



## MEMORANDUM

Date: June 1, 2021  
To: Planning Commission  
From: Amy Brooks, AICP, CPM, Executive Director  
Subject: **Agenda Item # 38** 6-B-21-OB

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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 Callahan Drive and 1934 Old Callahan Drive, parcels 067 258.01 and 067 256
- 7630 Luscombe Drive, parcel 133BE021

Pursuant to Tennessee Code Annotated 6-51-102(b), 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.

One of the requirements placed upon the annexing municipality is the preparation of a plan of service 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, the types of services to be provided to each of the annexed properties, and a time frame for providing the services. Properties to be annexed are required to be provided the same level of services as those properties currently in the City.

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 [amy.brooks@knoxplanning.org](mailto:amy.brooks@knoxplanning.org) or by phone at 215-4001.



**MEMORANDUM**

**TO:** Amy Brooks, Knoxville-Knox County Planning

**FROM:** Rick Emmett, Office of Economic and Community Development

**DATE:** April 19, 2021

**RE: PLANS OF SERVICE  
PLANNING MEETING – June, 2021**

Please place the enclosed Plans of Service on the June 10, 2021 Planning Commission agenda. We would like a copy of the MPC written report on the Plans of Service by June 14, 2021. The anticipated effective date for these annexations will be June 30, 2021.

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.

**1-5-21.AX**                    **Tennessee Truck Drving School INC**  
**Mailing Address:**  
**4401 Singleton Station Rd,**  
**Louisvile, Tn. 37777**  
**and**  
**700 Foxridge Ln**  
**Caryville, Tn. 37714**

**Parcel: 067-258.01**  
**Property Address: 0 Callahan Dr.**

**Parcel: 067-256 (part of)**  
**Property Address: 1934 Old Callahan Dr.**

**2-5-21.AX**

# CITY OF KNOXVILLE

INDYA KINCANNON, MAYOR

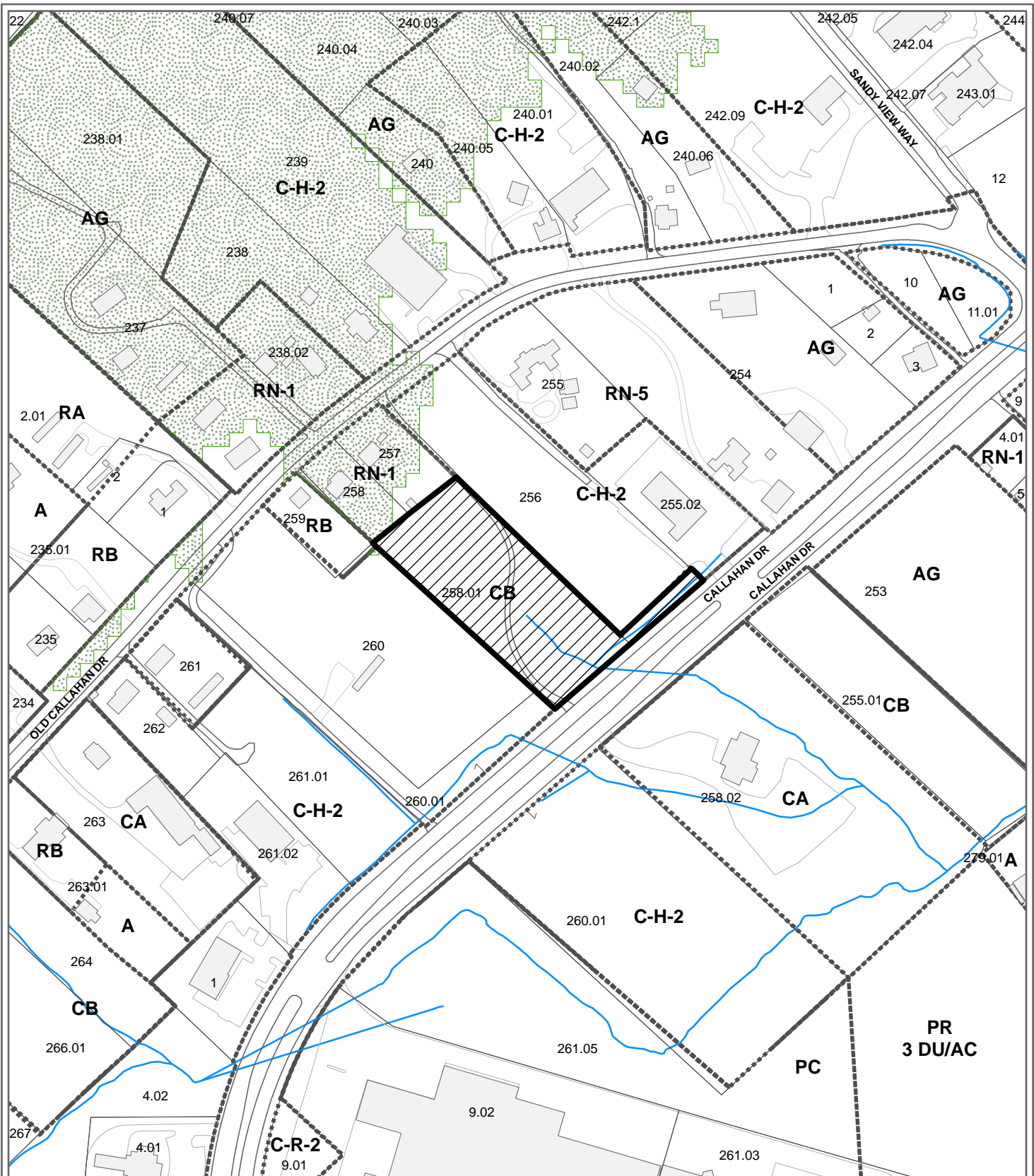


Stephanie Welch  
Chief Economic & Community  
Development Officer  
Deputy to the Mayor

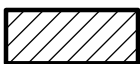
**Joyce L Van Der Wiele**  
**Mailing Address:**  
**7630 Luscombe Drive**  
**Knoxville, Tennessee 37919**

**Parcel: 133BE021**  
**Property Address: 7630 Luscombe Drive**

Attachments



**6-B-21-OB  
OTHER BUSINESS**

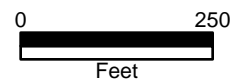


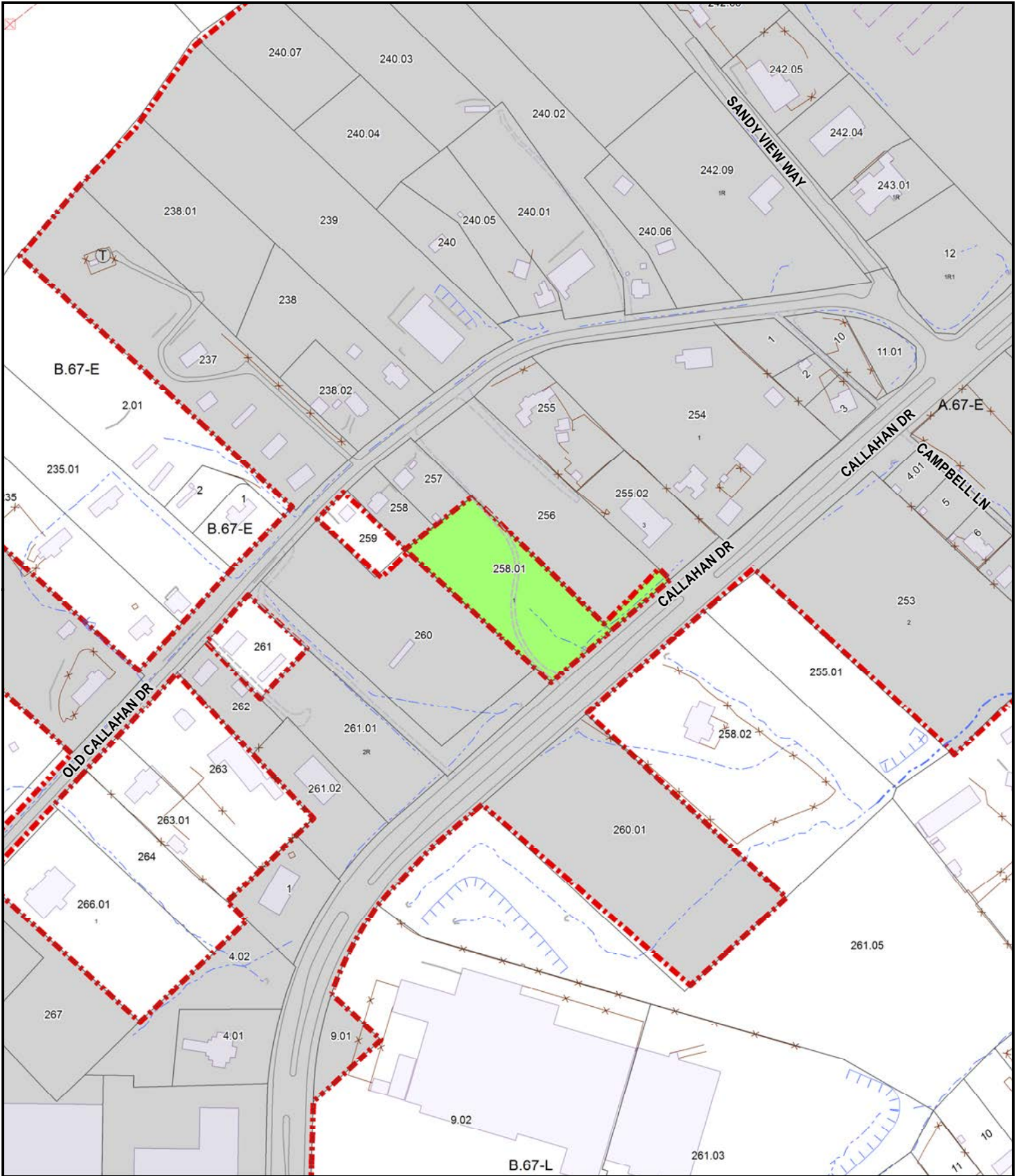
Purpose of Request: Annexation: 01-05-21.AX - 0 Callahan Drive, Tax I.D. 067 258.01 and 1934 Old Callahan Drive, Tax I.D. 067 256 (part of)

Petitioner: City of Knoxville Office of Redevelopment

Map No: 67  
Jurisdiction: County

Original Print Date: 5/21/2021 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





Parcel Number: 067 25801 & a portion of 067 256

Date: 03/08/2021

Calculated Acres: 2.059

File No. 01-05-21.AX

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 Callahan Dr  
approximately 800 feet west of the intersection with Old Callahan Dr.**

**01-05-21.AX**

**May 2021**

## 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:

### **Tract 1**

Being one parcel of land situated in the 6th Civil District of Knox County, Tennessee, to be within Ward 40, City Block 40861 of the City of Knoxville Tennessee, abutting the northern right-of-way of Callahan Drive being known as ALL of Tax Map 067, Parcel 258.01.

Situated in the 6th Civil District of Knox County, Tennessee, to be within Ward 40, City Block 40861 of the City of Knoxville, Tennessee, being all of Tax Map 067, Parcel 258.01, property of Tennessee Truck Driving School, Inc. per Deed Instrument Number 202004150068427, being all of Lot 1 as shown on the map of the Final Plat of Wyrick/Chitwood Property, by Stephen William Ward, TN Reg. No. 2342, with Drawing Title 080816.DWG, Dated 08-28-2008, and being recorded in the Knox County Register of Deeds as Instrument Number 200910200028028 and in the Technical Services/City Engineering Records as Map Number 40861-D and 40861-E, containing approximately 1.94 acres.

### **Tract 2**

Being one tract of land situated in the 6th Civil District of Knox County, Tennessee, to be within Ward 40, City Block 40861 of the City of Knoxville Tennessee, abutting the northern right-of-way of Callahan Drive being known as PART OF Tax Map 067, Parcel 256.

Situated in the 6th Civil District of Knox County, Tennessee, to be within Ward 40, City Block 40861 of the City of Knoxville Tennessee, being a southern part of Tax Map 067, Parcel 256, property of Tennessee Truck Driving School, Inc. per Deed Instrument Number 201912230042836, being a southern part of Lot 2 as shown on the map of the Final Plat of Wyrick/Chitwood Property, by Stephen William Ward, TN Reg. No. 2342, with Drawing Title 080816.DWG, Dated 08-28-2008, and being recorded in the Knox County Register of Deeds as Instrument Number 200910200028028 and in the Technical Services/City Engineering Records as Map Number 40861-D and 40861-E, said part of said Lot 2 is shown on said map with the following calls: L99 (S 46° 06'25" E, 23.08 feet), N 45°01'26", 178.07 feet, L114 (S 47°13'32" E, 35.92 feet), and S 49°07'01" W, 179.48 feet, containing approximately 0.12 acres.

**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:	Commercial
Acreage:	Approximately 2.06 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:





Parcel Number: 067 25801 & a portion of 067 256

Date: 03/08/2021

Calculated Acres: 2.059

File No. 01-05-21.AX

Scale: 1 in = 300 ft

**AREA NO. 1-5-21.AX**  
**KNOXVILLE FIRE DEPARTMENT**

**FIRE PROTECTION**

1. On the effective date of annexation, the Knoxville Fire Department will answer all calls for service for fire, explosion, disaster, rescue, hazardous materials and medical first responder.
2. The 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 Knoxville Fire Department maintains a Class II insurance rating.
3. Fire Company First Due Response:
  - Squad 14, located on Central Avenue Pike
  - Quint 17, located on Western Avenue
  - Ladder 3, located on Baxter Avenue
  - Battalion 4, Assistant Chief, located on Central Avenue Pike
4. The 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 Knoxville Fire Department currently maintains an average overall response time of five (5) minutes from its nineteen (19) strategically located fire stations throughout the community.
6. The 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 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 1-5-21.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 74. 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. 01-05-21.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.

**1-5-21.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. 1-5-21.AX (Parcel 067-258.01)**

**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.

## **UTILITY PLAN OF SERVICE**

**ANNEXATION AREA NUMBER 1-5-21.AX**

**DATE March 15<sup>th</sup>, 2021**

**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 the Hallsdale-Powell Utility District (HPUD). Upon annexation, HPUD 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 Hallsdale-Powell Utility District (HPUD). Upon annexation, HPUD will continue to have jurisdiction over this area until such time as KUB determines it can provide service.



## Annexations

### **Parcel 1-5-21.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

**Victor Ashe Park** is a 115.90 acre park that has a playground, 2 pavilions with picnic tables, a concession stand, 18 –hole disc golf course, 4 soccer fields, 2 sand volleyball courts, unpaved trail and public restrooms. The park is offers the Dogwood Dog Park and is part of the Victor Ashe Greenway that leads to the Northwest Greenway adjacent to Northwest Middle School.

**Inskip Ballfields** is located off Inskip Drive and adjacent to the Inskip-Norwood Recreation Center. The areas gas 4 baseball fields and a football field.

**Cumberland Estates Park** is part of our Cumberland Estates Recreation Center property. The 26.96 acre property has picnic tables, a playground and an unpaved trail (1 mile loop) named the Crowe's Nest.

**Knoxville Municipal Golf Course** is an approximate 150 acre 18-hole golf course. The course is located off Shaad Road. The golf course is a city-owned facility that is managed by a national golf management company, Indigo Golf.

#### Greenways

**Victor Ashe Greenway** is an asphalted greenway with some unpaved sections that meanders through Victor Ashe Park. This 2.5 mile greenway connects Victor Ashe Park to Northwest Middle School, Northwest Greenway and the Pleasant Ridge Greenway and eventually to the Northwest Connector Greenway.

**Northwest Greenway** is a 1 mile loop that meanders around the Northwest Middle School. The greenway also connect to a playground and sports fields on the school property. This greenway is part of the 4.4 miles of connected greenway and to the larger Knoxville greenway system.

**Pleasant Ridge Greenway** is a 1.5 asphalt greenway that runs along Pleasant Ridge Road that connects the Northwest Greenway and the Victor Ashe Greenway that offer sports fields, pavilions and restrooms and other amenities.

**Northwest Connector** is a section of proposed greenway that will connect the newly installed pedestrian bridge over Middlebrook Pike to Victor Ashe Park.

#### Recreation Centers

**Cumberland Estates Recreation Center** provides programs to the surrounding community. The center offers a full-size gymnasium, dance center, weight room and a meeting room/game room. The property is 26 acres with a playground, picnic tables and a nature trail.

**West Haven Recreation Center** is adjacent to the West Haven Elementary School. The center has a gymnasium, game/meeting room and an outdoor playground.

**Inskip-Norwood Recreation Center** includes the Inskip Ballfields on the 9.65 acre site. The recreation center provides programs to the surrounding community which includes our adaptive program. The site has 4 baseball fields, a football field and a playground.

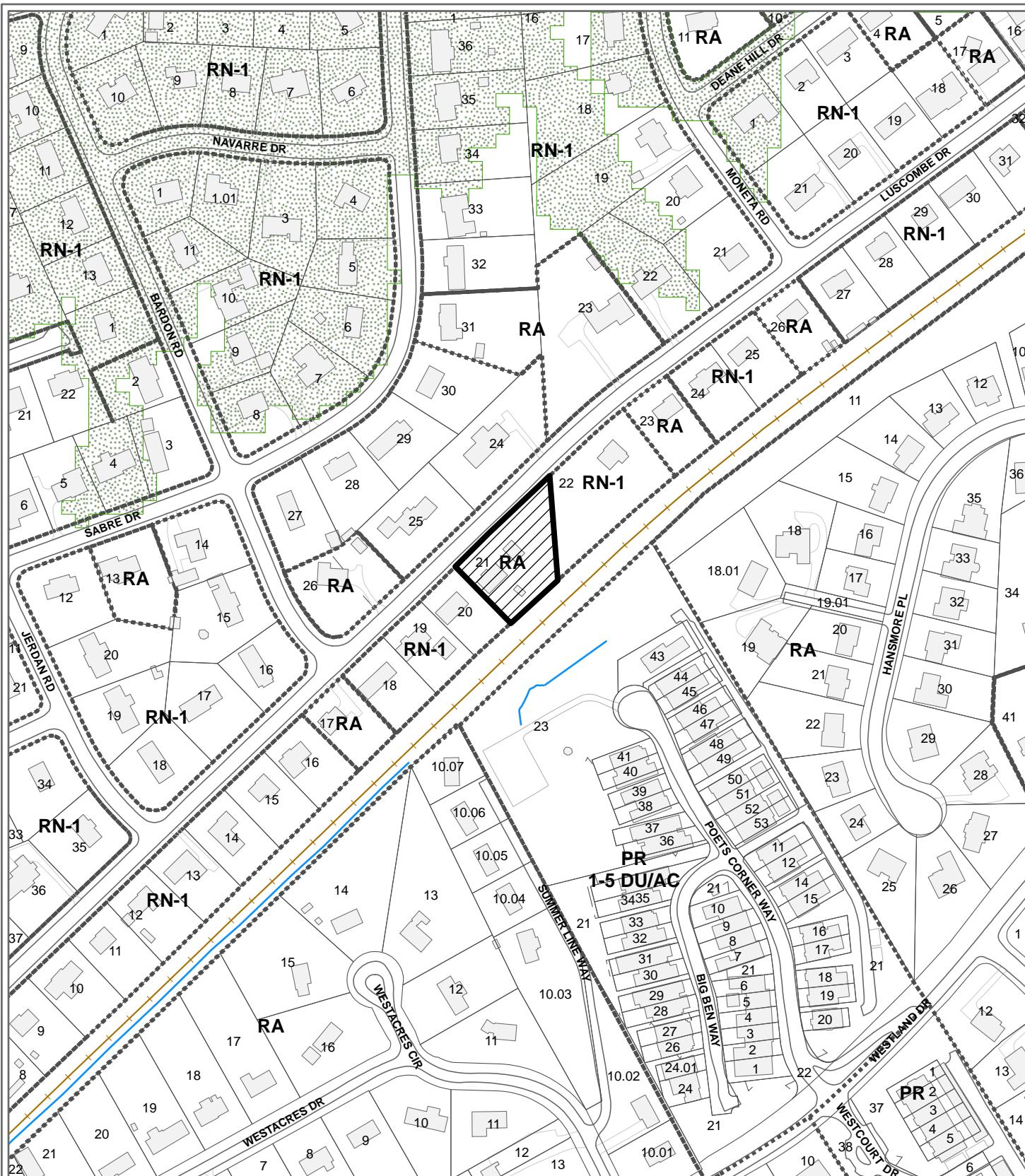
**Community Development Department**  
**Plan of Service, Proposed Annexation, March 2021**

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.

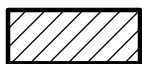
The Office of Neighborhoods will offer its full services to existing neighborhood groups in the areas to be annexed. Specifically, the Office of Neighborhoods will:

- 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.



**6-B-21-OB  
OTHER BUSINESS**

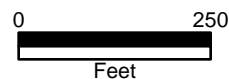


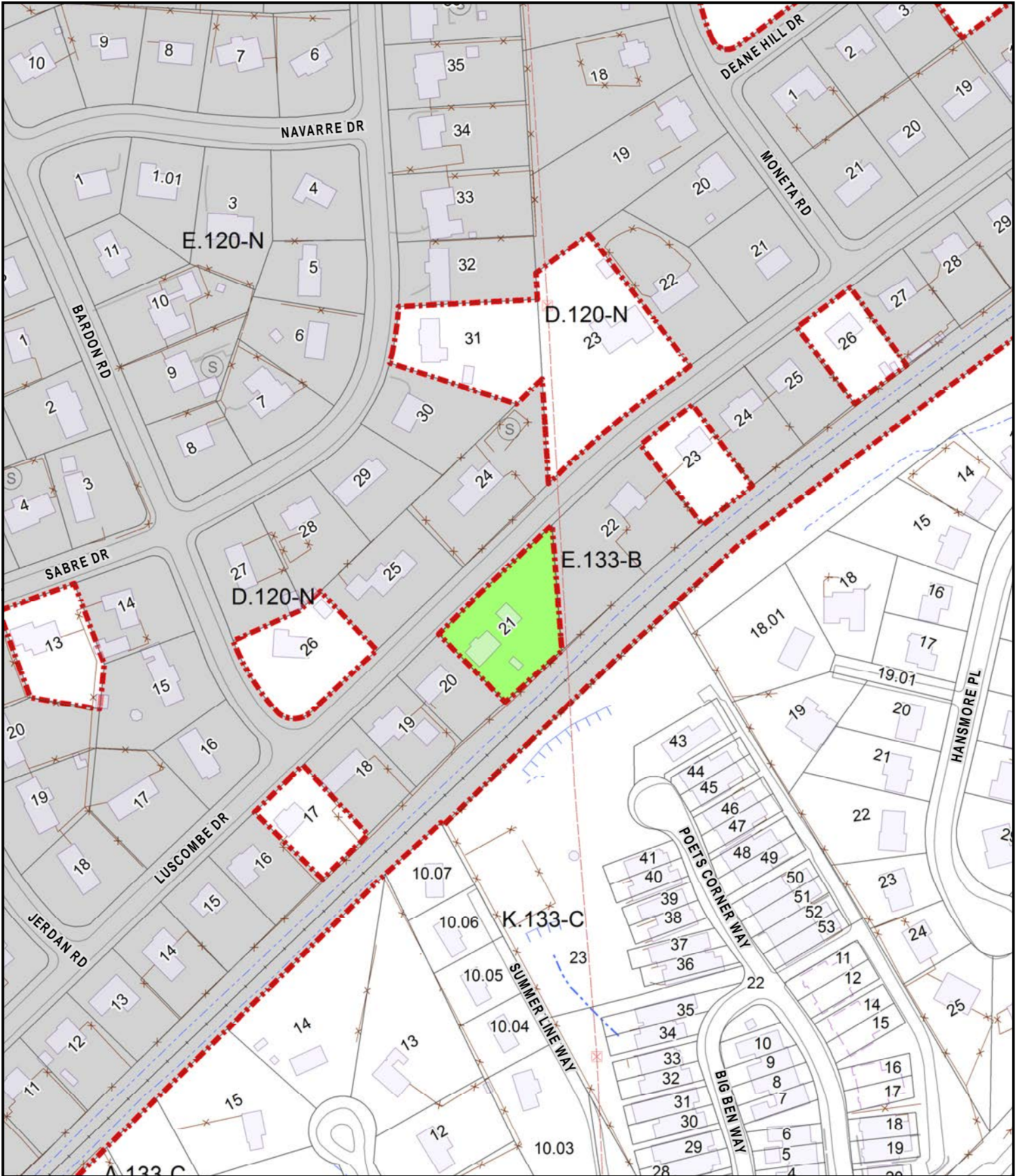
Purpose of Request: Annexation: 02-05-21.AX - 7630 Luscombe Drive,  
Tax I.D. 133BE021

Petitioner: City of Knoxville Office of  
Redevelopment

Map No: 133  
Jurisdiction: County

Original Print Date: 5/21/2021 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





Parcel Number: 133BE021

Calculated Acres: 0.614

File No. 02-05-21.AX

Date: 03/09/2021

Scale: 1in = 300 ft

**CITY OF KNOXVILLE**

**PLAN OF SERVICE**

**for**

**An area generally described as**

A tract of land northeast of Luscombe Drive and approximately 300 feet northeast of the intersection of Bardon Road and Luscombe Drive.

**02-05-21.AX**

**May 2021**

## 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:

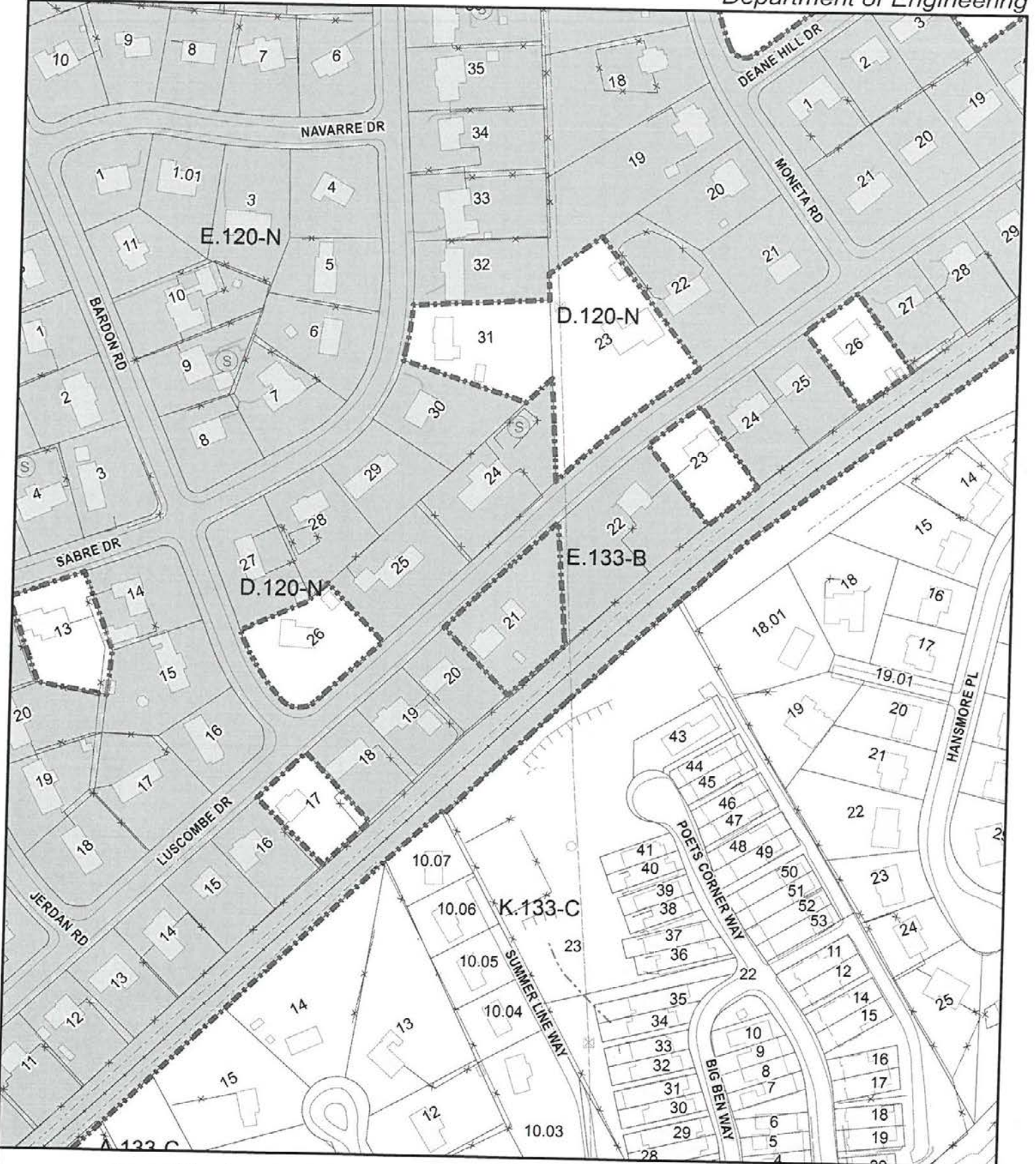
Situated in the 6th Civil District of Knox County, Tennessee, to be fully within Ward 47, City Block 47661 of the City of Knoxville, Tennessee, being all of Tax Map 133, Insert B, Group E, Parcel 021.00, property of Joyce L. Van Der Wiele per Deed Instrument Number 200308120018021, and being all of Lot 23 as shown on the map of Kingston Woods, Unit 3, of record in the Knox County Register of Deeds Office as Map Book 26, Page 236, Map Cabinet C, Slide 232D, Instrument Number 196010250000003, and in the Technical Services/City Engineering Records as Map Number 47661-A, containing approximately 0.61 acres.

**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:	Residential
Acreage:	Approximately 0.61
Street Miles:	N/A
Dwelling Units:	1
Population:	2.5

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



Parcel Number: 133BE021

Calculated Acres: 0.614

File No. 02-05-21.AX

Date: 03/09/2021

Scale: 1in = 300 ft



**AREA NO. 2-5-21.AX**  
**KNOXVILLE FIRE DEPARTMENT**

**FIRE PROTECTION**

1. On the effective date of annexation, the Knoxville Fire Department will answer all calls for service for fire, explosion, disaster, rescue, hazardous materials and medical first responder.
2. The 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 Knoxville Fire Department maintains a Class II insurance rating.
3. Fire Company First Due Response:
  - Squad 20 & Ladder 20, located on Portsmouth Road
  - Engine 18, located on Weisgarber Road
  - Battalion 3, Assistant Chief, located on Weisgarber Road
4. The 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 Knoxville Fire Department currently maintains an average overall response time of five (5) minutes from its nineteen (19) strategically located fire stations throughout the community.
6. The 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 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 2-5-21.AX**  
**KNOXVILLE POLICE DEPARTMENT**

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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 83. 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. 02-05-21.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.
4. Please note that the City of Knoxville is already providing emergency maintenance of traffic signals and traffic signs, routine maintenance of traffic signs, pavement markings and other traffic control devices and street name signs on the right-of-way at Greenway Drive which adjoins this property.

**2-5-21.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. 2-5-21.AX (Parcel 133BE021)**

**CITY OF KNOXVILLE PUBLIC SERVICE DEPARTMENT**

**The property currently is DEVELOPED and 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.

## **UTILITY PLAN OF SERVICE**

**ANNEXATION AREA NUMBER 2-5-21.AX**

**DATE** March 15<sup>th</sup>, 2021

**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.

## Annexations

### ***Parcel 2-5-21.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

**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.



**Community Development Department  
Plan of Service, Proposed Annexation, March 2021**

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.