



CITY OF KNOXVILLE CLOSURE OF PUBLIC RIGHT-OF-WAY

▶ FILE #: 9-A-23-AC

AGENDA ITEM #: 5

AGENDA DATE: 9/14/2023

▶ APPLICANT: KAVONDA CHANDLER

TAX ID NUMBER:	70 D D 001	<u>View map on KGIS</u>
JURISDICTION:	Council District 4	
SECTOR PLAN:	East City	
GROWTH POLICY PLAN:	N/A (Within City Limits)	
ZONING:	RN-1 (Single-Family Residential Neighborhood)	
WATERSHED:	Love Creek	

▶ RIGHT-OF-WAY TO BE CLOSED: Unnamed Alley

▶ LOCATION: Between Wonderland Lane and Northwest terminus at property line of parcel ID 070DD001

IS ALLEY:

(1) IN USE?: No

(2) IMPROVED (paved)?: No

▶ APPLICANT'S REASON FOR CLOSURE: I want to merge my properties (parcels 070ED017 and 070DD001) and absorb the alley right-of-way.

DEPARTMENT-UTILITY REPORTS:	KUB and the City's Engineering Department have requested to retain any easements that may be in place.
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STAFF RECOMMENDATION:

▶ Approve the request to close the unnamed alley from Wonderland Lane to its northeast terminus at the southeast corner of parcel 070DD001, subject to retaining all easements, since closure would not adversely affect surrounding properties.

COMMENTS:

1. This request is to close an unimproved and unnamed right-of-way in between 1833 and 1832 Wonderland Lane, from its genesis at Wonderland Lane to its northeast terminus at parcel 070DD001.
2. The right-of-way is identified as a public alley on the City Wards map. On all other standard map layers in KGIS, the alley appears to be part of parcel 070DD001, but that is not how it is legally recorded.
3. Closing this right-of-way would not negatively impact adjacent properties, as parcel 070DD001 is being merged with 1833 Wonderland Lane, providing all properties with legal access to Wonderland Lane.
4. The following departments and organizations had these comments:
 - a. The City Engineering Department: The City Engineering Department has no objections to close the above-described right-of-way area. However, should this right-of-way be closed, 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. KUB: We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the subject right-of-way area and we have no objection to the requested closure. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

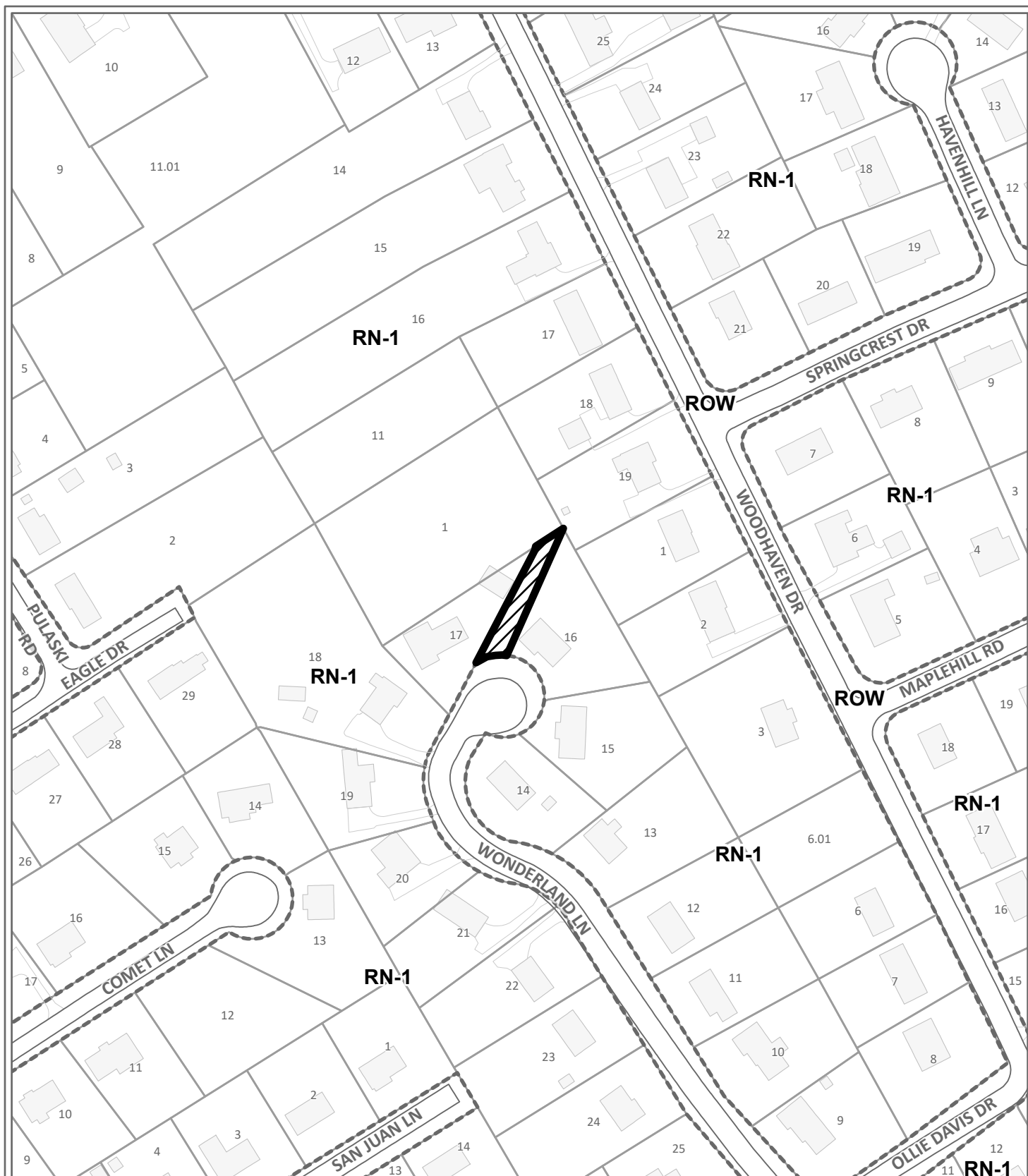
c. TDOT: We have reviewed the proposed ROW Closure and do not have any comments regarding it.

5. The following departments have no objections to the requested closure:

a. The City of Knoxville Fire Department

b. AT&T

If approved, this item will be forwarded to Knoxville City Council for action on 10/17/2023 and 10/31/2023. 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.



CLOSURE OF PUBLIC RIGHT OF WAY, ZONING MAP

9-A-23-AC

Petitioner: Chandler

Name of Street or Alley: Unnamed Alley
 To be closed from: Wonderland Lane
 To be closed to: Northwest terminus at property line of parcel ID 070DD001

Map No: 70
Jurisdiction: City

Original Print Date: 8/18/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

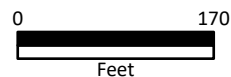
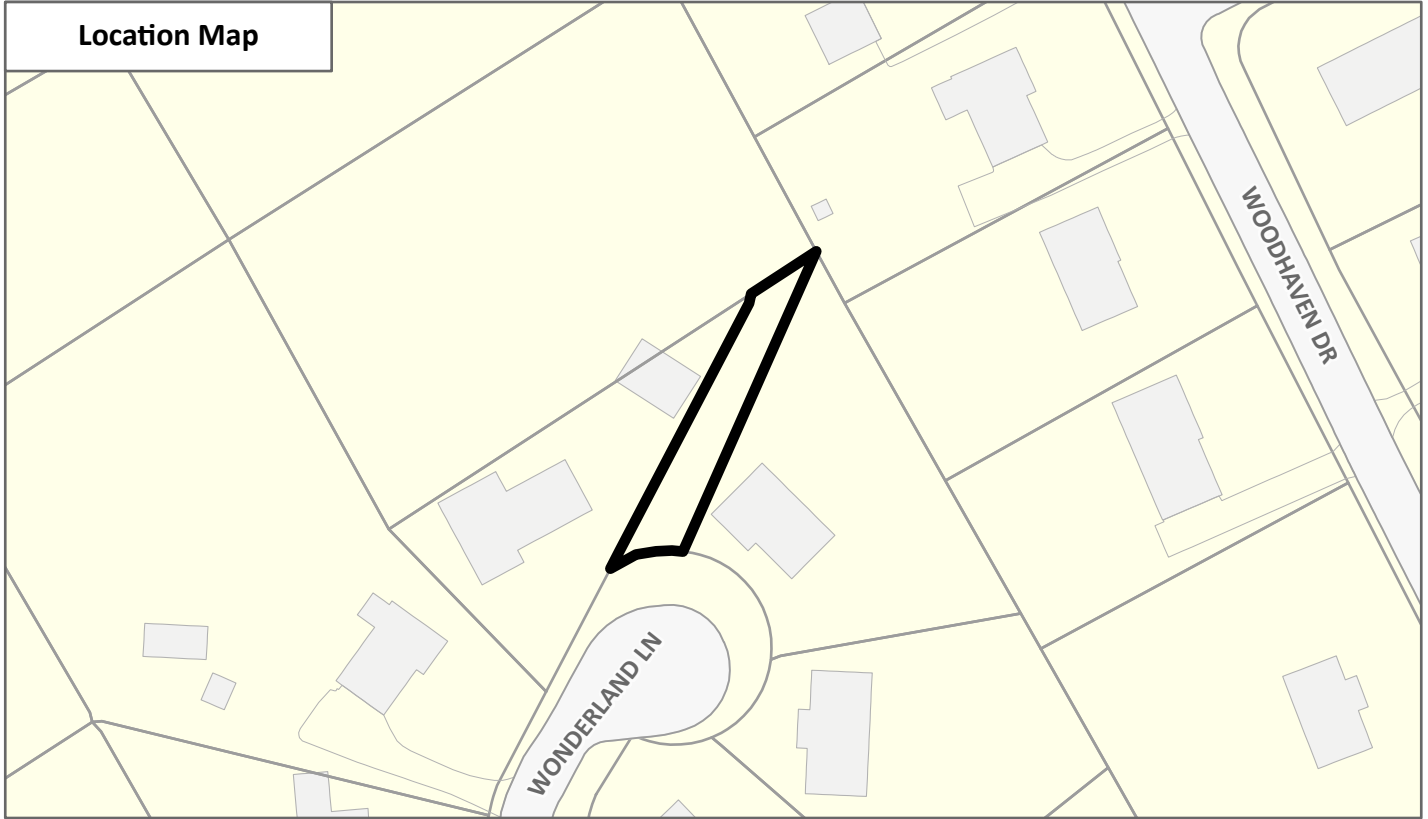


Exhibit A. Contextual Images

Location Map



Aerial Map

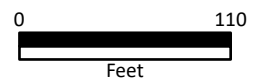


CONTEXTUAL MAPS 1

9-A-23-AC



Case boundary



AUGUST 8, 2023

Christian Wiberley, Knoxville Utilities Board
Steve Borden, Regional Director, TN Dept. of Transportation
Tom Clabo, Director, Department of Engineering
Sonny Partin, Fire Marshall, City of Knoxville
Jeremy Honeycutt, AT&T
John Stansbury, AT&T
Chris Flatford, AT&T
Ben Davidson, Department of Engineering

From: Jessie Hillman, Principal Planner, Knoxville-Knox County Planning

RE: REQUEST CLOSURE OF AN UNNAMED ALLEY FROM WONDERLAND LN TO ITS NORTHWESTERN TERMINUS AT THE PROPERTY LINE OF PARCEL 070DD001. (9-A-23-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 September 14, 2023. A map showing the street or alley in question is attached for your information.

PLEASE NOTE: Failure to reply to our office by Monday, August 28, 2023, will be considered as no objection by your agency.

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



CITY OF KNOXVILLE

Engineering
Benjamin D. Davidson, PLS
Technical Services Administrator

August 22, 2023

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

SUBJECT: Closure of unimproved and unnamed alley
MPC File # 9-A-23-AC; Nearby City Block 32464

The City Engineering Department has no objections to close the above-described right-of-way area. However, should this right-of-way be closed, 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.

Sincerely,

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



August 28, 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 Request 9-A-23-AC

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the subject right-of-way area and we have no objection to the requested closure. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

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



Dallas DeArmond <dallas.dearmond@knoxplanning.org>

Right of Way Closure 9-A-23-AC

Steve Borden <Steve.Borden@tn.gov>
To: Dallas DeArmond <dallas.dearmond@knoxplanning.org>

Fri, Aug 11, 2023 at 3:28 PM

Mr. DeArmond:

We have reviewed the proposed ROW Closure and do not have any comments regarding it.

Please let me know if you need any additional information.

Thank you,



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: Dallas DeArmond <dallas.dearmond@knoxplanning.org>

Sent: Tuesday, August 8, 2023 2:30 PM

To: John Stansbury <js0634@att.com>; Charlotte Goforth <cgoforth@knoxvilletn.gov>; Steve Borden <Steve.Borden@tn.gov>; Michelle Portier <michelle.portier@knoxplanning.org>; Christian Wiberley <Christian.Wiberley@kub.org>; Erin Gill <egill@knoxvilletn.gov>; Tom Clabo <tclabo@knoxvilletn.gov>; chowley <chowley@knoxvilletn.gov>; Chris Flatford <cf2061@att.com>; Ben Davidson <bdavidson@knoxvilletn.gov>; Sonny Partin <spartin@knoxvilletn.gov>; Jeremy Honeycutt <JH309E@att.com>; Amy Brooks <amy.brooks@knoxplanning.org>; Dori Caron <dori.caron@knoxplanning.org>; Jessie Hillman <jessie.hillman@knoxplanning.org>

Subject: [EXTERNAL] Re: Right of Way Closure 9-A-23-AC

***** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from**



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

RIGHT-OF-WAY CLOSURE

Date Filed: 8/3/2023

Name of Applicant: KAVONDA CHANDLER

Jurisdiction: City Council District 4

Sector: East City

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

Zoning District: N/A

File Number: 9-A-23-AC

Meeting Date: 9/14/2023

Fee Amount: \$500.00

INFORMATION:

Tax ID: 70 D D 001

Add'l. Tax ID Info.:

Name of Right-of-Way: Unnamed Alley

Type of Right-of-Way: Alley

Location of Right-Of-Way:

BETWEEN (City Block or Lot, where appropriate):

AND (City Block or Lot, where appropriate):

Is ROW in use (yes/no)?: No

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

Reason for Closure: I want to merge my properties (parcels 070ED017 and 070DD001) and absorb the alley right-of-way.

TO BE CLOSED:

From: (Street, Alley, Other)

Wonderland Lane

To: (Street, Alley, Other)

Northwest terminus at property line of parcel ID 070DD001

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE DIRECTED TO:

Kavonda Chandler & James Price

1833 Wonderland Ln

Knoxville, TN 37914

Telephone: 865-936-6044

Fax:

Email: kavondachandler@gmail.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.

Kavonda Chandler & James Price

Signature: _____

1833 Wonderland Ln

Knoxville, TN 37914

Telephone: 865-936-6044

Fax:

Email: kavondachandler@gmail.com

APPLICATION ACCEPTED BY: Oscar Iniguez

8/17/2023 1:47:52 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.

File Number: 9-A-23-AC

Address	Signature	Owner/Tenant/ Option Holder	Agree/Disagree
1832 Wonderland Ln. Knoxville, TN 37914		other	agree
1832 Wonderland Ln. Knoxville, TN 37914		other	agree
1833 Wonderland Ln. Knoxville, TN 37914		owner	agree
1833 Wonderland Ln. Knoxville, TN 37914		owner	agree

Right-of-Way Closure

Street Alley

APPLICANT INFO

Applicant Name: Kavonda Chandler + James Price Date: _____
Affiliation: _____

Meeting Date (if applicable): _____

File Number(s): 9-A-23-AC

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Applicant Owner Option Holder Project Surveyor Engineer Architect/Landscape Architect

Name: Kavonda Chandler Company: _____
Address: 1833 Wonderland Ln City: Knoxville State: TN ZIP: 37914
Phone: 865-936-6044 Email: KavondaChandler@gmail.com

CURRENT ROW INFO

Name of Right-of-Way: UNNAMED In use (Y/N): NO Improved (Y/N) (ex: paved): NO

REQUEST

Starting point of closure: Wonderland Ln (from street, alley, city block, lot, etc)
Ending point of closure: Northwest terminus at property line of 070 DD 001 (to street, alley, city block, lot, etc)

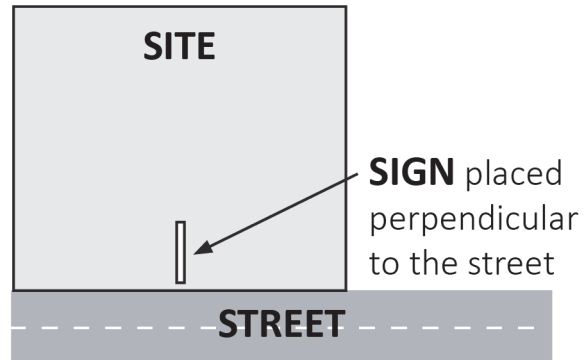
Reason for Closure

Attach separate sheet if needed for explanation

I want to merge my properties +
abandon the alley right away.

 **Provide Map** Attach map showing limits of right-of-way proposed for closure.
(drawn to scale)

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:

_____ 9/1/2023 _____ and _____ 9/15/2023 _____
 (applicant or **staff** to post sign) (applicant to remove sign)

Applicant Name: Kavonda Chandler

Date: 7/28/2023

File Number: 9-A-23-AC

- Sign posted by Staff
- Sign posted by Applicant