



Parcel Number: 122OJ003

Calculated Acres: 5.56

File No. 04-02-25.AX

Date: 04/09/2025

Scale: 1in = 150 ft

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE **NORMAL**

05/20/2025

District	Map	Insert	Group	Parcel	Ward	Property Location				
D9	122	O	J	3		2814 DRESSER RD				
Subdivision				Block	Lot	Plat		Dimensions (shown in ft.)	Acreage	
				-	-	-		362.69 X 576.50 X IRR	0.00 - A.C. Deeded	
							5.56 - A.C. Calculated			
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
SOUTHGATE SHOPPING CNTR % HARBS CARPET CENTER				10/31/1966	1337	413		3300 SOUTH CIRCLE KNOXVILLE TN 37920		
				10/30/1967	1366	761				
				11/22/1967	1368	779				
				9/9/2004	20040909	0021673				
HIERS ENTERPRISES LLC				12/7/2005	20051208	0050374	\$ 803,250	326 NORTON RD KNOXVILLE TN 37920		
Remarks										
L/A										
Parent Parcel							Parent Instrument Number			
Previous Parcel (Split From)							Next Parcel (Merged Into)			

CITY OF KNOXVILLE

PLAN OF SERVICE

for

An area generally described as

Being one parcel of land situated in the 9th Civil District of Knox County, Tennessee, to be added within the Ward 25, City Block 25916 of the City of Knoxville, Tennessee, said parcel abuts the eastern right-of-way of Dresser Rd, being approximately 5.56 acres and being known this day as ALL of Tax Map 122, Insert O, Group J, Parcel 003.00, with an address of 2814 Dresser Rd, being the property of Heirs Enterprises, LLC per Deed Instrument Number 200512080050374.

04-02-25.AX

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:

SITUATE in District No. Nine (formerly 14th) of Knox County, Tennessee and without the corporate limits of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin in the East line of Alcoa Highway at the northwest corner of property now or formerly owned by H. C. Brandau and W. C. Perry, said beginning point being in the original South line of tract conveyed to John D. Wells and wife in Deed Book 530, page 190; thence with the line of the Alcoa Highway right of way, North 6 deg. 31 min. West, 362 feet, more or less, to the corner of property leased to Gulf Oil Corporation, as shown in Trust Book 1418, page 376, in the Register's Office for Knox County, Tennessee; thence with the line of said property, North 65 deg. 56 min. East, 100 feet; continuing with said property, North 6 deg. 31 min. West, 100 feet; and continuing with said property, South 65 deg. 56 min. West, 100 feet to the East right of way line of the Alcoa Highway; thence with said line, North 6 deg. 31 min. West, 20.98 feet to an iron pin; thence North 65 deg. 56 min. East with the line of said highway and the line of J. D. Wells, a total distance of 458.38 feet to an iron pin in the line of Martha Washington Heights Subdivision; thence with said line, South 20 deg. 45 min. East, 482 feet to an iron pin, corner to Brandau and Perry property; thence with the line of same, South 68 deg. West, 576.5 feet to the place of BEGINNING; according to the survey of G. T. Trotter, Jr., Surveyor, Knoxville, Tennessee, bearing date 22 May 1963.

THERE IS LESS AND EXCEPTED from the above described property that portion conveyed to the State of Tennessee by Southgate Shopping Center by Warranty Deed recorded as Instrument No. 200409090021673, in the Knox County Register's Office.

BEING the same property conveyed to Southgate Shopping Center, Inc. by Warranty Deed from John J. Harb, Sr. and wife, Jameeleh Harb, dated November 22, 1967, of record in Deed Book 1368, Page 779, in the Knox County Register's Office.

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:	Shopping Center
Acreage:	Approximately 5.56
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:



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
 - Engine 5, located on Arthur Street
 - Engine 2, located on Summit Hill Drive
 - Engine 12, located on Old Kingston Pike
 - Ladder 9, located on Highland Avenue
 - Battalion 1, Assistant Chief, located on Summit Hill Drive
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.

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 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. Each beat is patrolled by Officers of the Knoxville Police Department. Resources include the use of patrol cars, police motorcycles, detectives and specialized units and details, etc.

ENGINEERING DEPARTMENT

Compilation of property records and preparation of ward maps will begin within 90 days of the operative date of annexation.

Inspection services for roadway and stormwater-related problems and complaints will begin in the annexed areas on the operative date of annexation.

Implementation of local regulations required for participation in the Federal Flood Insurance Program and NPDES permit will begin on the operative date of annexation.

PLANS REVIEW & INSPECTION DIVISION

Businesses and property owners benefit from safe construction practices. All construction projects are reviewed for building and zoning compliance with adopted codes and local ordinances. In addition, City staff performs field inspections on permitted work to ensure safe construction.

CITY OF KNOXVILLE PUBLIC SERVICE DEPARTMENT

Street Maintenance will consist of the following:

1. RIGHT-OF-WAY MOWING as needed – typically monthly in the summer months.
2. RIGHT-OF-WAY MAINTENANCE (such as picking up litter and debris) as may be required.
3. POTHOLEs will be patched on an as-needed basis.
4. REMOVAL OF SMALL DEAD ANIMALS on public right-of-way will be provided upon request.
5. 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.

UTILITY PLAN OF SERVICE

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 and 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.

FIBER

KUB Fiber is not currently available in this area.

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 lists 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 park 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.

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 park 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 chat. 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.

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.

RECREATION CENTER

Deane Hill Recreation Center provides programs 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

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.

HIERS ENTERPRISES, LLC

326 E Norton Road
Knoxville, Tennessee 37920

December 3, 2024

City of Knoxville
City County Building
400 Main St., Suite 475
Knoxville, TN 37902
Attn: Chris Howley

Via e-mail: chowley@knoxvilletn.gov

Re: Interest Holder Request for City Annexation of real property located at 2814 Dresser Road [Parcel No. 122OJ003]

Dear Mr. Howley,

Hiers Enterprises, LLC ("Hiers") has entered into an Agreement of Purchase and Sale with LRTG, LLC ("LRTG") for the acquisition of the real property located at 2814 Dresser Road [Parcel No. 122OJ003] ("Property"). Hiers Enterprises is requesting that the Property be annexed into the city of Knoxville for LRTG's intent to build a new multi-family development that would help to fill a significant need for increased housing in our area. If our request for annexation is approved, it is our understanding that the initial city zoning for the property would be C-G-1 and we would plan to immediately apply for rezoning to C-G-2 to allow flexibility for both multi-family and commercial development.

Earlier this year, two other developers interested in our site with similar project plans decided to pull out when they learned that the maximum number of units allowed per acre by the county falls short of the minimum number needed to make their projects financially feasible. By annexing into the city, LRTG will be able to achieve a density level that makes their project viable, and I believe the completion of such a project will act as a massive catalyst to revitalize this stretch of Alcoa Hwy/Dresser Rd that has been underdeveloped and underserved for far too long. The proximity of our location to downtown Knoxville, UT campus, UT Medical Center, Cherokee Farm, the airport, etc., provides an incredible opportunity for growth. So many local residents I have spoken to have expressed their desire for businesses such as a grocery store, restaurant, gas station and others to be built nearby, but a common refrain from local developers and realtors over the years has been that the area lacks the rooftops necessary to support those businesses. Without a project similar to what LRTG plans, it may be another decade or more before local residents are able to enjoy some of the amenities they so badly want to see available in their immediate area. With a new multi-family development, however, I firmly believe that within three years both sides of Dresser Rd will have exploded in commercial growth to the benefit of not just the local community, but all of Knoxville.

Thank you for your time and consideration. Should you have any questions or need additional information please do not hesitate to contact me.

Sincerely,

Hiers Enterprises, LLC

By: Chad D. Hiers

Chad Hiers

Its: Authorized Signatory

cc: Chad Hiers [hierscs@gmail.com]
Benjamin Mullins [bmullins@fmsllp.com]
Russ Morris [rmorris@rfmdevco.com]
Elliot Marshall [emarshall@rfmdevco.com]