

- ah. An Ordinance to close unimproved Cafego Avenue within City Block 26876, running from Hackman Street to its dead end at Maynard Glenn Fields Park, and authorizing the Mayor to execute quitclaim deeds to the adjacent property owners.



CITY OF KNOXVILLE, TENNESSEE

City Council

AGENDA INFORMATION SHEET

AGENDA DATE: April 29, 2025

DEPARTMENT: Engineering Department

DIRECTOR or DESIGNEE: Tom Clabo

AGENDA SUMMARY

An Ordinance to close unimproved Cafego Avenue within City Block 26876, running from Hackman Street to its dead end at Maynard Glenn Fields Park, and authorizing the Mayor to execute quitclaim deeds to the adjacent property owners.

COUNCIL DISTRICT(S) AFFECTED

1st

BACKGROUND

The applicant, an adjoining property owner, requested the closure. The street is not in use and the applicant wishes to use the property area to consolidate and redevelop the abutting property into two separate lots for single family homes.

ESTIMATED PROJECT SCHEDULE

N/A

PRIOR ACTION/REVIEW

Planning Application.

FISCAL INFORMATION

N/A

AIS Prepared By: Aurin Lee - 215-4088

ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO CLOSE UNIMPROVED CAFEGO AVENUE WITHIN CITY BLOCK 26876, RUNNING FROM HACKMAN STREET TO ITS DEADEND AT MAYNARD GLENN FIELDS PARK, AND AUTHORIZING THE MAYOR TO EXECUTE QUITCLAIM DEEDS TO THE ADJACENT PROPERTY OWNERS.

ORDINANCE NO: _____

REQUESTED BY: Engineering Dept.

PREPARED BY: Law Dept.

APPROVED ON 1ST

READING: _____

APPROVED ON 2ND

READING: _____

APPROVED AS AN EMERGENCY

MEASURE: _____

MINUTE BOOK: _____ PAGE _____

WHEREAS, an adjoining property owner has requested closure of unimproved Cafego Avenue within City Block 26876, running from Hackman Street to its deadend at Maynard Glenn Fields Park, hereinafter more particularly described; and

WHEREAS, the Department of Engineering has approved said closure subject to the retention of any drainage and utility easements.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE THAT:

SECTION 1: Unimproved Cafego Avenue within City Block 26876 shall be closed subject to the retention of any drainage and utility easements, which closure is more particularly described as follows:

Situated within City Ward 26, lying within City Block 26873, in the City of Knoxville, Knoxville, TN, being all of unimproved Cafego Ave and being more generally described as follows:

Bounded on the west by the eastern right-of-way of Hackman St; **bounded on the north** by the property of The Baby Rocket Athletic Association, Inc. per Warranty Deed Book 1512, Page 635, Tax I.D. 109EA039; **bounded on the east** by the Maynard Glenn Fields Park, property of the State of Tennessee per Warranty Deed Book 692, Page 328, Tax I.D. 109EA042; **bounded on the south by** the property of Nicholas Guess per Deed Instrument Number 202407020000445, Tax I.D. 109EA038, said area being approximately 50 feet in width and 65 feet in length as it runs between Lots 114 and 113 as shown on the map of City Homes Subdivision, on file in the Knox County Register of Deeds as Map Book B, Slide 82A, Instrument Number 1944050600000000, and in the Technical Services/City Engineering Records as Map Number B-5234B.

Easements are reserved for all drainage facilities and utilities, if any are presently 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.

The above is a general description derived from the referenced documents. No new boundary survey was performed for this description. No warranties of title or boundary certifications are given or implied herein.

SECTION 2: After the effective date of said closure, upon application of the adjacent property owners, the Mayor is hereby authorized to execute and deliver quitclaim deeds conveying the City's interest in the aforesaid closure in conformity with this Ordinance and as the interests of the adjacent property owners may appear.

SECTION 3: If any part, sentence, phrase, clause, term, word, section, subsection, or provision of this ordinance is declared by a court of competent jurisdiction to be unconstitutional, illegal, or, such decision shall not affect the validity of the ordinance as a whole or any part other than the part so declared to be unconstitutional, illegal, or invalid.

SECTION 4: This Ordinance shall take effect seventeen (17) days from and after its passage, the public welfare requiring it.

Presiding Officer of the Council

Recorder



CLOSURE OF PUBLIC RIGHT OF WAY, ZONING MAP

4-A-25-SC

Petitioner: Nicholas Guess

Name of Street or Alley: Cafego Avenue

To be closed from: Intersection of Hackman St.

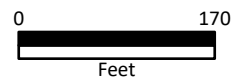
To be closed to: Eastern terminus of Cafego Ave.

Original Print Date: 3/31/2025

Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 109

Jurisdiction: City





Right-of-Way Closure

☒ Street ☐ Alley

APPLICANT INFO

Date 2/11/25

Nicholas Guess

Applicant Name

Affiliation

April 15, 2025 (Tentatively)

File Number(s)

Meeting Date (if applicable)

4-A-25-SC

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

Nicholas Guess

Property Proz LLC

Name

Company

410 Stone Villa Ln.

Knoxville

TN

37934

Address

City

State

ZIP

8655663900

nicholasguess88@gmail.com

Phone

Email

CURRENT ROW INFO

Cafego Ave

N

N

Name of Right-of-Way

In use (Y/N)

Improved (Y/N)
(ex: paved)

REQUEST

Intersection of Hackman St.

Starting point of closure

(from street, alley, city block, lot, etc)

Eastern terminus of Cafego Ave.

Ending point of closure

(to street, alley, city block, lot, etc)

Reason for Closure

Attach separate sheet if needed for explanation

This street is not in use. By closing this street and obtaining half of the right of way I will be able to meet the requirements to subdivide 3030 Hackman St. Knoxville, TN 37920 into two separate lots. Allowing the construction and sale of two single family homes as opposed to one.



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

June 2023

STAFF USE ONLY

109	1	Fee 1	0701	Total \$1,000.00
Map Number	City Council District	Fee 2		
South City				
Planning Sector		Fee 3		

Other Location Information

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Nh Co

Nicholas Guess

5211/2

Applicant Signature

Please Print

Date _____

865-566-3900

nicholas.guess88@gmail.com

Phone Number

Email

Shelley Gray
Staff Signature

Shelley Gray

02/11/2025

Staff Signature _____

Please Print

Date _____

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.

[illegible]

If more space is needed, attach additional sheets.

To whom it may concern,


Over the course of the past six months, I have tried to obtain a signature to close Cafego Ave. in South Knoxville. Located between 0 Hackman Street Knoxville, TN 37920 (Parcel #109EA039) and 3030 Hackman Street Knoxville, TN 37920 (109EA038).

I am the owner of 3030 Hackman Street. The Baby Rocket Athletic Association, Inc. is the owner of 0 Hackman Street. After some investigation I found that The Baby Rocket Athletic Association, Inc. is no longer in existence and The City of Knoxville Parks and Recreation Department is in control of 0 Hackman St.

After reaching out to Parks and Rec. I found that they were not opposed to the closure but were unable to sign the application for closure.

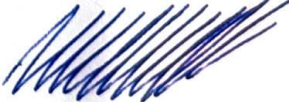
Furthermore, The City of Knoxville Engineering department is not opposed to the closure.

I have been instructed to resubmit my application for closure with the email chain detailing this as well as this letter.


Nicholas Guess
2/11/2025



My Commission Expires 10-31-2026


2-11-2025

SCALE - $\frac{1}{16}'' = 1'$

MAYNARD GLENN FIELDS

0 HACKMAN ST
109EA039

---LAPEGO AVE---

3030 HACKMAN ST
109 EA 038

--- HACKMAN ST ---