

MEMORANDUM

Date: August 15, 2022
To: Planning Commission
From: Michelle Portier, AICP, Planning Services Coordinator & Principal Planner
Subject: **Agenda Item # 14** 9-A-22-OB

The Planning Commission has been asked to review and approve plans of service for three properties for which annexation has been requested. The properties have since been replatted and combined into one parcel at 3101 Lakemoor Station Road. The previous parcel numbers under which the Plans of Service from the various City of Knoxville Departments were compiled were:

- 135GA005
- 135GA00501
- 135GA006

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 this property 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 property 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 michelle.portier@knoxplanning.org or by phone at 215-3821.



**9-A-22-OB
OTHER BUSINESS**

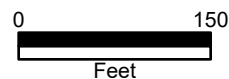
Petitioner: City of Knoxville



Purpose of Request: Annexation: 01-08-22.AX - 3101 Lakemoor Station Way (part of), Tax I.D. 135GA009

Map No: 135
Jurisdiction: County

Original Print Date: 8/17/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





MEMORANDUM

TO: Amy Brooks, Knoxville-Knox County Planning

FROM: Rick Emmett, Office of Economic and Community Development

DATE: June 14, 2022

**RE: PLANS OF SERVICE
PLANNING MEETING – September, 2022**

Please place the enclosed Plans of Service on the September 8, 2022 Planning Commission agenda. We would like a copy of the MPC written report on the Plans of Service by September 19, 2022. The anticipated effective date for these annexations will be October 5, 2022.

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.

01-08-22.AX

Lakemoor Station LLC
Mailing Address:
P.O. Box 52067
Knoxville, Tn.
37950

Parcel: 135GA005
Property Address: 3113 Maloney Rd.

Parcel: 135GA006
Property Address: 3117 Maloney Rd.

Parcel: 135GA5.01
Property Address: 0 Jonathan Way

Attachments

CITY OF KNOXVILLE

PLAN OF SERVICE

for

An area generally described as

Three parcels of land abutting the northern right-of-way of Maloney Road , lying approximately 660 feet east of the intersection with Maloney Road and Dresser Road, having Tax Identification numbers as 135GA005, 135GA00501 & 135GA006.

01-08-22.AX

September 7, 2022

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 areas, which is proposed for annexation by the City of Knoxville:

Tract 1

Situated in the 9th Civil District of Knox County, Tennessee, to become fully within the Ward 25, City Block 25917 of the City of Knoxville, Tennessee, being all of Tax Map 135, Insert G, Group A, Parcels 005.00 and 005.01, property of Lakemoor Station, LLC, cited within Deed Instrument Number 202203300075043 as Tracts 1 & 2 for parcel 005.00 and Tract 3 for parcel 005.01, said deed is referred to in this document for a more particular description, said tracts collectively contain approximately 2.83 acres, more or less.

Tract 2

Situated in the 9th Civil District of Knox County, Tennessee, to become fully within the Ward 25, City Block 25917 of the City of Knoxville, Tennessee, being all of Tax Map 135, Insert G, Group A, Parcel 006.00, property of Lakemoor Station, LLC as described within Deed Instrument Number 202203300075040, which is referred to in this document for a more particular description, said tract contains approximately 2.06 acres, more or less.

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 4.89
Street Miles:	N/A
Dwelling Units:	240 apartments
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: 135GA005, 135GA00501 & 135GA006

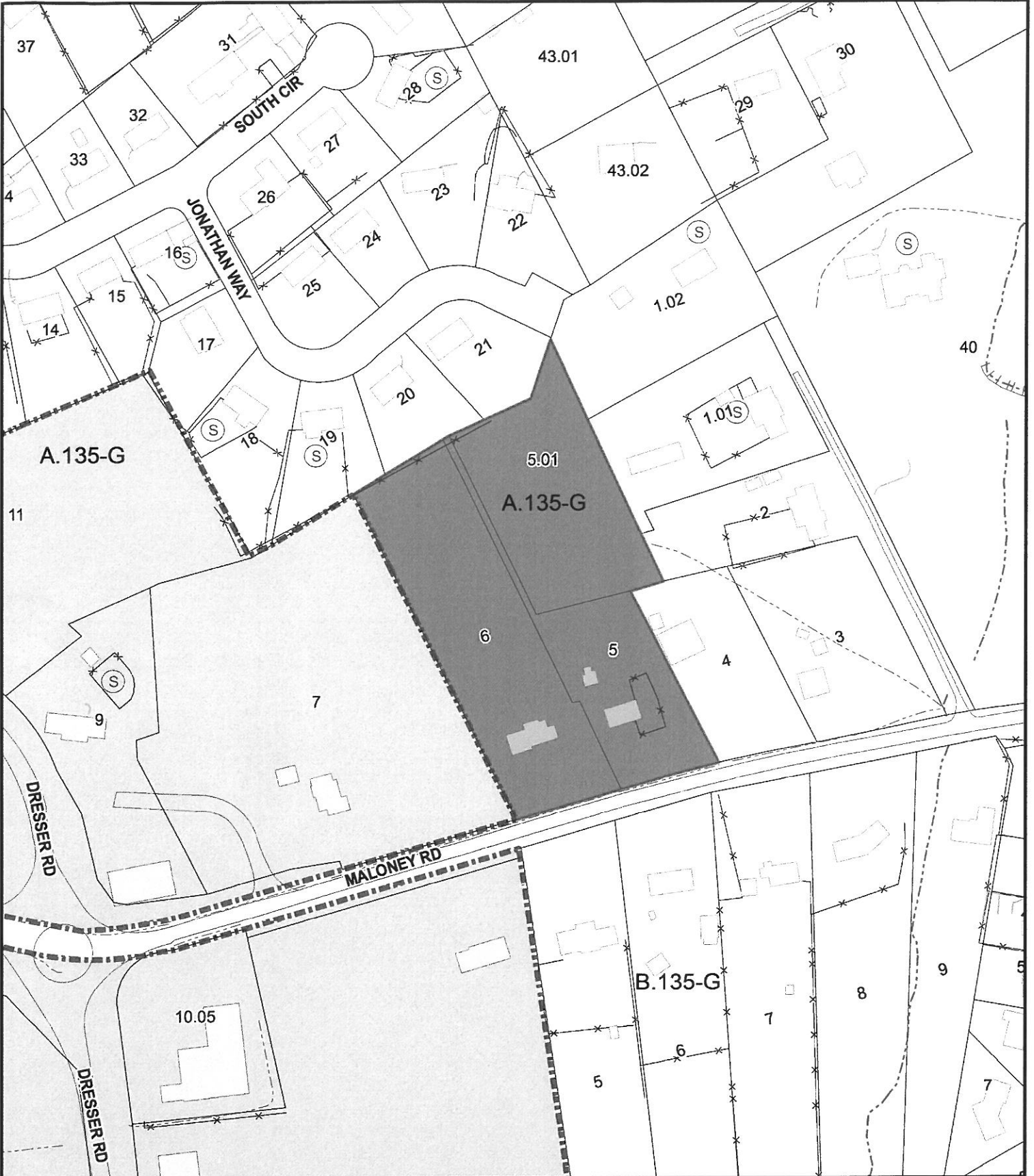
Date: 03/17/2022

Calculated Acres: 4.715

File No. 01-08-22.AX

Scale: 1in = 200 ft





Parcel Number: 135GA005, 135GA00501 & 135GA006

Date: 03/17/2022

Calculated Acres: 4.715

File No. 01-08-22.AX

Scale: 1 in = 200 ft



AREA NO. 1-08-22.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:
 - Engine 9 - located on Highland Avenue
 - Ladder 9 - located on Highland Avenue
 - Engine 5 - located on Arthur Street
 - Engine 2 - located on Summit Hill Drive
 - Squad 13 – located on Chapman Highway
 - Rescue 1 – located on Summit Hill Drive
 - Battalion 1 (Assistant Chief) - located on Summit Hill Drive
 - 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.

01-08-22.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. 01-08-22.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.

1-08-22.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. 01-08-22.AX
CITY OF KNOXVILLE PUBLIC SERVICE DEPARTMENT

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 15 and October 15. Yard waste must be placed at the curb in 6'x6'x6' piles in order to be picked up.
3. **LEAVES** will be collected a minimum of four times between October 15 and January 15. Leaves must be placed at the curb in order to be picked up.
4. **BULKY SOLID WASTE** items (white goods, old furniture, etc.) will be collected each week with weekly garbage pickup. A courtesy box (dumpster) may be requested to facilitate disposal of these types of items.
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;
and
 - e) **SNOW REMOVAL** will be performed according to the enclosed snow plan.

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) **POTHLES** 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.

UTILITY PLAN OF SERVICE

ANNEXATION AREA NUMBER 01-08-22.AX

DATE June 1st, 2022

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

01-08-22.AX – Maloney Rd

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.

**Housing and Neighborhood Development Plan of Service
Plan of Service, Proposed Annexation, June 2022**

The Housing and Neighborhood Development Department programs funded with federal dollars received from the Department of Housing and Urban Development (HUD) and local City funds assist low-income persons and neighborhoods within the City of Knoxville. If qualified by income level and other criteria, people living in areas annexed into the city of Knoxville will be eligible to apply for Housing and Neighborhood Development programs. Additionally, projects and programs that serve low-income households within the City of Knoxville may be eligible to apply for programs administered by the Housing and Neighborhood Development Department.

**August 2022
ANNEXATION ADDRESS LIST**

01-08-22.AX

**Lakemoor Station LLC
Mailing Address:
P.O. Box 52067
Knoxville, Tn.
37950**

**Parcel: 135GA005
Property Address: 3113 Maloney Rd.**

**Parcel: 135GA006
Property Address: 3117 Maloney Rd.**

**Parcel: 135GA5.01
Property Address: 0 Jonathan Way**