

MEMORANDUM

Date: June 6, 2019
To: Planning Commission
From: Gerald Green AICP, Executive Director
Subject: **Agenda Item 6-A-19-OB**

The Planning Commission has been asked to review and approve plans of service for three properties for which annexation by the City of Knoxville has been requested. The addresses for the three properties are:

- 0 Lynbrulee Lane
- 6832 Northshore Drive
- 10308 Cogdill Road

Pursuant to state legislation, annexation of property by a municipality can occur only upon the request of the property owner. The owners of each of these properties have requested annexation by the City of Knoxville. City Council considered the resolutions proposing annexation of the three properties at their May 21 meeting, will consider the resolutions again at their June 18 meeting, and will consider them for a third and final time at their July 2 meeting. If approved at the June 18 and July 2 meetings, the annexations will become effective on July 2.

One of the requirements placed upon the annexing municipality by state legislation is the preparation of a plan of services for each property to be annexed. The plan of services describes the process by which City services will be provided to each of the properties being annexed. Properties to be annexed are required to be provided the same level of services as those properties currently in the City. Services addressed in the plan of services are:

- Fire Protection
- Police Protection
- Engineering Services
- Plans Review and Inspections Services
- Public Services (garbage and waste collection, street maintenance)
- Utilities (provided by KUB)
- Community Development
- Parks and Recreation

The plans of service identify the types of services under the above categories to be provided to each of the annexed properties. A description of how these services will be provided to the annexed properties, and a time frame for providing the services, also are provided by the plans of service.

The plans of service comply with the statutory requirements for information that must be provided when property is annexed by a municipality. Staff recommends approval of the plans of service for the three properties being annexed by the City of Knoxville.

If you have any questions, comments, or would like additional information, please feel free to contact me by email at gerald.green@knoxplanning.org or by phone at 215-3758.



MEMORANDUM

TO: Gerald Green, Knoxville-Knox County Planning
FROM: Rick Emmett, Office of Redevelopment
DATE: March 29, 2019
**RE: PLANS OF SERVICE
MPC MEETING – May, 2019**

Please place the enclosed Plans of Service on the May 9, 2019 Metropolitan Planning Commission agenda. We would like a copy of the MPC written report on the Plans of Service by May 15, 2019. The anticipated effective date for these annexations will be July 02, 2019.

Listed below is the brief description of the proposed plans of service areas. The City will initiate rezoning applications for City of Knoxville zones at a later time.

**1-05-19.AX
2019 Annexation**

Address: 0 Lynbrulee Ln; Tax I.D. 122IC015; Owner: B S & J Enterprises, LP

Short Description

Being one parcel of land situated in the 9th Civil District of Knox County, Tennessee, currently without the corporate limits of the City of Knoxville, Tennessee, abutting the southern right-of-way of Montlake Dr and the eastern right-of-way of Lynbrulee Ln, being known as Tax Map 122, Insert I, Group C, Parcel 015.00.



**2-5-19.AX
2019 Annexation**

Address: 6832 S Northshore Dr; Tax I.D. 134AE039; Owner: Religious Sisters of Mercy

Short Description

Being one parcel of land situated in the 6th Civil District of Knox County, Tennessee, currently without the corporate limits of the City of Knoxville, Tennessee, abutting the northern right-of-way of Crystal Lake Dr, with access off of S Northshore Dr and with an address of 6832 S Northshore Dr, being known as Tax Map 134, Insert A, Group E, Parcel 039.00.

**3-5-19.AX
2019 Annexation**

Address: 10308 Codill Rd; Tax I.D. 131CA008; Owner: Epperly Family Partnership

Short Description

Being one parcel of land situated in the 6th Civil District of Knox County, Tennessee, currently without the corporate limits of the City of Knoxville, Tennessee, abutting the western right-of-way of Cogdill Rd, being known as Tax Map 131, Insert C, Group A, Parcel 008.00 and 10308 Cogdill Rd.

Attachments

CITY OF KNOXVILLE

PLAN OF SERVICE

for

An area generally described as

**a certain tract of land at the southern and eastern intersection of Montlake Dr and
Lynbrulee Ln.**

1-05-19.AX

May 2019

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:

Being one parcel of land situated in the 9th Civil District of Knox County, Tennessee, currently without the corporate limits of the City of Knoxville, Tennessee, abutting the southern right-of-way of Montlake Dr and the eastern right-of-way of Lynbrulee Ln, being known as Tax Map 122, Insert I, Group C, Parcel 015.00.

Situated in the 9th Civil District of Knox County, Tennessee, currently without the corporate limits of the City of Knoxville, Tennessee, being known and designated as Lots 1, 2, 3, 4, and 5 of Lakemoor Hills Subdivision Unit Ten, as shown on the map of the same and recorded in Map Book 25, Page 85, also Map Cabinet C, Slide 152C, and as Instrument No. 195911170000001, in the Register's Office for Knox County, Tennessee, property of B S & J Enterprises LP per Deed Instrument No. 201106090071003, Tax Map 122, Insert I, Group C, Parcel 015.00, being bounded on the west by Lynbrulee Ln; bounded on the north by Montlake Dr; bounded on the east by property of B S & J Enterprises LP per Deed Instrument No. 201608020007309, Tax Map 122, Insert P, Group D, Parcel 001.00; bounded on the south by property of Roach per Deed Instrument No. 200006010036820, Tax Map 122, Insert I, Group C, Parcel 014.00.

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:	A
Acreage:	Approximately 2.3 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. 1-5-19.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. 9 on Highland Avenue will provide primary coverage. Fire Station No. 9 houses one (1) Ferrara 1500 GPM Pumper, one (1) E-One 95' 2000 GPM Aerial Tower and is staffed by 22 full-time professional firefighters. Additional support will come from Fire Station No. 5 on Arthur Street, which houses one (1) E-One 2000 GPM Pumper and is staffed by 11 full-time professional firefighters. Also providing additional support is Headquarters Fire Station on Summit Hill Drive which houses one (1) Pierce 1500 61' Skyboom Pumper, one (1) Ferrara 1500 GPM Pumper, one (1) Ferrara 100' Ladder, one (1) E-One Heavy Rescue Truck, one (1) International 1500 Gallon Tanker, one Ford Mini-Pumper, one (1) Chevrolet Suburban District Chief Unit and is staffed by 45 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. 1-5-19.AX (Continued)
CITY OF KNOXVILLE FIRE DEPARTMENT
Page 2

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 1-5-19.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 71. 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. 01-05-19.AX
ENGINEERING DEPARTMENT

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.

AREA NO. 1-5-19.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.



AREA NO. 1-5-19.AX

CITY OF KNOXVILLE PUBLIC SERVICE DEPARTMENT

UNDEVELOPED LAND

The property currently is UNDEVELOPED, but in the event future development of this property is commercial, these are the services that will be provided:

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.
- e) **SNOW REMOVAL** will be performed according to the City's snow plan.

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

The property currently is UNDEVELOPED, but in the event future development of this property is residential, these are the services that will be provided:

Residential

- 1. **GARBAGE** will be picked up every week beginning one week following the effective date of annexation.



2. **YARD WASTE** (shrub trimmings, grass clippings, etc.) will be picked up every two weeks between March and October. Yard waste must be placed at the curb in a single 6'x6'x6' pile and placed within 5 feet of the curb in order to be picked up.
3. **LEAVES** will be collected a minimum of four times between October and January. Leaves must be placed at the curb in order to be picked up.
4. **BULKY SOLID WASTE** items (white goods, old furniture, etc.) that are set out with your regular trash, will be collected within two days of your regular trash service day.
5. **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.
 - e) **SNOW REMOVAL** will be performed according to the City's snow plan.

ANNEXATION UTILITY PLAN OF SERVICE
March 21, 2019

AREA NO. 1-5-19.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.

NATURAL GAS

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

WATER

Water service in this area is under the service jurisdiction of KUB. Water for domestic service is currently available. Inside-city rates for such service will apply to the first full billing period following the effective date of annexation.

Water for fire protection will be made available upon the installation of fire hydrants, which will be installed generally within *** 12** months of the City of Knoxville's request for such service.

WASTEWATER

Wastewater service in this area is under the service jurisdiction of KUB and will be made available in accordance with KUB extension and service policies generally within *** 48** months of the affected property owner's request for such service. Based on the economic circumstances of the extension, affected property owners requesting such service may be required to pay a monetary contribution for system improvements.

Community Development Department
Plan of Service, Proposed Annexation, March 2019
1-05-19

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.

Annexations

Parcel 1-05-19.AX

Parks and Recreation Department

The Department of Parks and Recreation has more than 2,232 acres of park land, 46 miles of greenways, 12 recreation centers that allow recreation opportunities to all residents. The following paragraph list the facilities closest to the area to be annexed and also any planned Parks and Recreation projects.

Parks

Tyson Park is located near the University of Tennessee campus off Kingston Pike. The parks is 25.4 acres that has 8 picnic shelters, 14 lighted tennis courts with that has pickleball lines, 1 baseball/softball field, a large playground and the Knoxville Skate park. Third Creek Greenway runs through the park.

Lakeshore Park is located off Northshore Road and Lyons View Pike. The 207.49 acre park hosts 2 playgrounds, pavilions, 6 baseball/softball field and 2 soccer fields, paved trails as part of the Lake shore Greenway and festival lawn.

Westwood Park is located behind Bearden Elementary School. The 1.14 acre park has 1 shelter, picnic tables, playground, gazebo and a paved trail.

Whitlow Logan Park - is a 2.45 acre park in the Sequoyah Hills neighborhood. The park contains a picnic table, playground, tennis court and outdoor basketball court.

Sequoyah Park is a 84.53 acre park that is located off Cherokee Boulevard. The park contains picnic table, water access, fishing, open space, 3 baseball/softball fields and restrooms. Sequoyah Hills Greenway is part of the Sequoyah Hills Park.

Talahi Park is located near the Sequoyah Hills Greenway. The 1.13 acre parks has 2 shelters, benches, open space, and fountain.

Volunteer Landing Park is a 12.5 acre park that provides a connection from the Neyland Greenway to the James White Greenway. The park has a playground, restrooms, boating and fishing docks and picnic tables. The park is managed by the Public Building Authority.

Cal Johnson Park is located adjacent to the Cal Johnson Recreation Center on Hall of Fame Drive. This 3.7 acre park has a picnic shelter, playground and basketball courts.

Greenways

Knox Blount Greenway is located off Alcoa Highway near Cherokee Farms Innovation Campus and the UT Practice Golf Course. The 2.2 mile asphalt greenway is part of an 18 mile greenway connection to downtown Knoxville.

James White Greenway is 0.9 mile asphalt greenway that connects to the Neyland Greenway, and Volunteer Landing. It is part of the 18 miles of connected greenways to downtown Knoxville.

Jean Teague Greenway is an asphalted greenway that is connected to the West Hills Park, West Hills Elementary School, the Westside YMCA and Ten Mile Creek Greenway. This 2.6 mile greenway connects to 5 miles of greenway.

Sequoyah Hills Greenway is a 2.7 mile trail made of ground gravel or chatt. The green connects to 18 miles of greenway to other areas of the city.

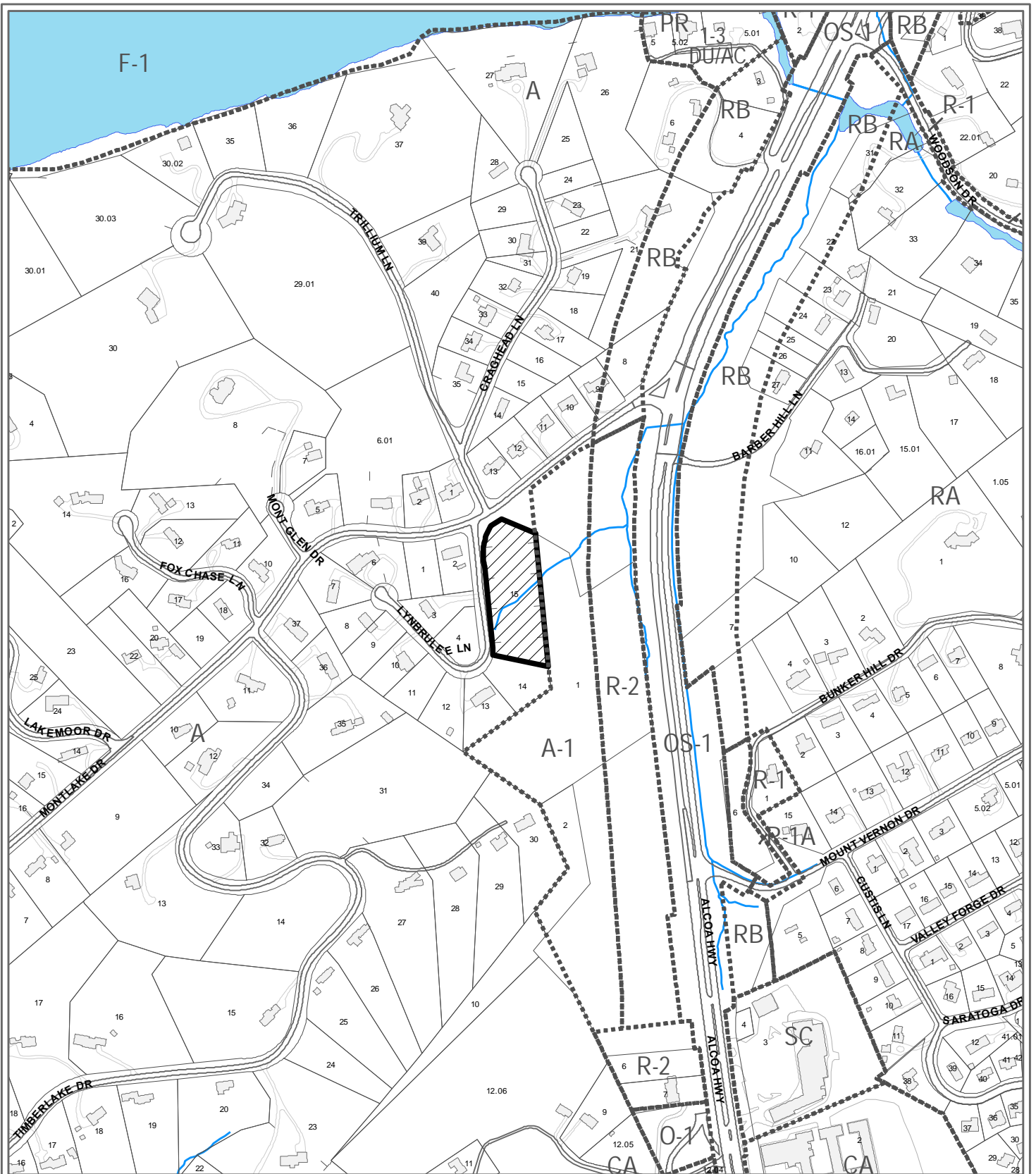
Third Creek Greenway is a 5.3 mile asphalt and concrete trail that connect to 18 miles of connected greenway system. The trail connects to the Neyland Greenway, Sequoyah Greenway, Tyson Park and Safety City.

Neyland Greenway meanders along Neyland Drive and parallels the Tennessee River. This 3 mile greenway is part of the 18 miles of greenway that connects to downtown Knoxville.

Recreation Center

Deane Hill Recreation Center provides program to the surrounding community. The center offers a full-size gymnasium, recreation room and kitchen. The center also connects to the Knoxville Bridge Club. The property has a playground and soccer fields.

Cal Johnson Recreation Center is located off Hall of Fame Drive and in the heart of downtown Knoxville. The center offers a weight room, indoor and outdoor basketball courts, playground and meeting room.



**6-A-19-OB
OTHER BUSINESS**

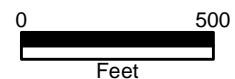


Purpose of Request: Annexation. 1-05-19.AX; 0 Lynbrulee Ln; Tax I.D. 122IC015; Owner: B S & J Enterprises, LP

Petitioner: City of Knoxville Office of
Redevelopment

Map No: 122

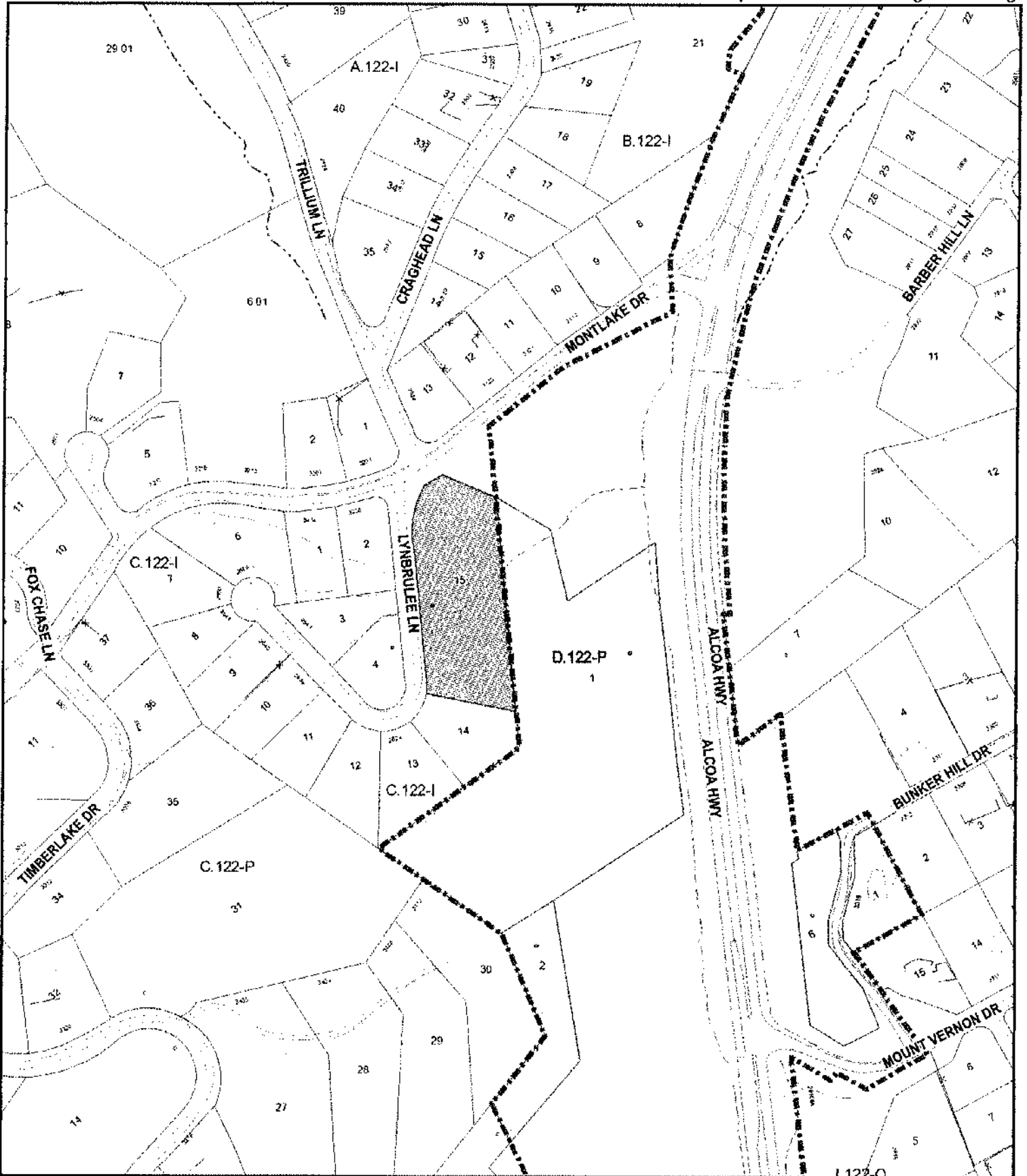
Jurisdiction: Undefined



Original Print Date: 5/22/2019

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



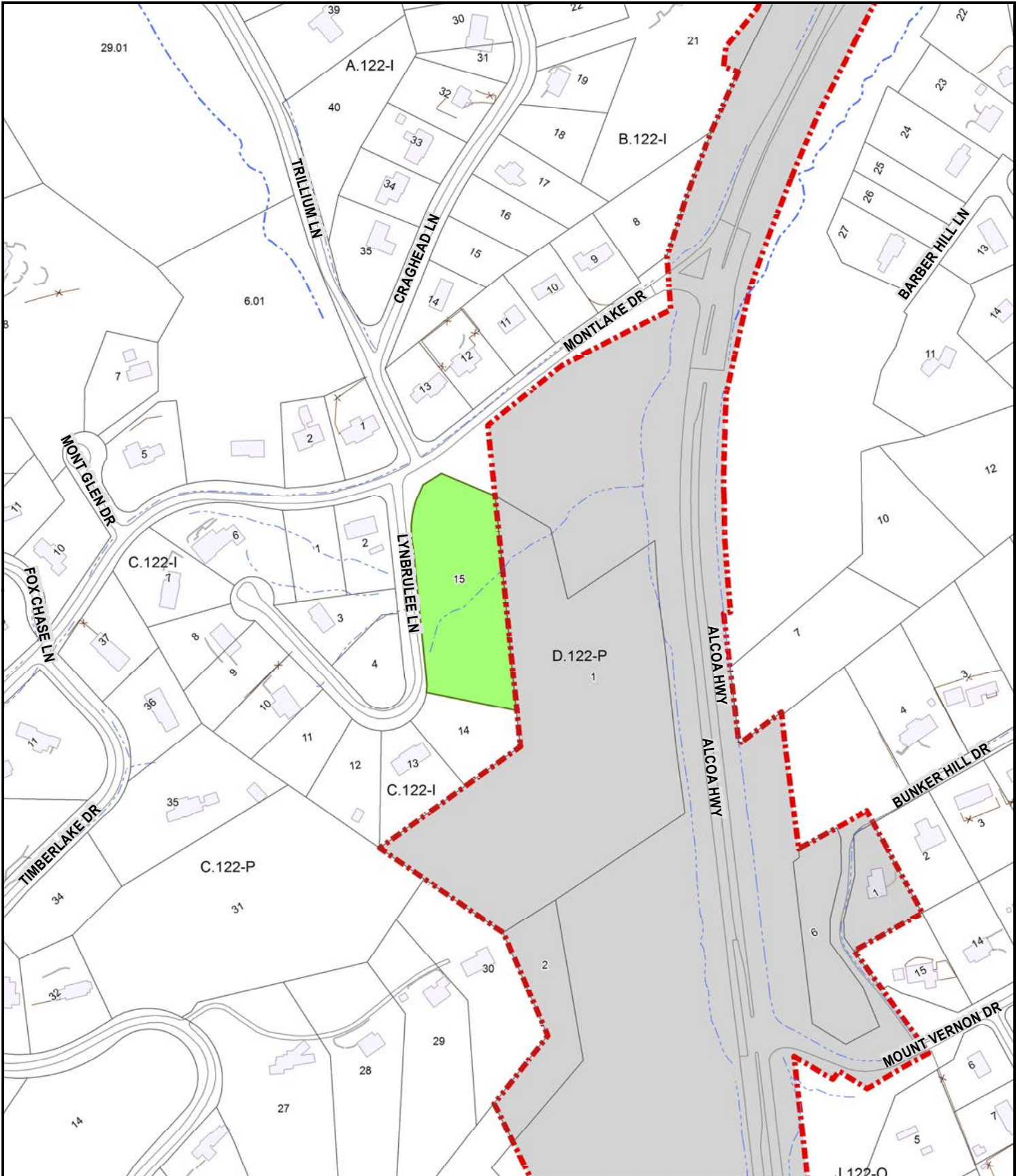
Parcel Number: 122IC015

Calculated Acres: 2.273

File No. 01-05-19.AX

Date: 4/5/2019

Scale: 1in = 300 ft



Parcel Number: 122IC015

Calculated Acres: 2.273

File No. 01-05-19.AX

Date: 3/25/2019

Scale: 1in = 300 ft

CITY OF KNOXVILLE

PLAN OF SERVICE

for

An area generally described as

**a certain tract of land abutting the northern right-of-way of Crystal Lake Dr
approximately 700 feet west of the intersection with Woodland Dr.**

2-05-19.AX

May 2019

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:

Being one parcel of land situated in the 6th Civil District of Knox County, Tennessee, currently without the corporate limits of the City of Knoxville, Tennessee, abutting the northern right-of-way of Crystal Lake Dr, with access off of S Northshore Dr and with an address of 6832 S Northshore Dr, being known as Tax Map 134, Insert A, Group E, Parcel 039.00.

Situated in the 6th Civil District of Knox County, Tennessee, currently without the corporate limits of the City of Knoxville, Tennessee, being all of Tax Map 134, Insert A, Group E, Parcel 039.00, property of Religious Sisters of Mercy per Deed Instrument No. 201408050007373, being bounded on the south by the northern right-of-way line of Crystal Lake Dr; bounded on the west by the property of Klaus per Deed Instrument No. 200605150095575, Tax Map 134, Insert A, Group E, Parcel 039.01 and by the property of Forest Brook Development, LLC per Deed Instrument No. 201804200062192, Tax Map 134, Insert A, Group E, Parcel 016.00; bounded on the north by the property of Brandon per Deed Book 1535, Page 464, Tax Map 134, Insert A, Group E, Parcel 017.00 and by property of Religious Sisters of Mercy known as Tax Map 134, Insert A, Group E, Parcel 019.01; bounded on the east by the property of Taylor per Deed Book 1692, Page 202, Tax Map 134, Insert A, Group E, Parcel 020.00, Taylor per Deed Instrument No. 200702200066919, Tax Map 134, Insert A, Group E, Parcel 038.00, and Wilson per Deed Book 1814, Page 76, Tax Map 134, Insert A, Group E, Parcel 039.02.

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:	RB
Acreage:	Approximately 4 acres
Street Miles:	N/A
Dwelling Units:	N/A
Population:	N/A

AREA NO. 2-5-19.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. 18 on Weisgarber Road will provide primary coverage. Fire Station No. 18 houses 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. Additional support will come from Station No. 20 on Portsmouth Road which houses one (1) E-One 2000 GPM Pumper, one (1) Ferrara 107' Aerial Ladder and is staffed by 18 full-time professional firefighters. Also providing additional support, Fire Station No. 12 on Old Kingston Pike, housing one (1) E-One 2000 GPM Pumper and is staffed by 9 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. 2-5-19 AX (Continued)
CITY OF KNOXVILLE FIRE DEPARTMENT

Page 2

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 2-5-19.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 85. 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. 02-05-19.AX
ENGINEERING DEPARTMENT

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.

AREA NO. 2-5-19.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.



AREA NO: 2-11-19.AX

CITY OF KNOXVILLE PUBLIC SERVICE DEPARTMENT

COMMERCIAL LAND

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** on public right-of-way will be provided upon request.
- e) **SNOW REMOVAL** will be performed according to the City 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
March 21, 2019

AREA NO. 2-5-19.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.

NATURAL GAS

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

WATER

Water service in this area is under the service jurisdiction of KUB. Water for domestic service is currently available. Inside-city rates for such service will apply to the first full billing period following the effective date of annexation.

Water for fire protection is available from existing fire hydrants.

WASTEWATER

Wastewater service in this area is under the service jurisdiction of KUB and is currently available. Inside city rates for this service will apply to the first full billing period following the effective date of annexation.

Community Development Department
Plan of Service, Proposed Annexation, March 2019
2-05-19

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.

Annexations

Parcel 2-5-19AX

Parks and Recreation Department

The Department of Parks and Recreation has more than 2,232 acres of park land, 46 miles of greenways, 12 recreation centers that allow recreation opportunities to all residents. The following paragraph list the facilities closest to the area to be annexed and also any planned Parks and Recreation projects.

Parks

West Hills/John Bynon Park is a 45.33 acre park that is adjacent to the West Hills Elementary School that has 2 playgrounds, picnic tables, 4 baseball/softball fields, 6 pickleball courts, football/soccer field, volleyball court, 11 tennis courts, outdoor basketball courts, a gazebo and public restrooms. The park is also part of the Jean Teague Greenway.

Lakeshore Park is located off Northshore Road and Lyons View Pike. The 207.49 acre park hosts 2 playgrounds, pavilions, 6 baseball/softball field and 2 soccer fields, paved trails as part of the Lake shore Greenway and festival lawn.

Westwood Park is located behind Bearden Elementary School. The 1.14 acre park has 1 shelter, picnic tables, playground, gazebo and a paved trail.

Whitlow Logan Park - is a 2.45 acre park in the Sequoyah Hills neighborhood. The park contains a picnic table, playground, tennis court and outdoor basketball court.

Sequoyah Park is a 84.53 acre park that is located off Cherokee Boulevard. The park contains picnic table, water access, fishing, open space, 3 baseball/softball fields and restrooms. Sequoyah Hills Greenway is part of the Sequoyah Hills Park.

Talahi Park is located near the Sequoyah Hills Greenway. The 1.13 acre parks has 2 shelters, benches, open space, and fountain.

Greenways

Jean Teague Greenway is an asphalted greenway that is connected to the West Hills Park, West Hills Elementary School, the Westside YMCA and Ten Mile Creek Greenway. This 2.6 mile greenway connects to 5 miles of greenway.

Ten Mile Greenway is on the city and county boundaries which also connects a city (West Hills Park) and county park (Walker Springs Park). The 0.6 mile greenway connects to 5 miles of greenway and to that larger Knoxville greenway system.

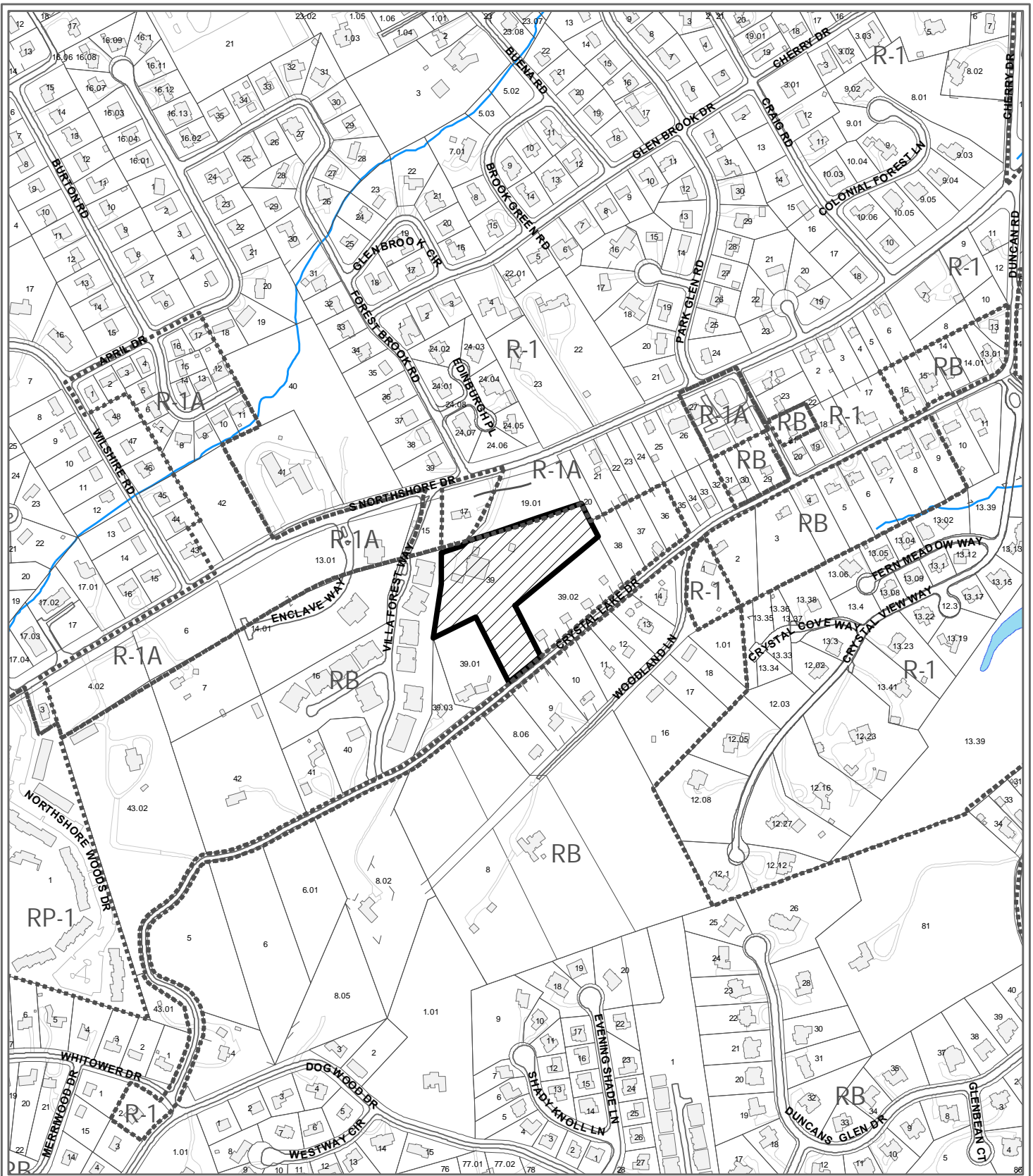
Lakeshore Greenway has lighted paved trail. The 2.1 miles of trail is part of Lakeshore Park which offers restrooms, pavilions and sports fields.

Sequoyah Hills Greenway is a 2.7 mile trail made of ground gravel or chatt. The green connects to 18 miles of greenway to other areas of the city.

Third Creek Greenway is a 5.3 mile asphalt and concrete trail that connect to 18 miles of connected greenway system. The trail connects to the Neyland Greenway, Sequoyah Greenway, Tyson Park and Safety City.

Recreation Center

Deane Hill Recreation Center provides program to the surrounding community. The center offers a full-size gymnasium, recreation room and kitchen. The center also connects to the Knoxville Bridge Club. The property has a playground and soccer fields.



**6-A-19-OB
OTHER BUSINESS**

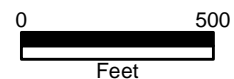
Purpose of Request: Annexation. 2-5-19.AX; 6832 S Northshore Dr; Tax I.D. 134AE039; Owner: Religious Sisters of Mercy



Petitioner: City of Knoxville Office of
Redevelopment

Map No: 134

Jurisdiction: Undefined



Original Print Date: 5/22/2019

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

CITY OF KNOXVILLE

PLAN OF SERVICE

for

Being one parcel of land situated in the 6th Civil District of Knox County, Tennessee, currently without the corporate limits of the City of Knoxville, Tennessee, abutting the western right-of-way of Cogdill Rd, being known as Tax Map 131, Insert C, Group A, Parcel 008.00 and 10308 Cogdill Rd.

3-05-19.AX

May 2019

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:

Being one parcel of land situated in the 6th Civil District of Knox County, Tennessee, currently without the corporate limits of the City of Knoxville, Tennessee, abutting the western right-of-way of Cogdill Rd, being known as Tax Map 131, Insert C, Group A, Parcel 008.00 and 10308 Cogdill Rd.

Situated in the 6th Civil District of Knox County, Tennessee, currently without the corporate limits of the City of Knoxville, Tennessee, being known and designated as all of Lot 56R per map of Wakefield Subdivision, Resub Part of Lots 44, 55, 56, and all of Lots 57, 58, 59, & 60, recorded in the Knox County Register of Deeds as Map Cabinet M, Slide 217B and Instrument No. 199204290000137 and as referenced in Deed Book 2252, Page 982.

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:	A
Acreage:	Approximately 3.3 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. 3-5-19.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) E-One 2000 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. 3-5-19.AX (Continued)

CITY OF KNOXVILLE FIRE DEPARTMENT

Page 2

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.

3-5-19.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 85. 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. 03-05-19.AX
ENGINEERING DEPARTMENT

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.

AREA NO. 3-5-19.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.



AREA NO. 3-5-19.AX

CITY OF KNOXVILLE PUBLIC SERVICE DEPARTMENT

COMMERCIAL LAND

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** on public right-of-way will be provided upon request.
- e) **SNOW REMOVAL** will be performed according to the City 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
March 26, 2019

AREA NO. 3-5-19.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 currently under the service jurisdiction of the Lenoir City Utilities Board (LCUB). Upon annexation, LCUB will continue to have jurisdiction over this area until such time as KUB determines it can provide service.

NATURAL GAS

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

WATER

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

WASTEWATER

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

**Community Development Department
Plan of Service, Proposed Annexation, March 2019**

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.

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Parcel 3-5-19.AX

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Parks

Deane Hill Park is located at the Deane Hill Recreation Center. The park sits on 5 acres and includes a soccer field, playground and parking areas.

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Greenways

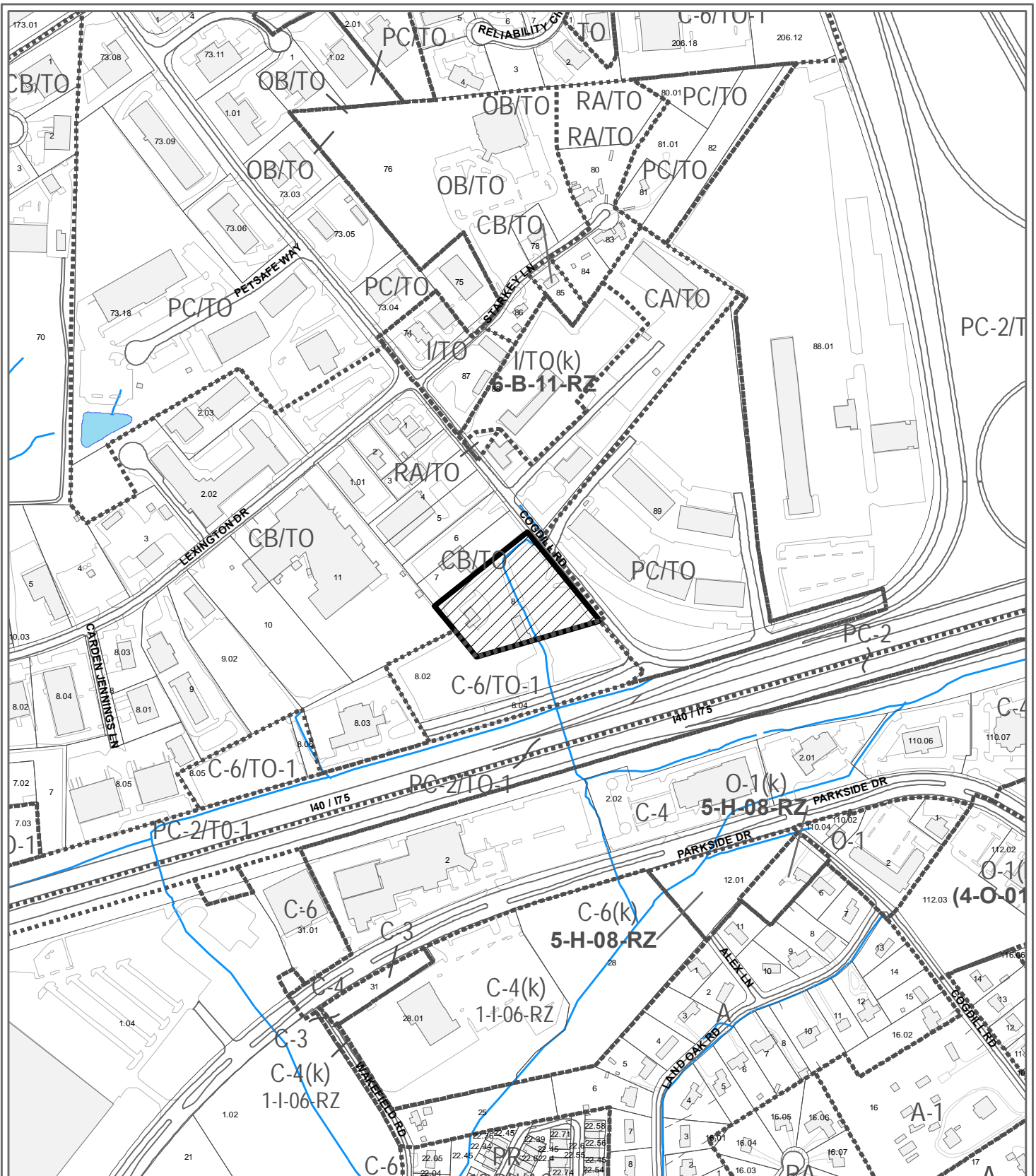
Parkside Drive Greenway (formerly named the Turkey Creek Greenway) is a 2 mile asphalt greenway located off Lovell Road that connects to the Town of Farragut's greenway system at the Grigsby Chapel Greenway.

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**6-A-19-OB
OTHER BUSINESS**

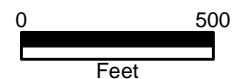


Purpose of Request: Annexation. 3-5-19.AX; 10308 Codill Rd; Tax I.D. 131CA008; Owner: Epperly Family Partnership

Petitioner: City of Knoxville Office of
Redevelopment

Map No: 131

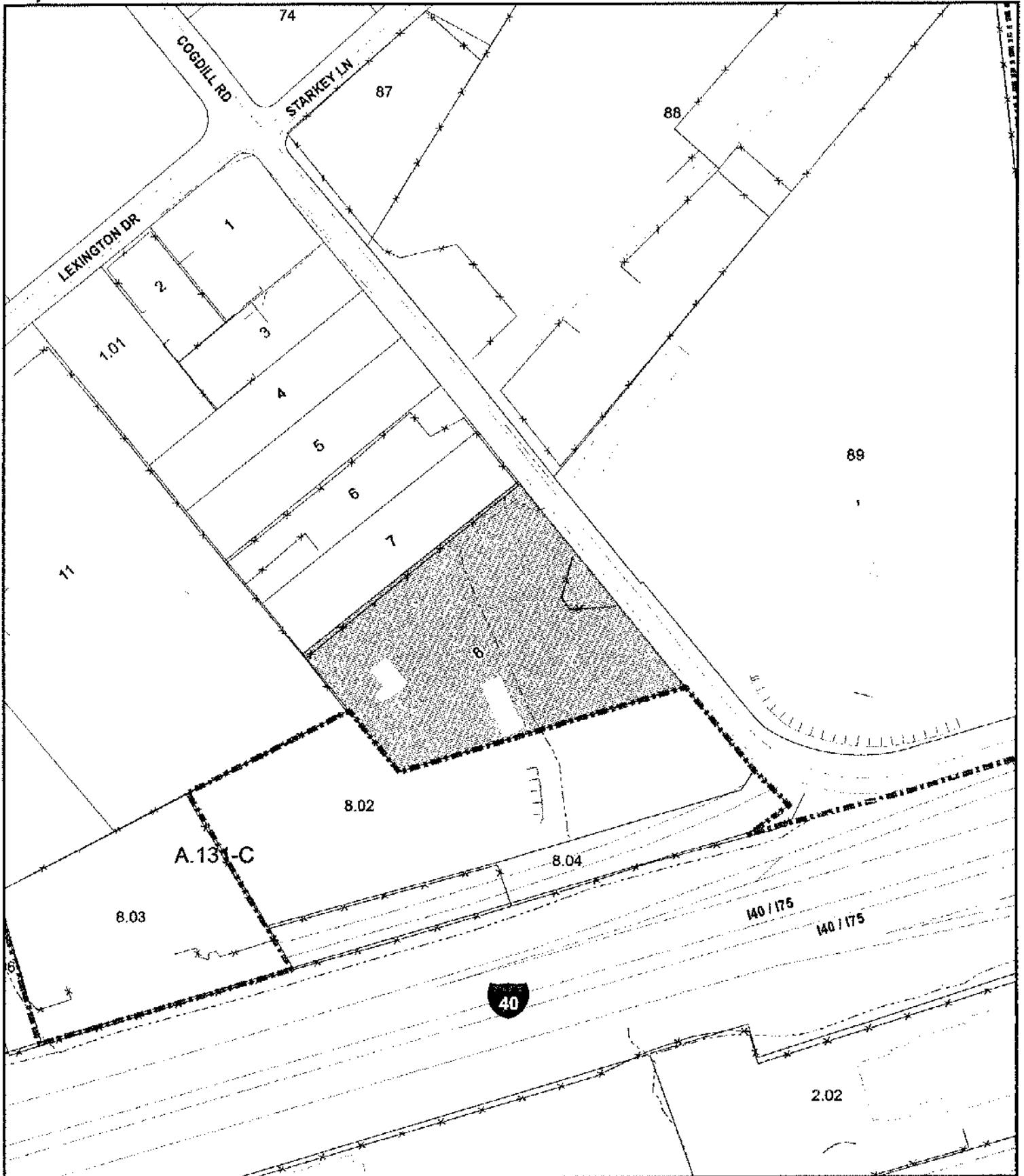
Jurisdiction: Undefined



Original Print Date: 5/22/2019

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Parcel Number: 131CA008

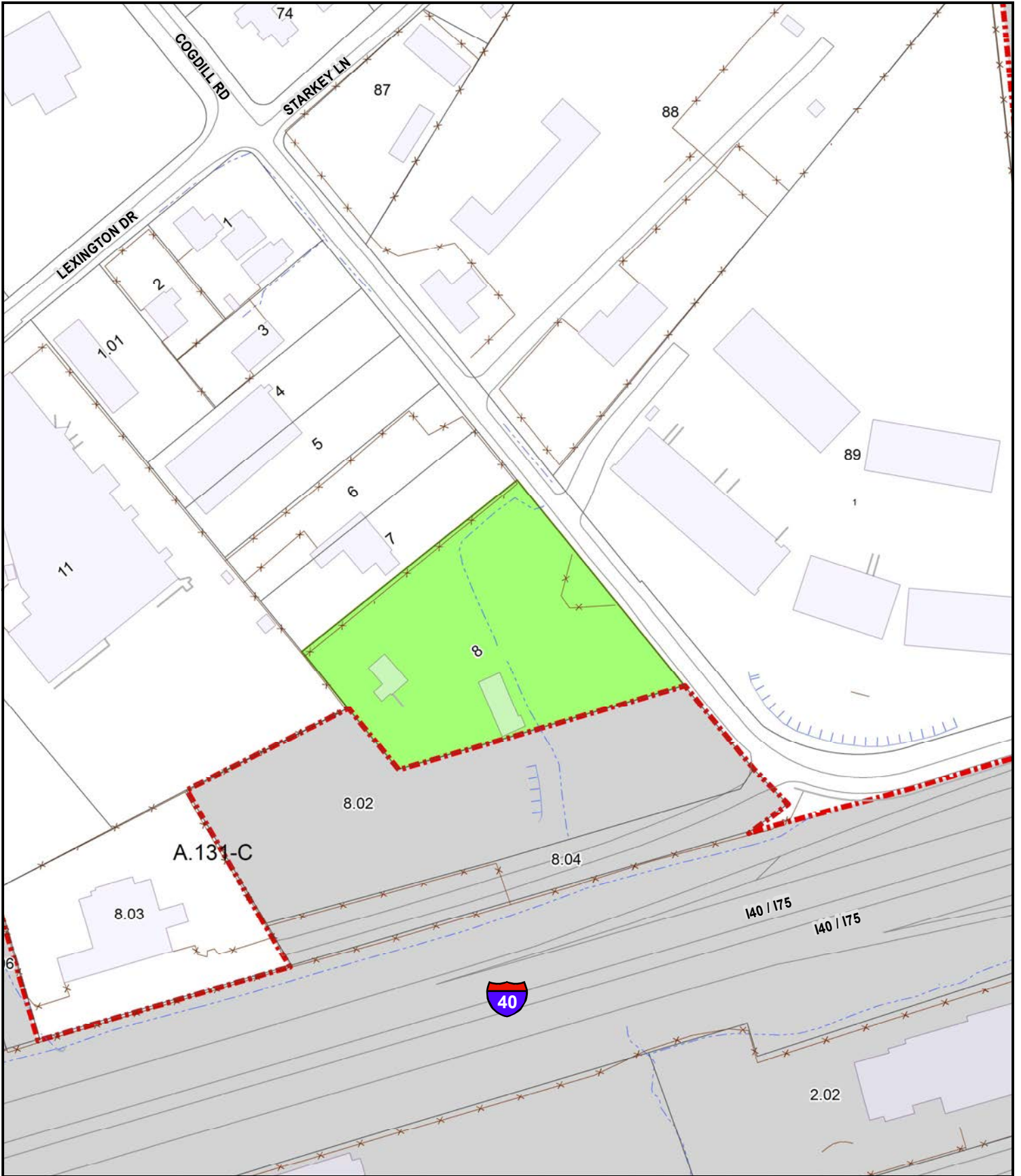
Date: 3/25/2019

Calculated Acres: 3.327

File No. 03-05-19.AX

Scale: 1in = 300 ft





Parcel Number: 131CA008

Calculated Acres: 3.327

File No. 03-05-19.AX

Date: 3/25/2019

Scale: 1in = 300 ft



**May 2019
ANNEXATION ADDRESS LIST**

1-5-19.AX

**B S and J Enterprises LP
Mailing Address: PO BOX 4750 %JULIE BLALOCK
SEVIERVILLE, TN 37864**

**Parcel: 122IC015
Property Address: 0 Lynbrulee Ln**

2-5-19.AX

**Religious Sisters of Mercy
Mailing Address: 1965 MICHIGAN AVE
ALMA, MI 48801**

**Parcel: 134AE039
Property Address: 6832 S. Northshore Drive**

3-5-19.AX

**Epperly Family Partnership LP
Mailing Address: 10304 Cogdill Rd
Knoxville, TN 37932**

**Parcel:131CA008
Property Address: 10308 Cogdill Rd**