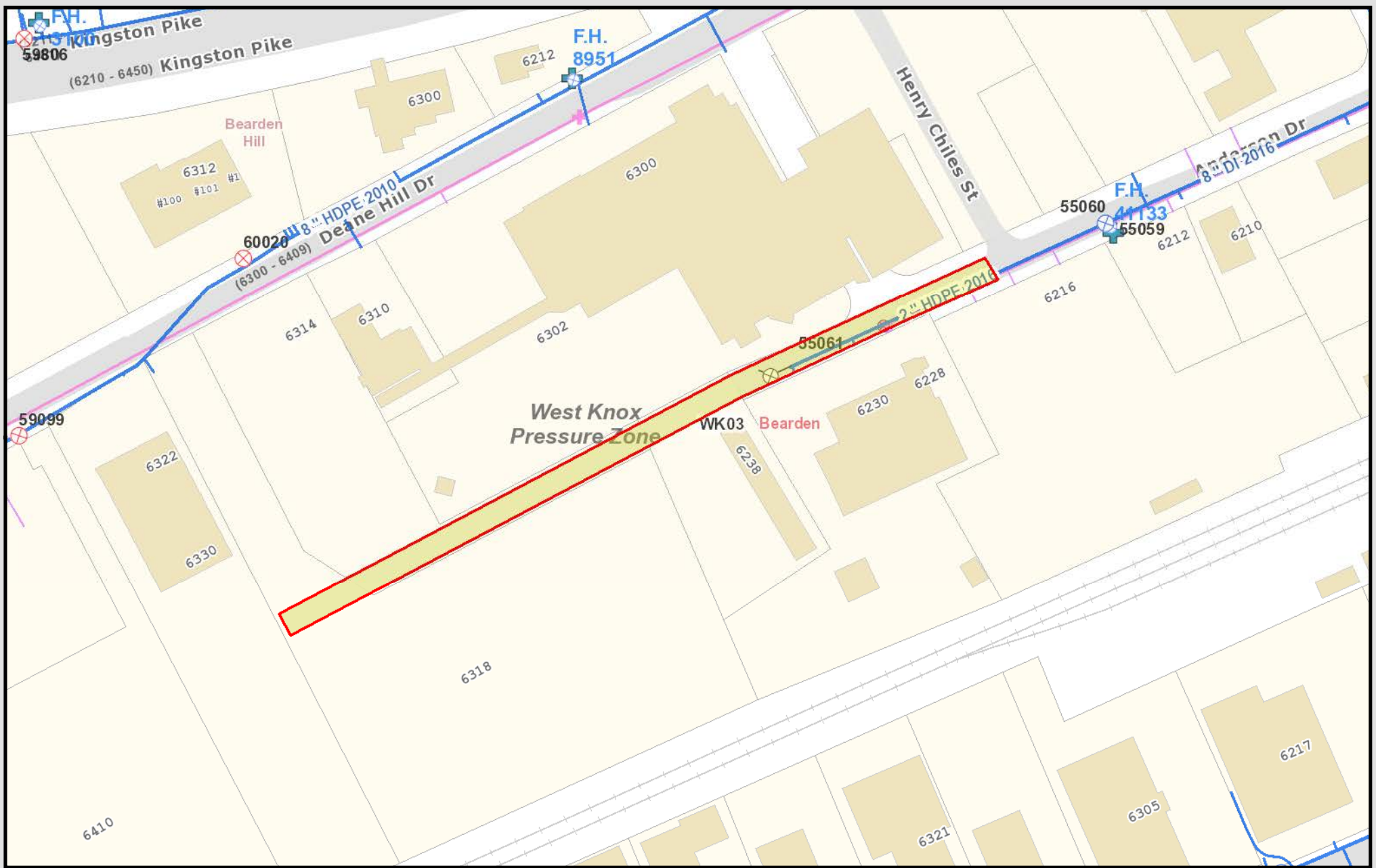
## Knoxville Utilities Board

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Printed: 2/21/2023 at 8:59:52 AM

A number line is shown with tick marks at 0, 30, 60, and 120. A bar is drawn from 30 to 60, labeled "ft" below it.





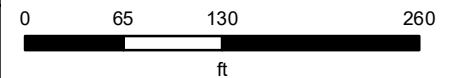
File No. 3-B-23-SC (Water)

**Knoxville Utilities Board**

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Printed: 2/21/2023 at 9:16:45 AM







Jessica Kitts <jessica.kitts@knoxplanning.org>

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## ROW Closures for March 2023: 3-A-23-SC and 3-B-23-SC

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

Tue, Feb 21, 2023 at 12:22 PM

Jessica,

Operations has no comment on either of the ROW closure requests for March 2023 referenced in the trailing email.

Sincerely,

Steven M. Borden, P.E.

Director/Assistant Chief Engineer

TDOT – Region 1

as

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

**Sent:** Tuesday, February 7, 2023 9:05 AM

**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>; Amy Brooks <abrooks@knoxvilletn.gov>; dbrace@knoxvilletn.gov; Harold Cannon <hcannon@knoxvilletn.gov>; Chris Howley <chowley@knoxvilletn.gov>; James Wagner <JW904s@att.com>; Steve Borden <Steve.Borden@tn.gov>; Michelle Portier <michelle.portier@knoxplanning.org>; egill@knoxvilletn.gov; Jeff Welch <jeff.welch@knoxplanning.org>; Ben Davidson <bdavidson@knoxvilletn.gov>; Steve King <sking@knoxvilletn.gov>; Jay Frazier <jf092g@att.com>

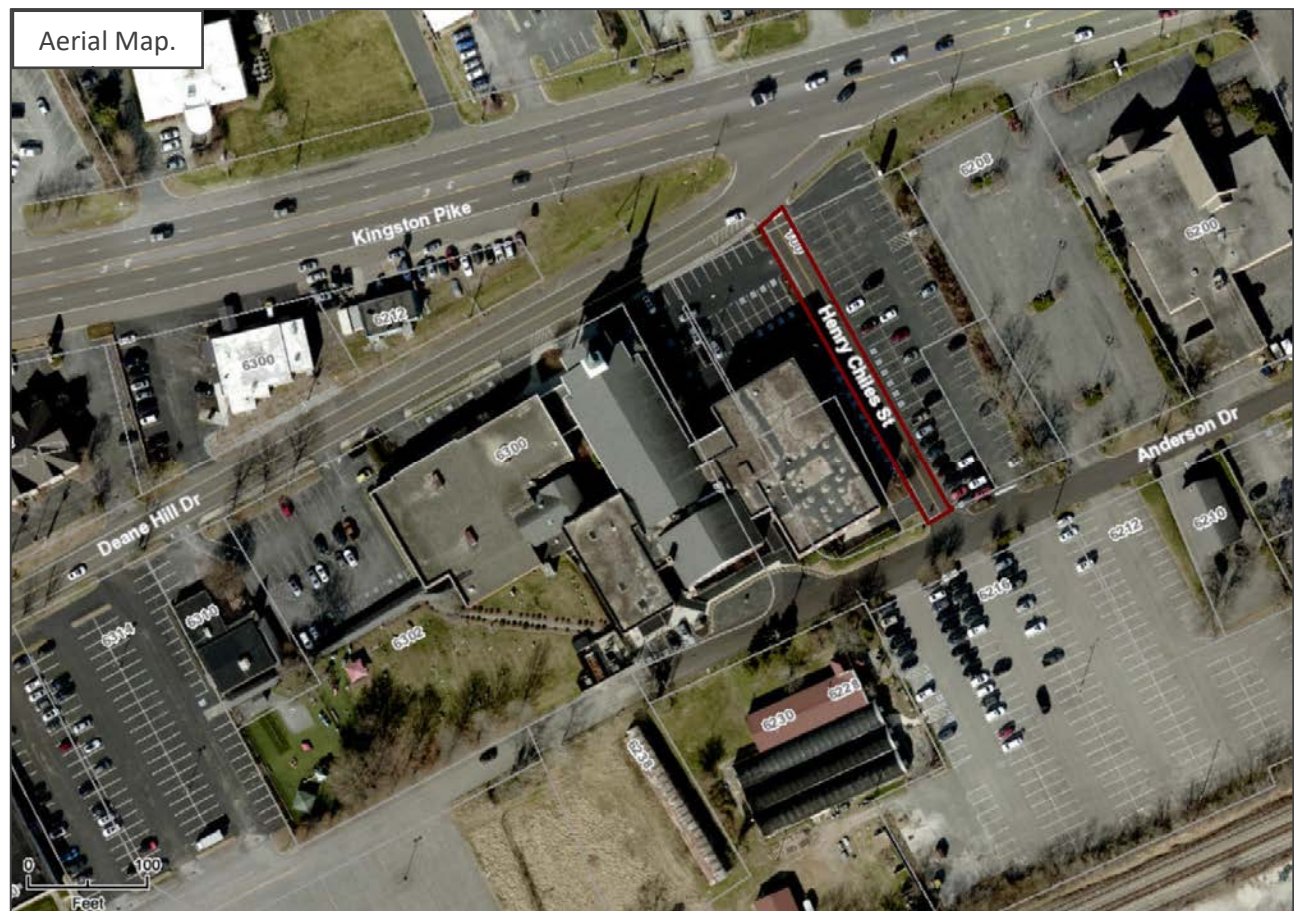
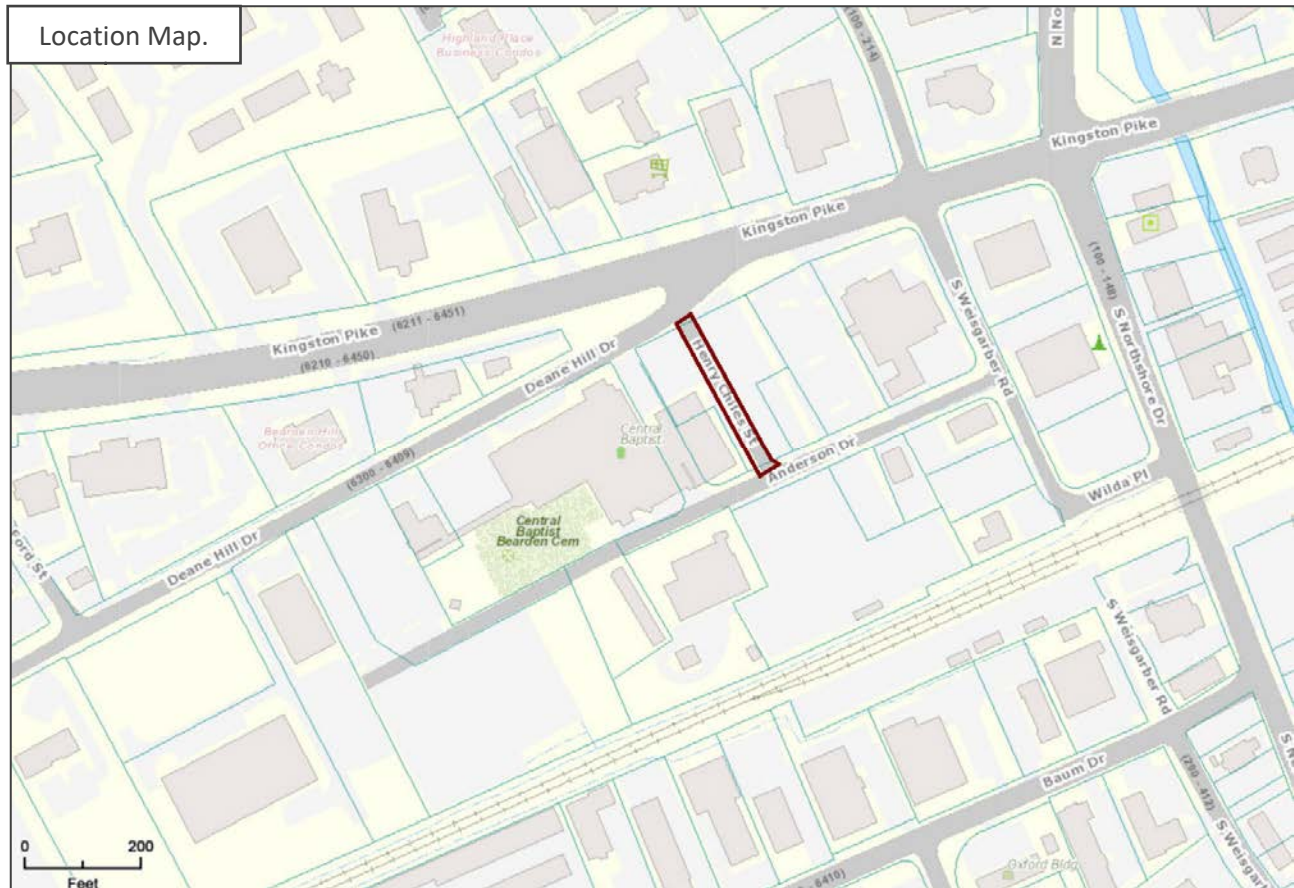
**Subject:** [EXTERNAL] ROW Closures for March 2023: 3-A-23-SC and 3-B-23-SC

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

[Quoted text hidden]

### 3-A-23-SC

#### Exhibit A. Contextual Images







# RIGHT-OF-WAY CLOSURE

Name of Applicant: Central Baptist Church of Bearden

Date Filed: \_\_\_\_\_ Fee Paid: 2/7/23 File Number: 3-A-23-SC

Map Number: 121 Zoning District: O and C-G-2 ☐ City ☐ County Sector: West City

Jurisdiction: ☒ City Knoxville, District 2, Andrew Roberts Council District

## INFORMATION:

Name of Right-of-Way: Henry Chiles Street

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

Location of Right-of-Way: Between the S. Weisgarber Rd. & the Central Baptist Church building

BETWEEN (City Block or Lot where appropriate) Henry Chiles Street (City Block 47590)

AND (City Block or Lot where appropriate) Anderson Drive (City Block 47580)

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

Reason for Closure: Central Baptist is currently purchasing the property where Anderson Drive terminates and, will own property on all sides. Church owns all property on both sides of Henry Chiles. Public access to Henry Chiles is no longer needed to access a portion of Anderson. A turn around will be provided

## TO BE CLOSED:

From: (Street, Alley, Other)

Henry Chiles from Deane Hill

To: (Street, Alley, Other)

Anderson Drive

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

Kelly Rose, Executive Pastor 6300 Deane Hill Dr.

Name: (Print) Kelly Rose Address 6300 Deane Hill Dr. City Knoxville State TN Zip 37919 Phone 606-251-1111 Email krose@cbbearden.org

## 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.

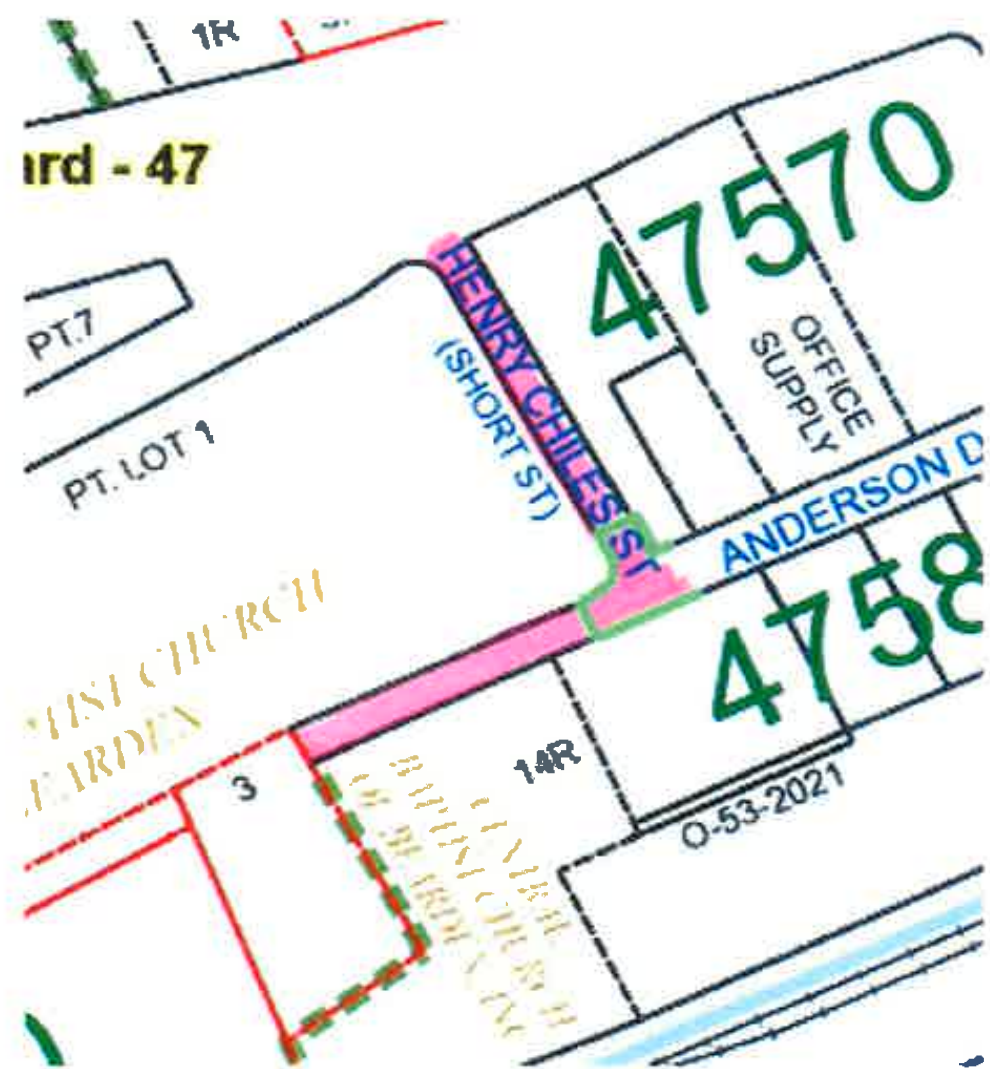
Signature: \_\_\_\_\_

Kelly Rose

Name: (Print) \_\_\_\_\_ Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

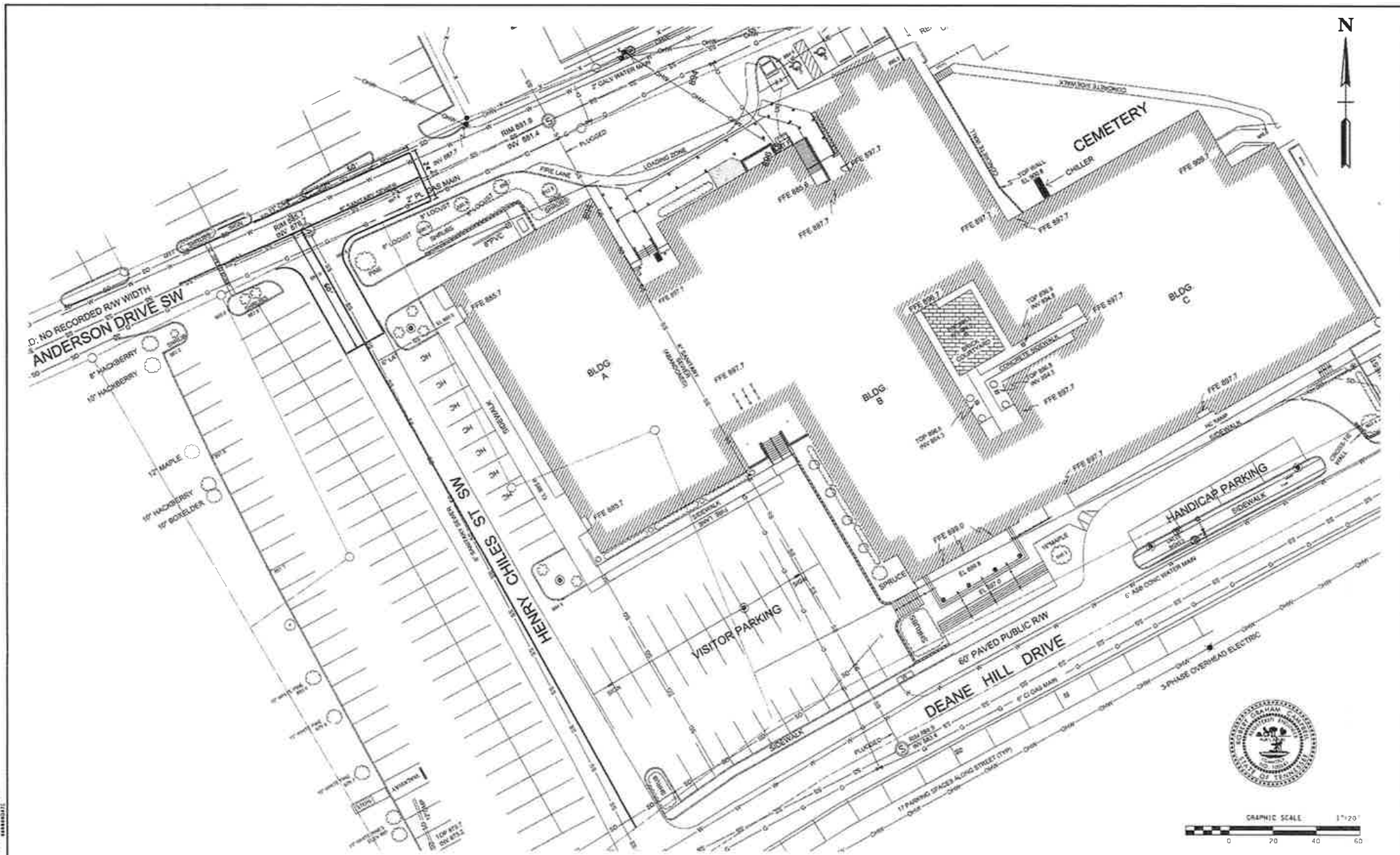
APPLICATION ACCEPTED BY: Missy Jones 2/7/23

Area requested for closure









NO.	DATE	DESCRIPTION	BY	CMB.



**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

**CENTRAL BEARDEN  
BAPTIST CHURCH**

**TURNAROUND  
DESIGN**

DESIGNED BY <b>NCH</b>	CHECKED BY <b>RGC</b>	SCALE <b>1"=20'</b>	SHEET <b>NO. 2</b>
DRAWN BY <b>NCH</b>	DATE <b>OCT 2022</b>	FILE NO. <b>21151</b>	SHEETS <b>OF 3</b>





**CITY BLOCK: 47580**

Bounded by Anderson Drive and  
Weisgarber Road

Ward: 47  
Old Sanitary Sewer Map: 93  
1973 Topo Map: J-4  
C.L.T. Map: 121-A  
GIS No: 558555

**Subdivisions and Rights-of-Way**

47580-A -- Parcels 14 and 16 -- Anderson Dr. across from Short Rd. (closed) --  
8-27-1984 -- Map Book 111L, page 7, -- Plat Cabinet J, Slide 368A. --  
IN 198508280035336

**Subdivisions and Rights-of-Way -- (Digital)**

47580-B -- Lot 14R, Final Plat of Central Baptist Church of Bearden, Inc. -- re-  
subdivision of R.W. Toole, Frances Toole Loughran, Nancy Toole Ely Property --  
IN 202109100020941

**Easements**

47-000-D1-34 -- Line D102-17 -- Weisgarber, Anderson, Southern RR -- 5-7-1943

**Quit Claim Deeds -- (Digital)**

QCD\_202106280106739 -- City of Knoxville and Central Baptist Church of Bearden --  
Part of Tax Parcels 121AB-014, 016 and 017 -- being an unnamed alley closed by  
Ordinance O-53-2021 -- 3-A-21-AC -- 06-25-2021

**Resolutions -- (Digital)**

08021 plus -- R-135-2021 -- Agreement -- The 2021 Resurfacing Phase II Project --  
05-04-2021  
08021 plus -- R-320-2021 -- To Amend Contract No. C-21-0297 -- The 2021 Resurfacing  
Phase II Project -- 10-05-2021  
08021 plus -- R-38-2022 -- Amend Contract No. C-21-0297 -- The 2021 Resurfacing  
Phase II Project -- 02-08-2022

**Right-of-Way Closures and Conveyances -- (Digital)**

**Closure Ordinances -- Alleys and Streets**

47580 -- O-53-2020 -- To close an unnamed alley between Anderson Drive and the  
western property line of Parcel 121AB018 -- 3-A-21-AC -- 04-20-2021

**PARID: 121AB014**  
**CENTRAL BAPTIST CHURCH OF BEARDEN INC**

**6230 ANDERSON DR**

Parcel

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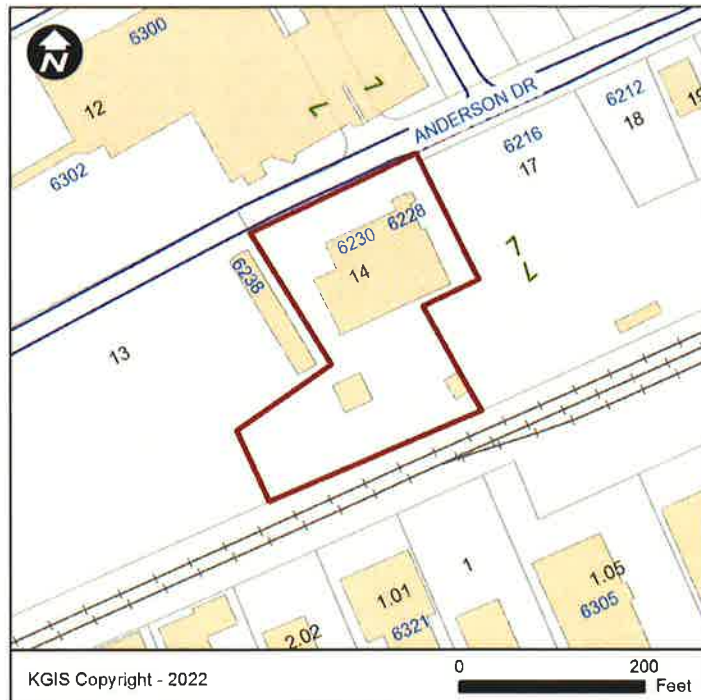
<b>Tax Year</b>	<b>2022</b>
<b>Property Type:</b>	<b>520 - 520 CHURCH</b>
<b>Class:</b>	<b>E - Exempt</b>
<b>Neighborhood:</b>	<b>1601</b>
<b>Living Units:</b>	
<b>Total Cards:</b>	<b>1</b>
<b>Calculated CAMA Acres (Land Units):</b>	<b>1.0000</b>
<b>User Calculated Acres:</b>	
<b>Water/Sewer:</b>	<b>01 - YES</b>
<b>Topography:</b>	<b>-</b>
<b>Gas:</b>	<b>01 - YES</b>
<b>Roads:</b>	<b>-</b>
<b>Electricity:</b>	<b>01 - YES</b>

Owner Information

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<b>Owner Name:</b>	<b>CENTRAL BAPTIST CHURCH OF BEARDEN INC</b>
<b>Mailing Address:</b>	<b>6300 DEANE HILL DR KNOXVILLE TN 37919</b>

**County Tax Freeze Flag:**  
**Tax Freeze Base Year:**

**6230 ANDERSON DR - Property Map and Details Report****Property Information**

Parcel ID:	121AB014
Location Address:	6230 ANDERSON DR
CLT Map:	121
Insert:	A
Group:	B
Condo Letter:	
Parcel:	14
Parcel Type:	NORMAL
District:	
Ward:	47
City Block:	47580
Subdivision:	CENTRAL BAPTIST CHURCH OF BEARDEN INC
Rec. Acreage:	1.32
Calc. Acreage:	0
Recorded Plat:	20210910 - 0020941
Recorded Deed:	20190114 - 0042379
Deed Type:	Deed:Deed
Deed Date:	1/14/2019

**Address Information**

Site Address: 6230 ANDERSON DR  
KNOXVILLE - 37919

Address Type: PLACE OF WORSHIP

Site Name:

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

**Owner Information**

CENTRAL BAPTIST CHURCH OF BEARDEN INC  
6300 DEANE HILL DR  
KNOXVILLE TN 37919

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

**Jurisdiction Information**

County: KNOX COUNTY

City / Township: Knoxville

**Other Information**

Census Tract: 44.04

Planning Sector: West City

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

**Political Districts**

Voting Precinct: 51

Voting Location: Deane Hill Rec. Center  
7414 DEANE HILL DR

TN State House: 18

TN State Senate: 6

County Commission: 4 Kyle Ward  
(at large seat 10) Larsen Jay  
(at large seat 11) Justin Biggs

City Council: 2 Andrew Roberto  
(at large seat A) Lynne Fugate  
(at large seat B) Janet Testerman  
(at large seat C) Amelia Parker

School Board: 4 Katherine Bike

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

**School Zones**

Elementary: BEARDEN ELEMENTARY

Intermediate:

Middle: BEARDEN MIDDLE

High: WEST HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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HENRY CHILES ST SW

ANDERSON DRIVE SW

DEANE HILL DRIVE

60' PAVED PUBLIC R/W

VISITOR PARKING

MAIN CHURCH BUILDING  
→ STORY BLOCK + BRICK BUILDING

CEMETERY

BLOCK &amp; METAL

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