

# The Knoxville CUS

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KNOX COUNTY
LAW DIRECTOR

Take One! January 13, 2020

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TVA Towers back before commission

www.knoxfocus.com

By Mike Steely Senior Writer steelym@knoxfocus.com

Knox County Mayor Glenn Jacobs has called a special meet ing of the Knox County Commission for buday at 5 pm. to speak on the negotiations between the county and TVA treard the lease of the TVA East Tower for use by the Knox County School Board Administration. The University of Tennessee

has voiced some interest in using the top floors of the building and Jacobs, like Mayor Tim Burchett school board and commission approval of the deal.

The commission seems reluc-

tent and has suggested, instead, a feasibility study of the Knowling area for use as county offices. Jacobs may report on the agreement details and possibly make a statement about the state attorney general's opinion on the matter.

No votes are to be taken at tonight's meeting.

Commission meets again next

week on Riesday and Jacoba has two items on the agenda deferred from December regarding the TWA East Tower and school office move. The first regards a "term easement" agreement with TWA along with a permanent easement for the TWA Summer Place Complex and the Firsts Parking Lot term agreement. Following the possible vote on the TWA Tower agreement is a resolution approxing the sale of the Arkiew Johnson Building to BIMA Associates. Should the TWA Tower agreement.

Other items on the agenda for the January 21 work session

for the January 22 work session meeting include adoption of the Greenway Corridor Study which would align corridors in Beaver Creek, Northebnee Drive, and portions of John Sevier and Chapman Highway.

A tax break for The Courtland.

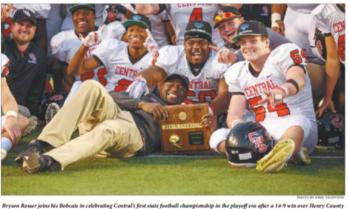
Group LLC may also be discussed for property along East Fifth Avenue and North Central Street.

Vehicle repair and service shops in the CN-Commercial Neighborhood is also on the agenda for Construction Standards in new commercial and residential developments with more than five lots

The commission could also discuss adding a new section to the county codes to create a Planned Development approval process. Approval of a school auditor

Pugh CPA, is on the agenda at a cost of \$113,722 for the current year, which began July 1, 2019, Why the agreement is postdated is a question that may be asked by commissioners.

## ONE TO REMEMBER!



at Tennessee Tech in 2018. Rosser resigned as head coach last week for family reasons. Please see story in Sports and Recreation, Section B1.

### Can a home and a business be good neighbors?

#### Planning Commission hears both sides

By Bill Howard

It's long been observed that good fences (or at least property lines) make good neighbors. Apparently that works far better when the entity on each side is of the same designation: both er residences, both are businesses, both are tracts of farmland. When the two entities have fun-

damentally different functions—a residence and a business, say the "fences" observation is put to the test.

January 9 at the monthly meeting of Knowille-Knox County Planning when applicant Marty Norton sought a rezoning of 3.06 acres of land—from Low Density Residential to Light Industrial—at 3309 Mill Road. Norton wants to build an outside storage expansion of Christy Anderson lives across the street from the lot, and urged the commission to deny the rezoning. Her objections were those commonly offered by residential people when a business gets too close noise and activity that might disturb the peace, and possibly crime.

This is bruth-generation projectly, she said. "When my husband and light this property 33 years age, we put a two-bedroom trailer on it and raised three chiden. We never were offered the opportunity to buy the property that Mr. Norton wants to expand into I don't want a business in front of my house. And we're concerned with the noise, about how he would bring trucks in, how customers would come in ... how all that would work during business.

hours. We hear him over there cut

ting wood. loading trucks, all kinds

f things."

"Also I know he's had an issue with theft at least one time on his property." she added. "Right now, before he tore down the house in front of us, we could gis outside, my grandson could play in the driveway. They play basketball, they ride the linkes. Once a business gise in, we might have to deal with someone who might have to deal with someone who might want to rob. I they see our house and all of a sudden they wonder what's over there."

whats over there."
I talked to Christy and I've agreed to put up the buffer (of trees) which will protect her from the noise and any dust." Norton said. "She did have an opportunity to buy this piece of propert, all the neighbors had the same opportunity. I've done nothing but clean up the property. I keep tit mowed and was even moving the grass in the property in front of her before I even bought it. I need noom to grow, if I don't grow I'll eventually die out."

Norton went on to say that the area is already far more commercial than readential. "Eventually it's all gonns be commercial, there's only two strips left' he said. "Christy could eventually resone and it could be a lot more money for her down the road." I'm just trying to grow my business. I'we cleaned it up and she's thanked me a hundred times. I'm very careful about making noises. There's a lot more noise at the (nearby) roal yards have been there for 50 years."

Commission Executive Director Gerald Green made sure Norton was prepared to include a row of trees as a buffer to the noise. "Yes sir," said Norton. "Till plant a row of green giant (evergreen) trees

or green gant (evergreen) trees
... they grow 30 feet tall and are
beautiful for landscaping so that
would give Christy plenty of privacy. Ill plant a buffer along the railroad track, and that would make

Continued on page 2

#### Million dollar sidewalk project before city council

By Mike Steely Senior Writer steelymilknexfocus.com

While the county wrestles with a sidewalk proposal the city of Knoxville is preparing to consider a \$1 million contract for sidewalks along Wilson Avenue.

Tuesday's first meeting of 1020 will also be the first meeting for newly elected Mayor Indya Kincamon and count members lynne Fugate, Janet Testman, Amelia Pañer and Charles Thomas. Wilson Asenue runs through a neighborhood in East Kincowille. The city council approval of an agreement with Bell & Association J.P.

Another sidewalk project on the new city council's agends is a request from the Department of Engineering for an agreement with Design and Construction Services Inc. for the 2020 On-Call Sidewalk Replacement project for \$548,655.
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& Associates may be approved for \$48,850 to design services of rightof-way drainage improvements along Sevier Avenue. The City South Mixed Use Development may get construction engineering and inspection service for public improvements in an agreement with Wood Ervironmental for \$197,150. The council will also look.

at a lease agreement with SOAR Youth Ministries, Inc., and Thrive Lorsdale for the lease of part of the property at 1212 New York Avenue for a community center. Vaughn & Melton Con-

Vaughn & Melton Consulting Engineers Inc. may be hired to provide construction administration services for the Urban Wilderness Gateway Park for \$189,120.

#### Historic Wedding Venue

Built in 1886, Shannondale Presbyterian Church offers a traditional wedding setting with stained glass windows and a center aisle. Contact Wedding Coordinator, Surah Weber at 865-456-6923.

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