

June 2, 2004

Mr. Burnace Vandergriff
104 East Main Street
Smithville, TN 37166

Dear Mr. Vandergriff:

MTAS has reviewed the proposed changes to Walnut Street to accommodate a drive through for a drug store.

Please be advised that the City of Smithville does not own a fee interest in city streets. The city has easements for streets, and when a street is closed or abandoned, the property automatically reverts to the adjacent land owners, generally to the center of the street. Sidewalks are part of city streets.

To accommodate the proposed development the city would simply abandon by ordinance that part of the street no longer needed for a street easement and make no further claims to ownership or use.

MTAS recommends that the city abandon that part of the south side of Walnut Street from 4th Street in a westerly direction for a distance of 62.23 feet and eleven feet in width. The developers will need to make slight revisions to the proposed drive through to enable the city to install a pedestrian walkway and continue its one way street. I have shown the changes needed on the proposal for Webb Pharmacy.

Please contact me if we can be of further assistance.

Sincerely,

Don Darden
Municipal Management Consultant
The University of Tennessee (MTAS)