

- v. An Ordinance to close an unnamed alley within City Block 09248, 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 an unnamed alley within City Block 09248, and authorizing the Mayor to execute quitclaim deeds to the adjacent property owner.

COUNCIL DISTRICT(S) AFFECTED

6th

BACKGROUND

The subject alley starts at Heins Street and runs to Blackstock Avenue.

The applicant (A.G. Heins Company, Inc.) requested the closure because applicant owns property on both sides of the alley which is not in use for public ingress/egress.

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 or 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 AN UNNAMED ALLEY WITHIN CITY BLOCK 09248 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, an adjoining property owner has requested closure of an unnamed alley from Heins Street to Blackstock Avenue within City Block 09248, 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: An unnamed alley within City Block 09248 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 09, lying within City Block 09248, in the City of Knoxville, Knoxville, TN, being all of an unnamed alley and being more generally described as follows:

BEING ALL of an unnamed alley running from the western public right-of-way of Blackstock Ave through the property of A.G. Heins Company, Inc. per Deed Instrument Number 19510620000011 (Warranty Deed Book 864, Page 505), Tax I.D. 094LA021 to the alley's terminus at the eastern public right-of-way line of Heins Street, said alley is also shown running south of Lots 59 through 64 on the map of Swan Addition to Knoxville, dated August 1924, Recorded in the Technical Services/City Engineering Records as Map B-6016.

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

Right-of-Way Closure

☐ Street ☒ Alley

APPLICANT INFO

Date 12-20-24

H.G. Heins Company Inc.

owner

Applicant Name

Affiliation

02/04/2025 (Tentative)

Meeting Date (if applicable)

File Number(s)

2-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

Rusty Baksa

Land Development Solutions

Name

Company

310 Simmons Rd. Suite K

Knoxville

Tn

37922

Address

City

State

ZIP

865 671-2281

rbaksa@ldstn.com

Phone

Email

CURRENT ROW INFO

Unnamed Alley

Name of Right-of-Way

In use (Y/N)

Improved (Y/N)
(ex: paved)

REQUEST

Unnamed Alley

Starting point of closure

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

Starting at Heins Street)

to Blackstock Ave)

Ending point of closure

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

Reason for Closure

Attach separate sheet if needed for explanation

Owner owns parcels on both sides of alley (alley does not exist except on the City Ward map)

STAFF USE ONLY

94	6	Fee 1 0702	Total \$500.00 Pd 01/06/2025, SG
Map Number	City Council District	Fee 2	
Central 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.*

E J Baksa	Solutions, CN=E J Baksa Reason: I agree to the terms defined by the	E J Baksa, Jr	12/20-24
Applicant Signature		Please Print	Date
865-671-2281		rbaksa@ldstn.com	
Phone Number		Email	

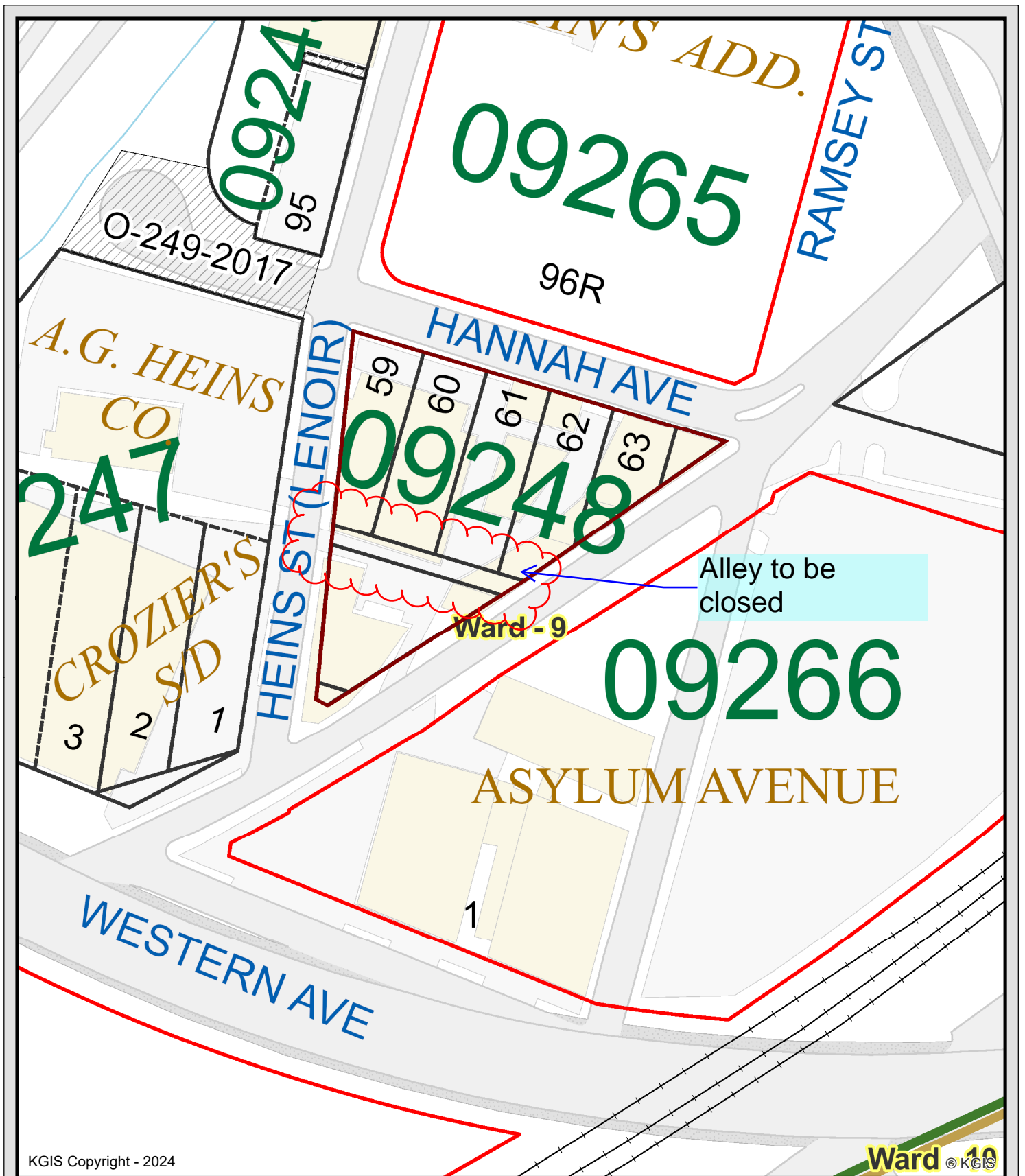
Staff Signature	Please Print	Date
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RIGHT-OF-WAY CLOSURE CANVASS FORM

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.

ADDRESS	NAME	SIGNATURE	AGREE	DISAGREE

If more space is needed, attach additional sheets.

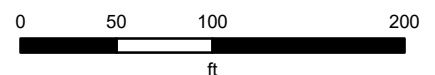


Unnamed Alley Closure

Knoxville - Knox County - KUB Geographic Information System



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