

- u. An Ordinance to close a portion of an unnamed alley adjacent to City Block 06040, and authorizing the Mayor to execute quitclaim deeds to the adjacent property owner.



CITY OF KNOXVILLE, TENNESSEE

City Council

AGENDA INFORMATION SHEET

AGENDA DATE: June 10, 2025
DEPARTMENT: Engineering Department
DIRECTOR or DESIGNEE: Tom Clabo

AGENDA SUMMARY

An Ordinance to close a portion of an unnamed alley adjacent to City Block 06040, and authorizing the Mayor to execute quitclaim deeds to the adjacent property owner.

COUNCIL DISTRICT(S) AFFECTED

6th

BACKGROUND

The subject area is a portion of an unnamed alley parallel to the railroad tracks north of W. Jackson Avenue and east of N. Broadway. The right-of-way starts at the northeast corner of Tax Parcel 094EJ006 and ends at the northwest corner of Tax Parcel 094EJ001.01.

The City of Knoxville, on behalf of Knoxville's Community Development Corporation "KCDC"), requests this closure. The alley area will be consolidated into the adjoining properties to facilitate redevelopment of the larger property by KCDC.

Engineering has no objections to the closure subject to retention of 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 other applicable easement holder review and approval.

ESTIMATED PROJECT SCHEDULE

N/A

PRIOR ACTION/REVIEW

Planning Application (attached)

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 A PORTION OF AN UNNAMED ALLEY ADJACENT TO CITY BLOCK 06040, AND AUTHORIZING THE MAYOR TO EXECUTE QUITCLAIM DEEDS TO THE ADJACENT PROPERTY OWNER.

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, the City of Knoxville, on behalf of Knoxville’s Community Development Corporation, has requested closure of a portion of an unnamed alley parallel to the railroad tracks north of W. Jackson Avenue and east of N. Broadway; and

WHEREAS, the right-of-way starts at the northeast corner of Tax Parcel 094EJ006 and ends at the northwest corner of Tax Parcel 094EJ001.01, 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: A portion of an unnamed alley adjacent to City Block 06040 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 06, lying within City Block 06040, in the City of Knoxville, Knoxville, TN, being a portion of an unnamed alley and being more generally described as follows:

Bounded on the west by the eastern produced line of the property of Southeastern Glass Bldg. LLC per Deed Instrument Number 200801280056589, Lot 17R as shown on the map of Southeastern Glass Building, Resubdivision of Lots 17 through 23, recorded in the Knox County Register of Deeds as Instrument Number 200902020047207 and in the Technical Services/City Engineering Records as Map Number 06040-C, Tax I.D. 094EJ006; **bounded on the north** by the Norfolk Southern Railroad; **bounded on the east** by the western line of Knoxville's Community Development Corporation Property per Deed Instrument 202502200043277, Lot 1 City of Knoxville Property at 401 W. Jackson Avenue recorded in the Knox County Register of Deeds as Instrument Number 201211080030728 and in the Technical Services/City Engineering Records as Map Number 06040-E, Tax I.D. 094EJ001.01; **bounded on the south** by Knoxville's Community Development Corporation Properties per Deed Instrument 202502200043276, Tax I.D. 094EJ001, 094EJ002, 094EJ003, 094EJ004, and 094EJ005.03.

Reference is again made to the Final Plat of the City of Knoxville Property at 401 W. Jackson Avenue, and the further mapping references noted thereon, said map being recorded in Knox County Register of Deeds as Instrument Number 201211080030728 and in the Technical Services/City Engineering Records as Map Number 06040-E.

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

Street Alley

APPLICANT INFO

 Date 04-08-2025

City of Knoxville

Applicant Name

Affiliation

June 10, 2025 Council 1 reading (tentatively)

File Number(s)

Meeting Date (if applicable)

6-A-25-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

Ben Davidson

City of Knoxville Engineering

Name

Company

400 W Main Street Room 473 City County Building

Knoxville

TN

37902

Address

City

State

ZIP

865-215-4615

b davidson@knoxvilletn.gov

Phone

Email

CURRENT ROW INFO

unnamed alley

Y

Y

Name of Right-of-Way

In use (Y/N)

 Improved (Y/N)
(ex: paved)
REQUEST

northeast corner of Tax Parcel I.D. 094EJ006 (Lot 17R on Ward Map Exhibit)

Starting point of closure

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

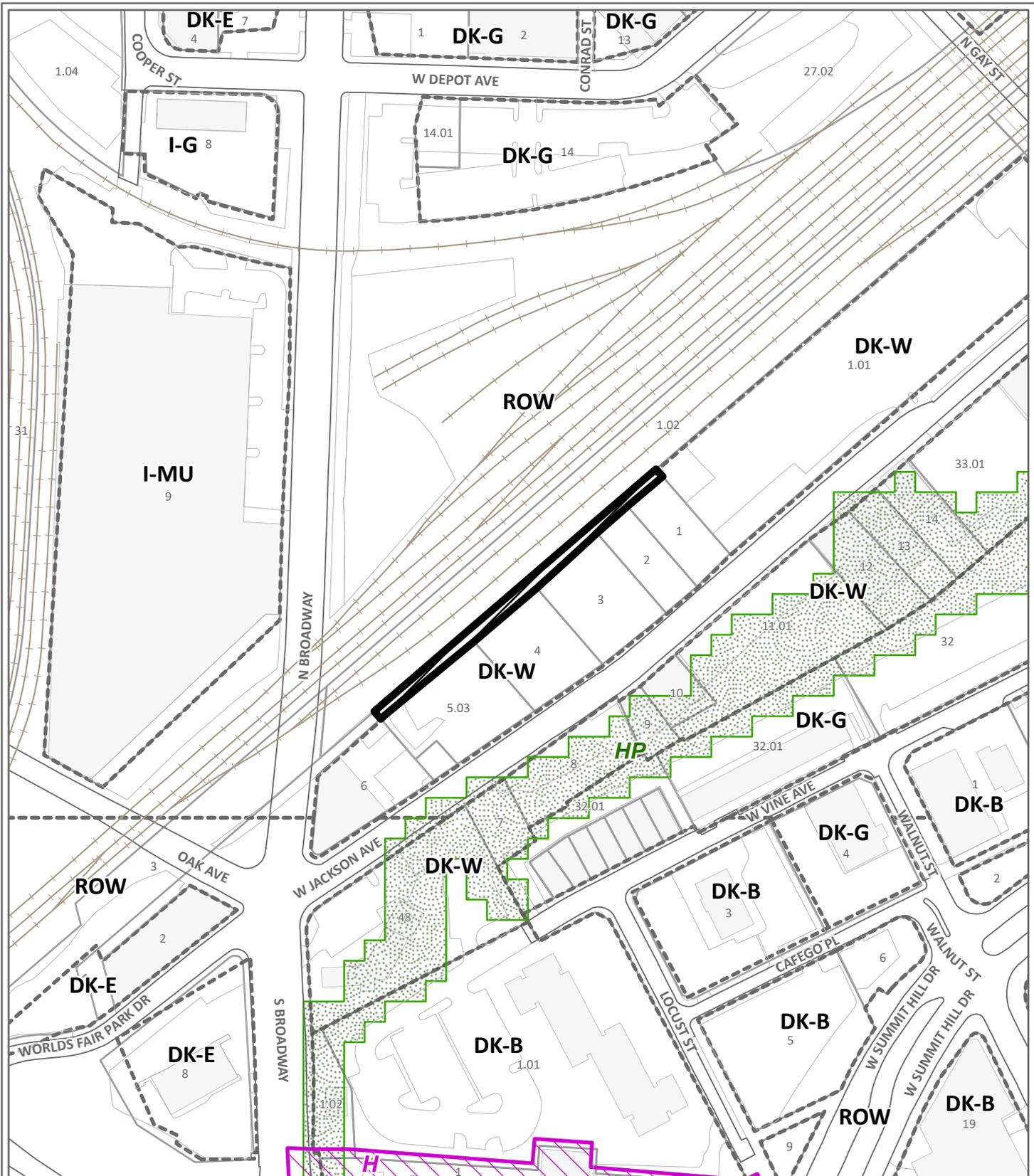
northwest corner of Tax Parcel I.D. 094EJ001.01 (Lot 1 on Ward Map Exhibit)

Ending point of closure

(to street, alley, city block, lot, etc)
Reason for Closure
Attach separate sheet if needed for explanation

The alley area will be consolidated into the abutting properties to facilitate redevelopment by Knoxville's Community Development Corporation.


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



CLOSURE OF PUBLIC RIGHT OF WAY, ZONING MAP

6-A-25-AC

Petitioner: City of Knoxville

Name of Street or Alley: Unnamed Alley

To be closed from: Northeast corner of Tax Parcel ID 094EJ006

To be closed to: Northwest corner of Tax Parcel ID 094EJ00101

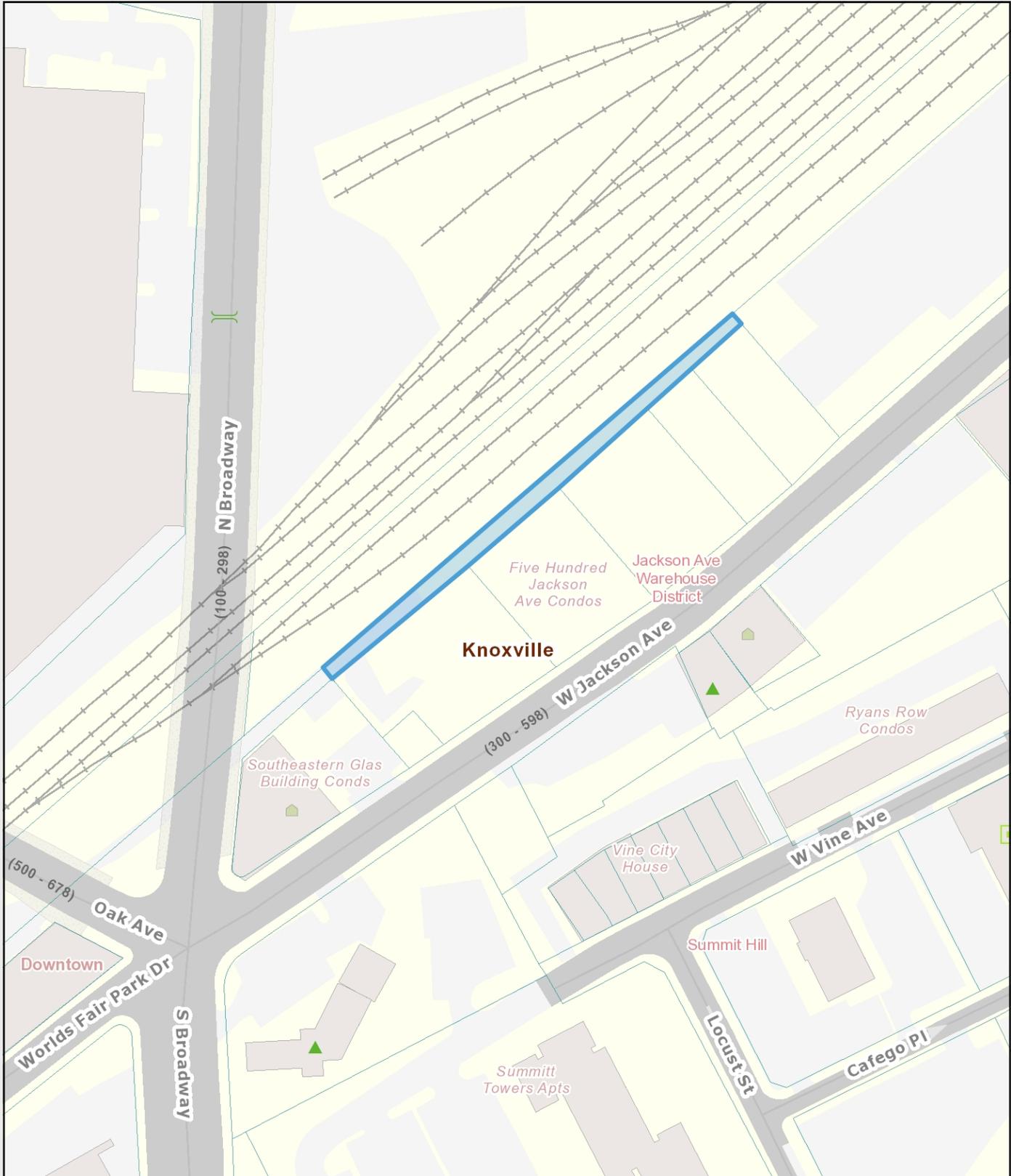
Original Print Date: 5/2/2025

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

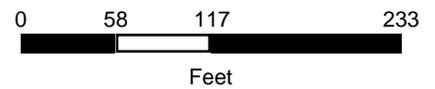
Map No: 94

Jurisdiction: City





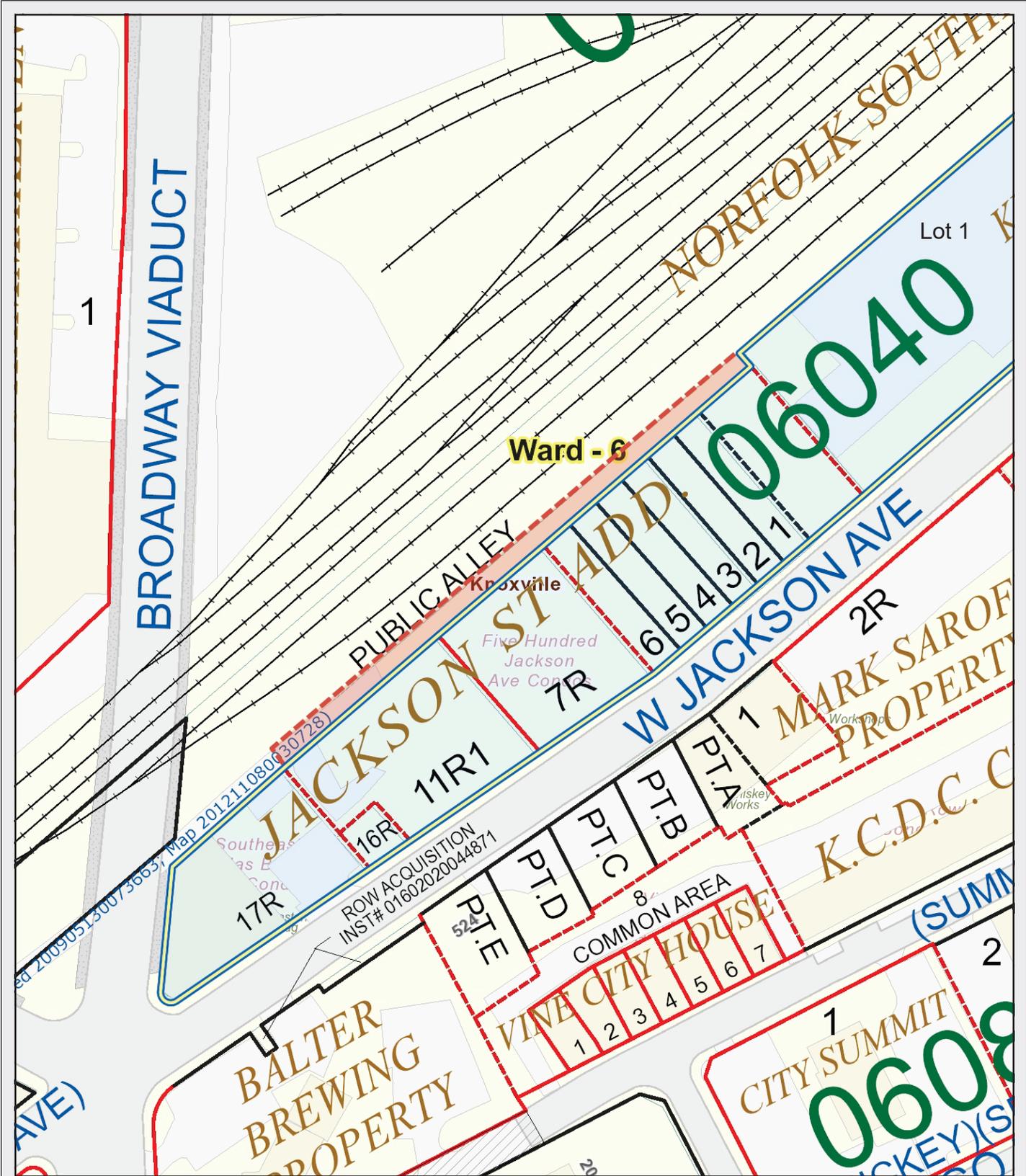
Proposed Closure Area



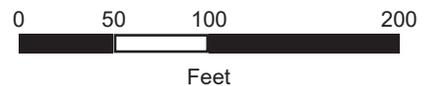
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Printed: 4/15/2025 11:20:53 AM



Unnamed Alley to be closed
 Old McClung Warehouse Site
 City Block 06040



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CITY OF KNOXVILLE

Engineering
Benjamin D. Davidson, PLS
Technical Services Administrator

April 15, 2025

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

SUBJECT: Closure of an unnamed alley
File # TBD (application dated April 8, 2025); Nearby City Block 06040

City Engineering has no objection to this closure.

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



File Number: 6-A-25-AC

Reviewed By: David Hobbs

Review Date: 04/23/2025

Phone: 865.215.2507

Email: addressing@knoxplanning.org

Addressing Review Comments

1. The proposed ROW closure is not expected to impact any existing addresses.



RE: ROW CLOSURE REQUEST, COMMENTS NEEDED (Unnamed Alley; FILE 6-A-25-AC)

From Sonny Partin <spartin@knoxvilletn.gov>
Date Thu 4/24/2025 7:21 AM
To Kelsey Bousquet <kelsey.bousquet@knoxplanning.org>

Morning Kelsey,

The closure is approved to close for fire access.



Asst. Chief Sonny Partin, CFPS
Fire Marshal
Knoxville Fire Dept
1630 Huron St
Knoxville, TN 37917
(865) 633-0400 Work

From: Kelsey Bousquet <kelsey.bousquet@knoxplanning.org>
Sent: Tuesday, April 15, 2025 2:22 PM
To: Addressing <addressing@knoxplanning.org>; Sonny Partin <spartin@knoxvilletn.gov>; Steve Borden <steve.borden@tn.gov>; Christian Wiberley <Christian.Wiberley@kub.org>; Christopher Flatford <cf2061@att.com>; Jeremy Honeycutt <jh309e@att.com>; Kenny Goen <kg6362@att.com>
Cc: Ben Davidson <bdaavidson@knoxvilletn.gov>; Michelle Portier <michelle.portier@knoxplanning.org>; Amy Brooks <amy.brooks@knoxplanning.org>; Alex Zendel <alex.zendel@knoxplanning.org>; Elizabeth Semande <elizabeth.semände@knoxplanning.org>; Dallas DeArmond <dallas.dearmond@knoxplanning.org>; Shelley Gray <shelley.gray@knoxplanning.org>; Tom Clabo <tclabo@knoxvilletn.gov>; Chris Howley <chowley@knoxvilletn.gov>; Rebekah Jane Justice <rjustice@knoxvilletn.gov>; Liz Albertson <lalbertson@knoxvilletn.gov>
Subject: ROW CLOSURE REQUEST, COMMENTS NEEDED (Unnamed Alley; FILE 6-A-25-AC)

Good afternoon,

We received the attached request to close an unnamed alley from the northeast corner of parcel 094EJ006 to the northwest corner of parcel 094EJ001.01 in the City of Knoxville. **Please send your review comments to kelsey.bousquet@knoxplanning.org by May 1st.** The request will be considered by the Knoxville City Council.

A map showing the alley in question is attached for reference.

The following information is requested in writing along with any conditions you wish considered with this request:

- Is there any present or anticipated future need for this street/alley which in your opinion would warrant retaining it for public use?
- If closed (vacated), would easements be needed? If so, please state what easements will be required.
- If your department opposes vacating the ROW, please indicate the rationale.

Thank you,



RE: ROW CLOSURE REQUEST, COMMENTS NEEDED (Unnamed Alley; FILE 6-A-25-AC)

From Steve Borden <Steve.Borden@tn.gov>

Date Wed 4/23/2025 4:28 PM

To Kelsey Bousquet <kelsey.bousquet@knoxplanning.org>; Addressing <addressing@knoxplanning.org>; Sonny Partin <spartin@knoxvilletn.gov>; Christian Wiberley <Christian.Wiberley@kub.org>; Christopher Flatford <cf2061@att.com>; Jeremy Honeycutt <jh309e@att.com>; Kenny Goen <kg6362@att.com>

Cc Ben Davidson <bdauidson@knoxvilletn.gov>; Michelle Portier <michelle.portier@knoxplanning.org>; Amy Brooks <amy.brooks@knoxplanning.org>; Alex Zendel <alex.zendel@knoxplanning.org>; Elizabeth Semande <elizabeth.semande@knoxplanning.org>; Dallas DeArmond <dallas.dearmond@knoxplanning.org>; Shelley Gray <shelley.gray@knoxplanning.org>; Tom Clabo <tclabo@knoxvilletn.gov>; Chris Howley <chowley@knoxvilletn.gov>; Rebekah Jane Justice <rjustice@knoxvilletn.gov>; Liz Albertson <lalbertson@knoxvilletn.gov>

You don't often get email from steve.borden@tn.gov. [Learn why this is important](#)

Thank you for the opportunity to review the ROW closure request. TDOT takes no exception to changes proposed as they have no impact to State owned routes or properties.

Sincerely,

Steven M. Borden, P.E.
Director/Assistant Chief Engineer
TDOT – Region 1

as

From: Kelsey Bousquet <kelsey.bousquet@knoxplanning.org>

Sent: Tuesday, April 15, 2025 2:22 PM

To: Addressing <addressing@knoxplanning.org>; Sonny Partin <spartin@knoxvilletn.gov>; Steve Borden <Steve.Borden@tn.gov>; Christian Wiberley <Christian.Wiberley@kub.org>; Christopher Flatford <cf2061@att.com>; Jeremy Honeycutt <jh309e@att.com>; Kenny Goen <kg6362@att.com>

Cc: Ben Davidson <bdauidson@knoxvilletn.gov>; Michelle Portier <michelle.portier@knoxplanning.org>; Amy Brooks <amy.brooks@knoxplanning.org>; Alex Zendel <alex.zendel@knoxplanning.org>; Elizabeth Semande <elizabeth.semande@knoxplanning.org>; Dallas DeArmond <dallas.dearmond@knoxplanning.org>; Shelley Gray <shelley.gray@knoxplanning.org>; Tom Clabo <tclabo@knoxvilletn.gov>; Chris Howley <chowley@knoxvilletn.gov>; Rebekah Jane Justice <rjustice@knoxvilletn.gov>; Liz Albertson <lalbertson@knoxvilletn.gov>

Subject: [EXTERNAL] ROW CLOSURE REQUEST, COMMENTS NEEDED (Unnamed Alley; FILE 6-A-25-AC)



Outlook

Re: ROW CLOSURE REQUEST, COMMENTS NEEDED (Unnamed Alley; FILE 6-A-25-AC)

From Christian Wiberley <Christian.Wiberley@kub.org>
Date Thu 5/1/2025 3:55 PM
To Kelsey Bousquet <kelsey.bousquet@knoxplanning.org>

Kelsey,

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.

Thank you,

Christian Wiberley, PE
KUB Engineering

From: Kelsey Bousquet
Sent: Thursday, May 1, 2025 11:13 AM
To: Christian Wiberley
Subject: Fw: ROW CLOSURE REQUEST, COMMENTS NEEDED (Unnamed Alley; FILE 6-A-25-AC)

- Warning: External Sender -Please use caution when opening files, clicking links, or providing data.

Good morning,

I wanted to follow up on review comments for the proposed alley closure. Please let me know if KUB has any questions or concerns about this request.

Thank you,

Kelsey Bousquet
Planner
865-215-3758
[Code of Ethics](#)





ROW CLOSURE REQUEST, COMMENTS NEEDED (Unnamed Alley; FILE 6-A-25-AC)

From GOEN, KENNY <kg6362@att.com>

Date Wed 4/16/2025 7:29 AM

To Kelsey Bousquet <kelsey.bousquet@knoxplanning.org>

Kelsey,

AT&T does not have any conflict with this request to close unnamed alley from the northeast corner of parcel 094EJ006 to the northwest corner of parcel 094EJ001.01 in the City of Knoxville.

Thank you,

KENNY GOEN

SR Specialist – OSP Design Engineer

AT&T – BellSouth Telecommunications, LLC

9733 Parkside Dr, Knoxville, TN 37922

Office # 805-541-0514

Mobile# 805-704-1407

[Kg6362@att.com](mailto:kg6362@att.com)