



CITY OF JEFFERSON CITY

MITCH CAIN, MAYOR

JAMES A. GALLUP, CITY MANAGER

Annexation Study Summary

Parcel I.D. 023 049.00

Frank Leonard

The requested annexation is located off Crooke Rd. It is an 11.54-Acre parcel that is currently an open, rolling field with a moderate slope. This annexation request provided two separate concept plans with the single home concept the most likely concept. The single home concept would provide 55 high-density single-family homes with a density of 4.78 du/ac. The townhome concept would further increase the density with 106 townhome units with a density of 9.5 du/ac. This could potentially provide an estimated population increase of 165 residents to 318 residents at an average of three per household.

This parcel is in the Jefferson City Regional Growth boundary and is currently zoned I-1 Industrial. Approximately ¼ of a mile of Crooke Rd. fronts the property and is currently county maintained. Crooke Rd. is approximately 21 feet wide and is in a fair condition. Per the annexation request letter, a zoning of R-2 (multiple family residential district) is proposed but R-3 (High Density Planned Residential Development District) would be most appropriate.

The estimated assessed valuation of this proposed subdivision based on the most likely concept (single-family homes) is \$17,010,000.00 which would produce \$51,030.00 in estimated property taxes annually. This estimate is based on current rates for building per square foot and the proposed home size noted by the requestor with the additional land value. Homes may be assessed at a higher or lower value than these estimates.

This parcel can be serviced by the Jefferson City Fire Department with a current response time of 3-4 minutes. The total number of fire hydrants to be installed by the developer will depend on the presence or absence of sprinkler systems.

This parcel can be serviced by the Jefferson City Police department, with a private call response time of 2 and ½ minutes. Based on an estimate of 200 additional residents the total annual expense for servicing this proposal would require an additional .5 police officers and cost an estimated \$70,000.00 annually.

This parcel can be serviced for water and sewer by Jefferson City. There is an adequate supply of water to service the location, and the sewage treatment plant can absorb the additional load. There is a special condition that could present problems for sanitation and that is the Industrial pretreatment at the JLG facility. Three existing water lines would need to be replaced with larger lines for fire hydrants. Any new utility lines to service the dwelling units would be the responsibility of the developer. To extend the

sanitary sewer service line to meet the developer would cost the city an estimated \$40,000.00. No estimated timeline was given for this extension. Appalachian Electric provides electrical services.

This annexation based on the concept plans provided would certainly add additional high density housing opportunities along with an increased tax revenue and voter base. One impact to be aware of is the increased traffic at the Crooke Rd. and Highway 92 intersection. This intersection is already a hazardous intersection, and a traffic impact study may be necessary.

Jeff Houston

A handwritten signature in blue ink, appearing to read "Jeff Houston", with a stylized flourish extending to the right.

City Planning Assist

Mossy Creek Farms, LLC

P.O. Box 617

Jefferson City, TN 37760

City Council of Jefferson City, TN
112 City Center Drive
Jefferson City, TN 37760

April 18, 2025

RE: Crooke Rd. Annexation & Rezoning

Mossy Creek Farms, LLC is currently under contract to sell Parcel ID 023 049.00 ("Parcel") located on Crooke Rd. to Leonard Development, LLC. It is Leonard Development LLC's intent to request an annexation of the Parcel into Jefferson City and have the property rezoned.

Mossy Creek Farms, LLC is requesting as the owner of the Parcel and on behalf of Leonard Development LLC to the City Council of Jefferson City, TN the following:

1. Annexation of parcel 023 049.00 into Jefferson City, TN.
2. Rezone the Parcel to R-2 for Plan Unit Development (PUD). The initial plan is for a PUD townhome development consisting of 70 – 100 townhome units.

Thank you for your consideration in this matter. For any specific details or question, please contact Frank Leonard with Leonard Development, LLC at 865-970-9888 or by email at Frank@LeonardDevelopment.net.

Truly,

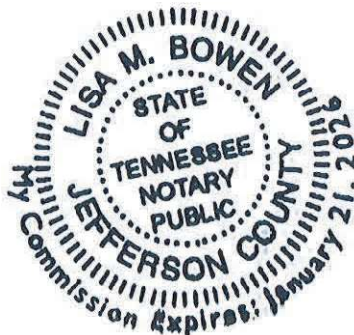
Libby Moser, President

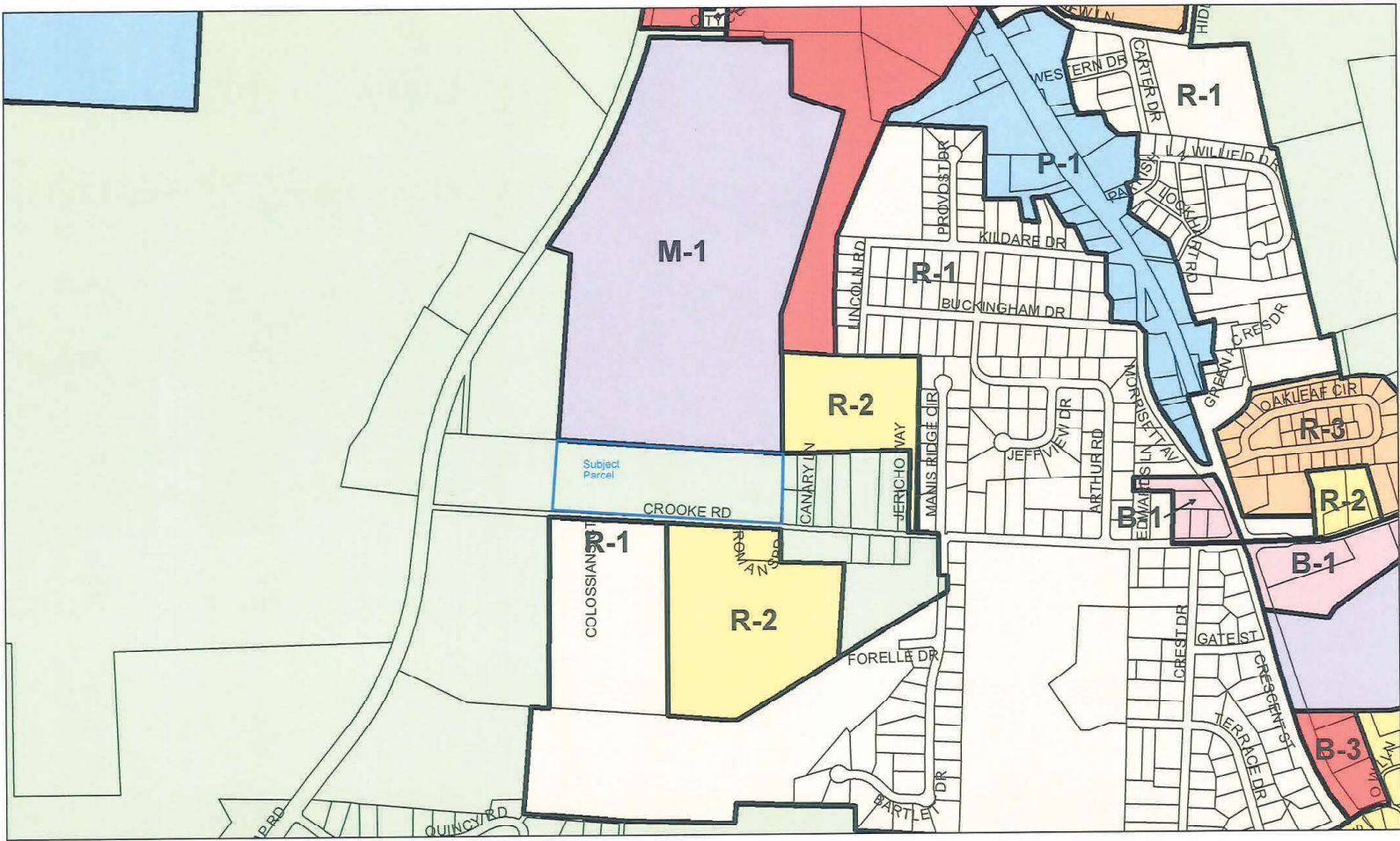
Libby Moser

4/18/2025

Lisa M. Bowen

1/21/2026



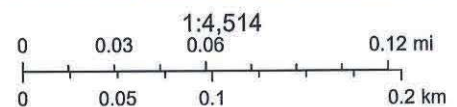


Jefferson County - Parcel: 023 049.00



Date: April 30, 2025

County: JEFFERSON
Owner: MOSSY CREEK FARMS LLC
Address: CROOKE RD
Parcel ID: 023 049.00
Deeded Acreage: 11.54
Calculated Acreage: 0
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHEE SAFETY.
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO FURNISHING WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY OR WORK, TO AVOID EXCESSIVELY DEEP CUTS IN UNSTABLE MATERIAL.
SOME RULES SHALL BE ADOPTED BY



- NOTES:
1. ALL DRAWINGS ARE SEALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. 1" OF BRANDED, LAYER AND CONSTRUCTION EXISTENCE EXPOSED MUST ALLOW EXTENSION LET LINES AND ROAD LINES. 5' EACH SIDE OF INTERIOR ROAD LINES.
3. THIS PROPERTY EXISTENCE IS 1" EACH SIDE OF EXTERIOR OF SHOWN UNDER AS NOTED.
4. THIS PROPERTY EXISTENCE APPROXIMATELY 40' ACRES SUBMITTED INTO AN SINGLE PLOT AREA.
5. THIS PROPERTY IS ZONED R-1.
6. ALL ROAD PROFILES ARE BASED ON LOWER CONTOURS.
7. UTILITIES:
 - WATER IN
 - SEWER IN
 - ELECTRIC AIR
 - TELEPHONE, AROUND
8. REGISTERED ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
9. BUILDING SETBACKS ARE AS FOLLOWS:
 - FRONT - 5'
 - REAR - 5'
 - SIDE - 5'
10. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON RECORD DRAWINGS. CONSTRUCTION IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.

OWNER/DEVELOPER
OWNER
ADDRESS
KNOXVILLE, TN 37906

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