

RESOLUTION NO. 25-10-013

SPONSORED BY COMMISSIONERS MIKE CAYLOR AND SCOTT KING

**A RESOLUTION ADOPTED BY THE BLOUNT COUNTY COMMISSION
PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 54-10-216
TO ABANDON AND VACATE A SECTION OF RIGHT-OF-WAY ALONG BLOUNT
AVENUE, A COUNTY MAINTAINED ROAD LOCATED IN BLOUNT COUNTY,
TENNESSEE AND APPROVE AN AGREEMENT WITH ADJACENT PROPERTY OWNER**

WHEREAS, the legislative body of the County has the authority, under Tennessee Code Annotated Section 54-10-216, to close existing roads and abandon right-of-ways; and

WHEREAS, Blount Avenue is a Blount County road listed on the official Blount County Road List; and

WHEREAS, Blount Avenue, has a certain right-of-way adjacent to Blount Avenue and identified in the correspondence attached hereto as Exhibit 1 from the Blount County Highway Department that identifies the location of the right-of-way; and

WHEREAS, the Blount County Mayor, Blount County Planning Commission and the Highway Superintendent, having received a request to abandon a section of the existing right-of-way along Blount Avenue, which right-of-way to be abandoned is bordered on one side by land owned by Blount County and is the location of the new Eagleton Ball Park and on the other side by a single property owner (see Exhibit 1 attached hereto); and

WHEREAS, the sole requesting property owner is the only interested property owner and no further notice is required; and

WHEREAS, on recommendation of the Blount County Highway Superintendent and the Blount County Planning Commission on July 24, 2025, as well as the approval of the Alcoa Regional Planning Commission on September 18, 2025, all having reviewed this matter, and based on their investigation have determined that, in their opinion, the abandonment of said right-of-way will not adversely affect any property owners or the present or future function of the County's roadway system, and recommends the abandonment of said right-of-way; and

WHEREAS, the County Commission feels the abandonment of the right-of-way is not detrimental to the community or to the present or future function of the County roadway system; and

WHEREAS, the sole adjoining property owners, Jeff and Paige Bronner, through agreement with Blount County, will take a portion of the abandoned Blount Avenue right-of-way and also grant to Blount County a portion of their existing adjacent property for the benefit of the Eagleton Ball Park project; and

WHEREAS, a Specific Purpose Survey prepared for Blount County Government identifies the portion of the Blount County right-of-way related to Blount Avenue which will be transferred upon its abandonment to adjoining property owners, Jeff and Paige Bronner. Said section to be transferred is identified as the shaded area outlined in pink attached hereto as Exhibit 2, along with the legal description; and

WHEREAS, Blount County will retain a portion of the abandoned right-of-way as buffer and as benefit to the adjoining Eagleton Ball Park project and the section of the right-of-way to be retained by Blount County is identified in an additional Specific Purpose Survey for Blount County Government and shown in the shaded area outlined in purple attached hereto as Exhibit 3; and

WHEREAS, the adjoining property owners, Jeff and Paige Bronner, have agreed to transfer to Blount County, a portion on the back left corner of their property that is specifically identified in the Specific Purpose Survey for Blount County Government attached hereto as Exhibit 4 which survey identifies the property to be transferred from the Bronners to Blount County as the shaded area outlined in blue; and

WHEREAS, upon approval of the abandonment of said right-of-way and approval of the agreement with the Bronners by this body, deeds to facilitate these transfers will be prepared pursuant to the written descriptions set forth in the above-described Exhibits and executed by the Mayor.

NOW THEREFORE, BE IT RESOLVED by the Blount County Commissioners assembled in regular session at Maryville, Tennessee, on this _____ day of _____, 2025 as follows”

1. That approximately .010 acres (4,238 square feet) of the right-of-way adjacent to Blount Avenue and identified and located on the Specific Purpose Survey attached hereto as Exhibit 2 and defined in the shaded area outlined in pink, is hereby abandoned and any interest of the County in said right-of-way is hereby relinquished as provided by law. Upon said abandonment and upon the request and agreement of the adjacent property owners, upon review by an attorney and a determination having been made and in the attorney’s opinion that the transfer of the abandoned portion of the right-of-way to the adjoining property owners would not adversely affect the rights of any property owners and would further protect Blount County from potential liability, the Blount County Mayor is authorized to execute a quit-claim deed in favor of the applicant and adjoining property owners, Jeff and Paige Bronner, of the abandoned portion of the right-of-way identified in said Exhibit.
2. Blount County shall abandon the section of the right-of-way identified in the Specific Purpose Survey prepared for Blount County, Tennessee in the shaded area outlined in purple, set forth on Exhibit 3 containing approximately .05 acres

(2,296 square feet) as right-of-way for Blount Avenue, but shall retain said portion as a buffer to the Eagleton Ball Park project.

3. The Blount County Commission hereby approves the agreement with the adjoining property owners, Jeff and Paige Bronner for the Bronners to transfer to Blount County a portion of their property consisting of approximately .010 acres (4,007 square feet) as identified in the blue shaded area of the Specific Purpose Survey prepared for Blount County Government and attached hereto as Exhibit 4.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL TAKE EFFECT IMMEDIATELY, THE PUBLIC WELFARE REQUIRING IT.

Duly authorized and approved this _____ day of _____, 2025.

CERTIFICATION OF ACTION

ATTEST

Commission Chairman

County Clerk

County Mayor

Date

☐ Approved

☐ Vetoed