



AGENDA ITEM #: 45

MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Dan Kelly, Deputy Director/Development Service Manager
DATE: Thursday, December 01, 2016
SUBJECT: Staff Report for Plans of Service - 11-A-16-OB

The Planning Commission staff has received and reviewed Plans of Service for the following properties and has found them to be in conformance with the minimum statutory requirements for plans of service as outlined in Tennessee Code Annotated 6-6-102:

A certain tract of land situated in the 6th Civil District of Knox County, TN, currently without the corporate limits of the City of Knoxville, TN, fronting along the northern right-of-way line of Sherrill Blvd, west of its intersection with Park 40 North Blvd. and Christian Academy Blvd.

STAFF RECOMMENDATION:

Approve and adopt this report and forward these findings to the Knoxville City Council.

CITY OF KNOXVILLE

PLAN OF SERVICE

for

An area generally described as

a certain tract of land fronting along the northern right-of-way line of Sherrill Boulevard, west of its intersection with Park 40 North Boulevard and Christian Academy Boulevard.

2-11-16.AX

NOVEMBER 2016

PLAN OF SERVICE

As required by Tennessee Code Annotated 6-51-102(b), the City of Knoxville has prepared a Plan of Service for the following area which is proposed for annexation by the City of Knoxville:

Situated in the Sixth Civil District of Knox County, Tennessee, currently without the corporate limits of the City of Knoxville, Tennessee, fronting along the northern right-of-way line of Sherrill Boulevard, west of its intersection with Park 40 North Boulevard and Christian Academy Boulevard. (2-11-16.AX), and being more fully described as follows:

All of County Tax Parcel designated as Tax Map 119, Parcel 018.25, title to said parcel 018.25 is referenced in Deed Instrument Number 199907290008215, on file in the Knox County Register of Deeds Office, said parcel being bounded on the south by Sherrill Boulevard; bounded on the west, north, and east by Parker Properties, Inc., per Deed Instrument Number 200709180024382, also known this day as Tax Map 119, Parcel 018.46.

Containing approximately 1.867 Acres, 0.0029 (sq.mi.).

THE DISTANCES, ACREAGE, OWNERS, AND DEED REFERENCE INFORMATION OF THE ABOVE DESCRIPTION ARE BASED ON INFORMATION COMPILED FROM DATA SHOWN ON MAPS OF THE KNOXVILLE/KNOX COUNTY GEOGRAPHIC INFORMATION SYSTEM AND RECORDS IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. NO NEW BOUNDARY SURVEY WAS PERFORMED.

Area Summary

Land Use:	R (RP-1)
Acreage:	Approximately 1.867 Acres
Street Miles:	N/A
Dwelling Units:	N/A
Population:	N/A

The City of Knoxville has identified the following municipal services and projected timetables for services proposed to be extended into this area:

AREA NO. 2-11-16.AX

CITY OF KNOXVILLE FIRE DEPARTMENT

FIRE PROTECTION

1. On the effective date of annexation, the City of Knoxville Fire Department will answer all calls for service for fire, explosion, disaster, hazardous materials and medical first responder.
2. The City of Knoxville Fire Department operates 19 fire stations, housing 41-fire suppression, rescue and EMS units and staffed by 327 full-time professional firefighters, 24 hours per day, 365 days a year to provide services as may be required. The City of Knoxville Fire Department maintains a Class II insurance rating.
3. Fire Station No. 21 on Perimeter Park Road will provide primary coverage. Fire Station No. 21 houses one (1) E-One 1500 GPM Pumper, one (1) International 1500 Gallon Tanker and is staffed by 9 full-time professional firefighters. Additional support will come from Fire Station No. 20 on Portsmouth Road which houses one (1) Ferrara 1500 GPM Pumper, one (1) Ferrara 107' Aerial Ladder and is staffed by 18 full-time professional firefighters. Also providing additional support, Fire Station No. 18 on Weisgarber Road, housing one (1) E-One 1500 GPM Pumper, one (1) Ferrara Hazardous Materials Unit, one (1) Ford Expedition District Chief Unit and is staffed by 21 full-time professional firefighters.
4. The City of Knoxville Fire Department provides First Responder emergency medical services to all Priority 1, life-threatening medical emergencies resulting from serious illness or injury to administer basic life support for stabilizing victims until the ambulance arrives for transport. The department also provides light and heavy rescue services for victims of automobile and other accidents freeing trapped victims and administering medical care through its Emergency Medical Services division.
5. The City of Knoxville Fire Department currently maintains an average overall response time of four (4) minutes from its nineteen (19) strategically located fire stations throughout the community.

AREA NO. 2-11-16.AX (Continued)
CITY OF KNOXVILLE FIRE DEPARTMENT

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6. The City of Knoxville Fire Department will provide safety inspections, fire safety programs and fire prevention programs that can be scheduled through the Fire Marshal's Office in conjunction with the Public Fire Education Officer.
7. The City of Knoxville Hazardous Materials Response Unit which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals shall also be available if needed.

AREA NUMBER 2-11-16.AX
KNOXVILLE POLICE DEPARTMENT

1. On the date of annexation, the City of Knoxville Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
2. Effective with the annexation, all resources currently available within the Knoxville Police Department will become available to the citizens of the area. The Knoxville Police Department has an authorized force of 416 certified police officers and approximately 100 civilian personnel to provide services 24-hours per day, 365 days a year.
3. Upon annexation, existing police department personnel will be utilized to provide services by expanding the contiguous beats to include the newly incorporated areas. Existing police beats, personnel, and equipment will be shifted to provide needed coverage of the area. This area will be Beat 31. Each beat is patrolled by a one-car unit per shift; however, the patrol car is augmented by other departments and units such as motorcycles, investigators, specialized assigned details, etc. For instance, between the hours of 7:00 a.m. and 7:00 p.m., the patrol units are supplemented by the motorcycle unit.
4. The Knoxville Police Department will hire additional police officers to provide more response to the area. The officers will undergo seven hundred and twenty (720) hours of basic recruit training before being state certified as a police officer. Upon completion of the classroom training, the officers will undergo six hundred and forty (640) hours of field office training where they will work and be trained by designated training officers.
5. The Knoxville Police Department will provide upon request crime prevention programs, traffic and safety education programs, and drug education/awareness programs. Additional programs include a speaker's bureau for the department to address groups on law enforcement topics or concerns, home and business security checks, marking pens available for operation identification, and establishing and maintaining neighborhood watch programs.

AREA NO. 2-11-16.AX

DEPARTMENT OF COMMUNITY AND NEIGHBORHOOD SERVICES

Engineering Division

1. Compilation of property records and preparation of ward maps will begin within 90 days of the operative date of annexation.
2. Inspection services for roadway and stormwater-related problems and complaints will begin in the annexed areas on the operative date of annexation.
3. Implementation of local regulations required for participation in the Federal Flood Insurance Program and NPDES permit will begin on the operative date of annexation.

CITY OF KNOXVILLE PUBLIC SERVICE DEPARTMENT
2-11-16.AX

Commercial

STREET MAINTENANCE will consist of the following:

- a) **RIGHT-OF-WAY MOWING** every month, or as seasonally required;
- b) **RIGHT-OF-WAY MAINTENANCE** (such as picking up litter and debris) as may be required;
- c) **POTHoles** will be patched on an as-needed basis;
- d) **REMOVAL OF SMALL, DEAD ANIMALS** will be provided upon request; and
- e) **SNOW REMOVAL** will be performed according to the enclosed snow plan.

If additional services become necessary, they will be provided on an as-needed basis

Right-of-Way

Maintenance will be performed on an as-needed basis.

ANNEXATION UTILITY PLAN OF SERVICE
September 29, 2016

AREA NO. 2-11-16.AX
KNOXVILLE UTILITIES BOARD

KNOXVILLE UTILITIES BOARD (KUB), a utility board established and operated pursuant to the charter of the City of Knoxville, offers the following plan of service for the above-referenced area. KUB's utility services are provided in accordance with its rules and regulations, extension and service policies, and applicable rate tariffs as may be in effect from time to time.

ELECTRIC

Electric service in this area is under the service jurisdiction of KUB and is currently available. Street lighting will be provided generally within 18 months of the City of Knoxville's request for such service.

NATURAL GAS

Natural gas service in this area is under the service jurisdiction of KUB and is currently available.

WATER

Water service in a portion of this area is under the service jurisdiction of the West Knox Utility District (WKUD). Upon annexation, WKUD will continue to have jurisdiction over this area until such time as KUB determines it can provide service.

WASTEWATER

Wastewater service in a portion of this area is under the service jurisdiction of the West Knox Utility District (WKUD). Upon annexation, WKUD will continue to have jurisdiction over this area until such time as KUB determines it can provide service.

Plan of Service, Proposed Annexation, September 2016

The Community Development Department's programs funded with federal dollars received from the Department of Housing and Urban Development (HUD) are intended to assist low-income citizens and neighborhoods within the City of Knoxville. If qualified by income level and other criteria, areas annexed into the city of Knoxville will be eligible to apply for Community Development programs.

The Office of Neighborhoods will offer its full services to existing neighborhood groups in the areas to be annexed. Specifically, the Office of Neighborhoods will:

- Provide our weekly newsletter to existing associations and their officers, and/or to individuals interested in forming an association;
- Put unorganized, newly annexed neighborhoods in touch with bordering neighborhood associations to see if the newly annexed areas would wish to be incorporated in an existing association.
- List any new organization in the Knoxville Neighborhood Directory;
- Offer to consult with groups on a wide variety of topics related to the successful operation of an effective neighborhood association; and
- Provide liaison services so that groups can more easily and efficiently work with city departments.

If no associations exist in residential areas to be annexed, the Office of Neighborhoods will make itself available to assist individuals who wish to start an association or crime watch group. Management of the developments being annexed will be informed of the services of the Office of Neighborhoods.

2-11-16.AX

CITY OF KNOXVILLE RECREATION DEPARTMENT

RECREATION

The Department of Parks and Recreation has more than 1,200 acres of land, 65 miles of greenway trails and 12 recreation centers to provide parks and recreation programs to all of our citizens. The following paragraph lists the facility or facilities closest to the area to be annexed and also any planned Parks and Recreation projects.

Charter E. Doyle Park contains a walking trail and the Mildred Doyle Nature Trail. There are also tennis courts, playground equipment, picnic facilities, dog-park and restrooms. A caretaker's apartment is located on the premises above the restrooms.

Fort Dickerson Park is a 73-acre park overlooking the City of Knoxville. The park has picnic facilities, a shelter and open space area. There is an earthen fort and the Harold Lambert Overlook. The overlook has a view of an old quarry that has filled with water to create a lake.

Ijams Audubon Nature Center is a city park with foot trails that wind across streams, meadows, fern banks and past bluffs overlooking Fort Loudon Lake. **Ijams Nature Center** is also a bird sanctuary and the facility is open year round from 8:00 a.m. until sunset. Thousands of students visit this park each year for personalized tours and workshops.

Knox-Blount Greenway is a linear park-like project that connects the City's Neyland Drive Greenway to Marine Park. This two mile greenway will be constructed in 2014, and the project will eventually connect the City's greenway system to the City of Maryville and Alcoa greenways.

Knoxville Urban Wilderness is 1,000 acres of urban forest that connects Ijams Nature Center, Forks of the River Wildlife Management Area, William Hastie Natural Area and Marie Meyers Park. This area has received *national recognition as an outdoor recreation destination* and it connects 10 parks, features over 40 miles of recreational trails, four civil war sites and diverse ecological features and recreational amenities. The trails accommodate users from beginner to advanced on dozens of trails of varying terrain.

Maynard Glenn Ballfield contains four lighted fields and one field that is not lighted. It also has picnic and playground facilities throughout the park. There are two concession stands and a maintenance building.

Mary James Park is a quaint little park that has plenty of open space and a playground area. Williams Creek passes through the park and is one of the major natural features of the park.

The **South Knoxville Recreation Center** has an indoor pool and a variety of classes are offered for all age groups and skill levels. The facility also houses the Boys and Girls Club which provides scheduled activities for youth. There is a fenced play area and an open space area for a variety of different outdoor activities. Senior citizens also have an extensive list of activities to choose from at the center as well. **Mary Vestal Park** is a small community park that is located adjacent to **South Knoxville Recreation Center** and the park contains a lighted ball field, playground equipment, picnic facilities, a shelter and a walking trail.

AREA NO. 2-11-16.AX
PLANNING AND ZONING

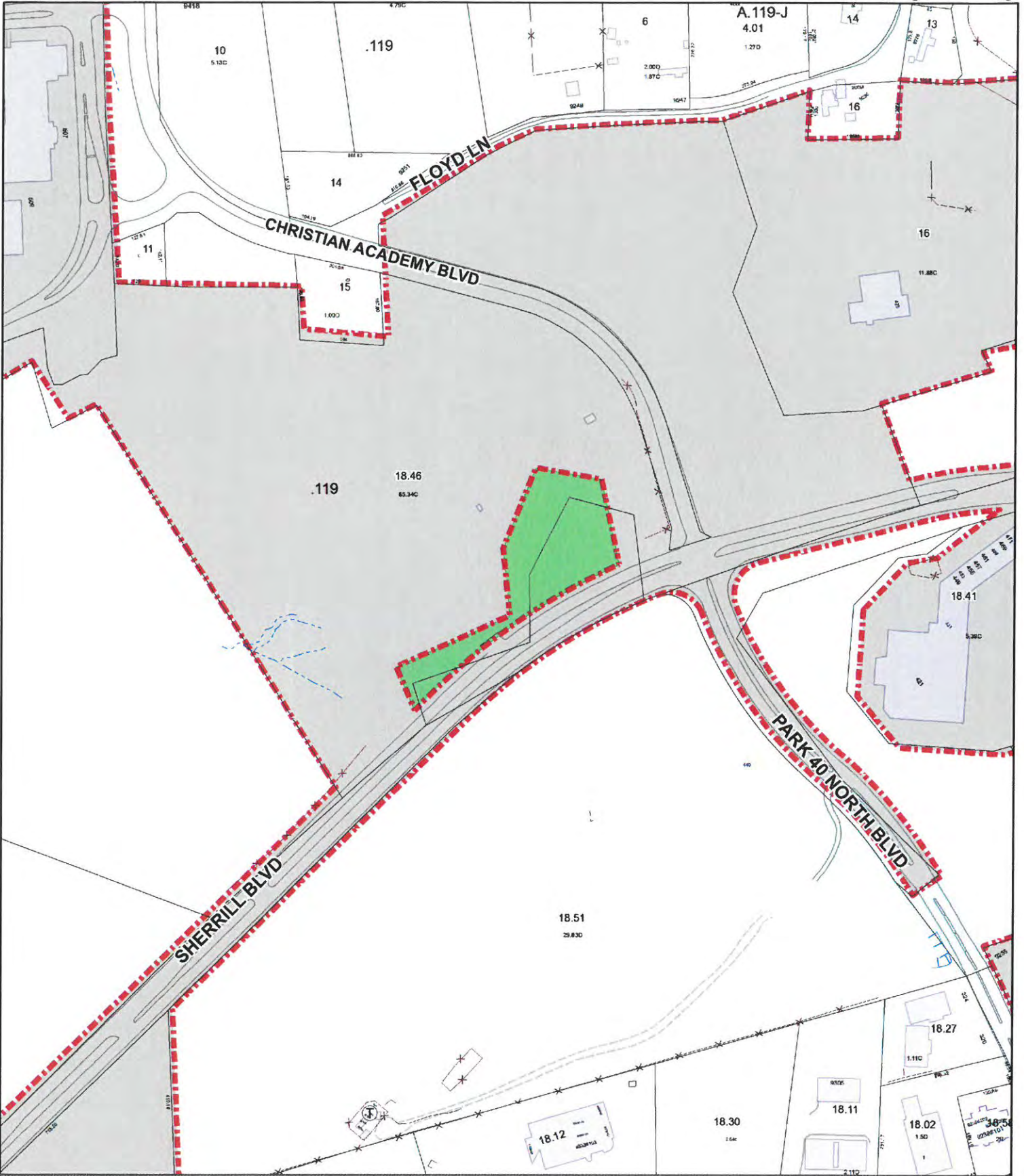
The Metropolitan Planning Commission (MPC), a regional planning commission established pursuant to state law, is the comprehensive planning agency for the City of Knoxville. The MPC also administers zoning and land subdivision regulations for the City of Knoxville as provided in general state law. The MPC consists of fifteen commissioners appointed by the Mayor of the City of Knoxville and the Mayor of Knox County.

The MPC will exercise planning and zoning activities for the area being annexed upon the operative date of annexation. The area will be incorporated into the city limits of the City's existing one-year development plan which delineates the City's proposed land use development pattern for a succeeding 12-month period. The one-year development plan, which is not currently available to the area, shall provide the basis for zoning of the annexed area as well as all other properties within the city limits.

AREA NO. 2-11-16.AX

Plans Review and Inspections Division

Business and homeowners will benefit from the lot and structure reviews completed by this division. Elements that are reviewed include design, construction, safety, installation, alteration, maintenance and appropriate use and/or occupancy of businesses or residences, including signage. In addition to approving building plans, staff can provide owners with alternative, cost-effective strategies for completing development of a house or building while maintaining appropriate construction standards. Work requiring permits also includes protection to the buyer. For more information, please call 215-2999.



Parcel Number: PART OF 119 18.25

Date: 7/28/2016

Calculated Acres: 1.867

File No. 2-11-16.AX

Scale: 1in = 300 ft