

- w. An Ordinance to close a portion of Heins Street between City Blocks 09245 and 09265, 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 Heins Street between City Blocks 09245 and 09265, 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 Heins Street beginning 60 feet north of Hannah Avenue and ending at Tulip Avenue.

The applicant (A.G. Heins Company, Inc.) requested the closure because applicant owns property on both sides of the right-of-way and public ingress/egress is not needed in the area.

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 A PORTION OF HEINS
STREET BETWEEN CITY BLOCKS
09245 AND 09265, 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 a portion of Heins Street between City Blocks 09245 and 09265, said closure beginning 60 feet north of Hannah Avenue and ending at Tulip Avenue, 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 Heins Street between City Blocks 09245 and 09265 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 between City Blocks 09265 and 09245, in the City of Knoxville, TN, being a portion Heins Street and being more generally described as follows:

BEING ALL of the portion of Heins Street that is bounded on the north by the southern public right-of-way line of Tulip Ave; bounded on the east by the western line of the property of A.G. Heins Company, Inc. shown as Lot 96R on the map of the Resubdivision of H. W. Swan's Addition Parcels 094LA006-094LA020 recorded in the Knox County Register of Deeds as Instrument Number 201605100065072 and in the Technical Services/City Engineering Records as Map Number 09265-A; bounded on the south by a line produced running perpendicular from the said western line of Lot 96R while being a distance of 60 feet north from the centerline intersection of Heins Street and Hannah Ave, said 60 feet distance is being reserved as public right-of-way in conjunction with 60 feet reserved from a partial closure of Hannah Street to facilitate a public right-of-way turnaround; bounded on the west by the eastern lines of , A.G. Heins Company, Inc. per Deed Book 391, Page 94, Tax I.D. 094KH004, an unnamed alley closed by City Ordinance 5987, and A.G. Heins Company, Inc. per Deed Instrument Number 201705190070829, Tax I.D. 094KH005.

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

Date8-20-24

H.G. Heins Company Inc.

owner

Applicant Name

Affiliation

Meeting Date (if applicable)

File Number(s)

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

Heins St

Name of Right-of-Way

In use (Y/N)

Improved (Y/N)
(ex: paved)

REQUEST

Heins St (from 60 ft north of Hannah Ave)

Starting point of closure

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

Heins St (Ending at Tulip 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 roads (no public roads are needed)

94	6	Fee 1 0701	1,000	Total 1,000
Map Number	City Council District	Fee 2		
Central City				
Planning Sector		Fee 3		

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

E. J. Baksa, Jr.  Digitally signed by E. J. Baksa, Jr.
DN: cn=E. J. Baksa, Jr., o=Oracle Development
I, the undersigned, hereby agree to the terms defined by the placement of my
signature on this document.

9/13/24

Applicant Signature	Please Print	Date
865-671-2281	rbaksa@ldstn.com	

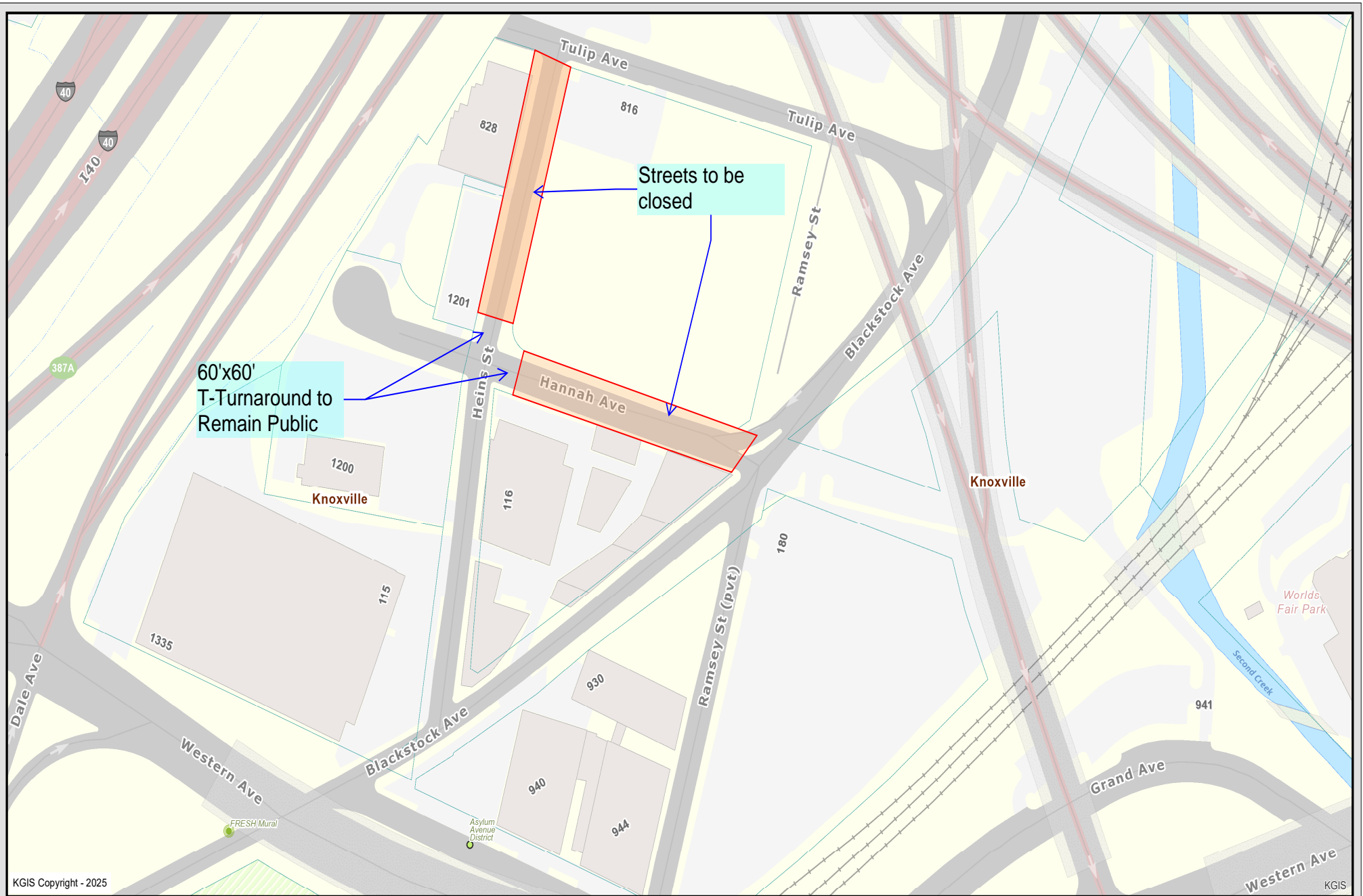
Phone Number Email

Samiul Haque	Samiul Haque	9/30/2024
Staff Signature	Please Print	Date

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.



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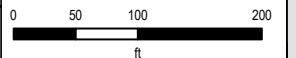
KGIS

Hannah Ave & Heins St Closures

Knoxville - Knox County - KUB Geographic Information System



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