



CITY OF JEFFERSON CITY

MITCH CAIN, MAYOR

JAMES A. GALLUP, CITY MANAGER

Annexation Study Summary

Parcel 015 037.00

JB Investments

The requested annexation is located at the corner of Rocktown Rd. and East Old A.J. Highway. The parcel is a 13.5-acre parcel that is currently an open, rolling field with some elevation changes. This annexation request offers a 32 lot subdivide for single family homes. The estimated population increase using the median of two to four family members per household is sixty-four to one-hundred and twenty-eight citizens.

The parcel is in the Jefferson City regional growth boundary and is currently zoned A-1 (agricultural and forestry) per county zoning. Approximately ¼ of a mile of Rocktown Rd. sides the parcel and is currently county maintained. Rocktown Rd. is approximately 28 feet wide, asphalt, and is in fair to average condition. The parcel is fronted by E. Old A.J. Highway for approximately 470 feet and is currently maintained by the county. E. Old A.J. Highway is approximately 30 feet wide, asphalt, and is in average condition.

The estimated assessed valuation of this proposed subdivision is \$9,921,100.00 which would produce \$29,763.00 in 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. Please note the homes may be assessed at a figure higher or lower than these estimates.

This parcel can be serviced by the JCFD, with a current response time of 8-10 minutes. Once the new fire sub-station is complete the response time will be reduced to 3-4 minutes. The proposed subdivision will require 3 fire hydrants to be installed by the developer.

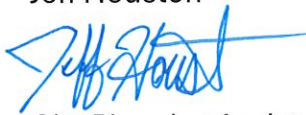
This parcel would be serviced by the JCPD, with a private call response time of 2 and ½ minutes. Based on a population increased at two per household or 64 this would require the addition of .17 police officers with an estimated annual expense of \$13,600.00.

The utilities for the proposed parcel have a couple different options. The potential for the city to install and provide an independent line for the subdivision is a large undertaking. Providing a timeline and cost estimates is difficult because of the ever-changing needs of the city and the ever-changing cost of materials. There is a line located across the street on the Moser Property but the status and availability to connect is

unknown at this time (due to possibility of declared wetlands). The Property would be served water by the Alpha-Talbott utility district. AEC would provide power.

The overall impact of this annexation on the growth and development of Jefferson City would certainly add a slightly higher tax base as well as provide additional affordable housing opportunities. The location of the proposed annexation would require the possible extension of utilities for sewer service with a potentially significant cost. Since the location is serviced by the Alpha Talbott Water district, this location would also require added time and clerical work associated with separated water and sewer billing.

Jeff Houston

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

City Planning Assist

Appendix A - Annexation Study Outlines

Study Area:

Parcel ID: 015 037.00 JB Investments.

Function: Planning

Form 1

1. Population estimate: Currently Vacant Lot - Proposed 32 Lot Subdivision
32 Single Family Home = 64 - 128 potential population
2 to 4
2. Land area, density per acre: Parcel is 13.5 acres - Est. 18,376 sq ft. per lot
would require R-1 Zoning - Approx 2.3 Lots per Acre
3. Number of dwelling units — homes, trailers, apartments, etc.:
32 Single Family Homes proposed.
4. Names and types of businesses, manufacturing plants, beer taverns, etc.:
None
5. Miles of streets with classification as to type, width, and condition (streets and highways maintained by the Department of Transportation should not be included):
Approx 1/4 of a mile of Rocktown Rd Borders Parcel 28' wide Asphalt
in Average Condition - Approx. 470' of E. Old A.J Highway Fronts the Parcel.
6. What services are now available in the area, who provides them, and at what cost (not including county taxes)?
7. Do planning, zoning, codes, and subdivision regulations exist and are they enforced?
Currently Zoned A-1 County - Is located in Growth Boundary
8. Is any part of the area in a designated flood plain?
No
9. Comment on the overall impact of annexation on the growth and development of the city:

Study Area: Parcel ID: 015 037.00 JB Investments (32 Lots)
Function: Revenue

Assessed Valuations

Residential and Farm Properties	\$ <u>9,921,100</u>
Commercial and Industrial Properties	\$ _____
Public Utilities	\$ _____

Revenue Estimates

Property Taxes	
Real and Personal Property	\$ <u>29,763</u>
Public utility taxes	\$ _____
Payments in lieu of taxes	\$ _____

Other local taxes	
Local option sales tax	\$ _____
Business Tax	\$ _____
Wholesale Beer Tax	\$ _____

State-Shared taxes	
Sales (\$_____/capita)	\$ _____
Gasoline and motor fuel (\$_____/capita)	\$ _____
Special tax on petroleum products (\$_____/capita)	\$ _____
Beer (\$_____/capita)	\$ _____
TVA in lieu (\$_____/capita)	\$ _____
Income	\$ _____

State Street Aid	\$ _____
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Permits, Fines, etc.	\$ _____
Refuse Collection Fees	\$ _____

Other Revenues

Total Revenue	\$ _____
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Appendix A

Study Area: Parcel ID: 015 037.00 JB Inv. (32 Lots)
 Function: Police Protection
 Form 4

- | | |
|--|---|
| 1. Additional personnel needed, by rank | <u>17 officer - (Based on a population of 64)</u> |
| 2. Total additional personnel cost, including fringe benefits | <u>\$ 13,600 Annually</u> |
| 3. Additional cars and equipment
(amortize to obtain annual cost) | \$ _____ |
| 4. Increased operating expenses
(supplies, gas, repairs, etc.) | \$ _____ |
| 5. Other miscellaneous expenses | \$ _____ |
| Total Annual Expense | \$ <u>13,600</u> |

Comment on the overall impact of annexation on the police operation:

*Figures based on a population of 64 (2 per household)
 and current staffing levels and current
 officer to citizen ratio*

In calculating annexation costs, estimate total needs to provide police protection to all the annexation study areas, and then prorate this cost to each area.

Response Time est. 2.5 minutes for priority calls

Appendix A

Study Area: Parcel ID: 015 037.00 JB Inv. (32 Lots)
 Function: **Fire Protection**
 Form 5

1. Additional personnel needed, by rank	0
2. Total additional personnel cost, including fringe benefits	\$ N/A
3. Additional engines and equipment (amortize to obtain annual cost)	N/A \$
4. Increased operating expenses (supplies, gas, repairs, etc.)	\$ N/A
5. Hydrant rental (_____ hydrants at \$_____ per year)	\$ * SEE COMMENTS BELOW
6. Fire station (amortize to obtain annual cost)	\$ N/A
7. Cost of maintaining and operating station	\$ N/A
8. Other miscellaneous expenses	\$ N/A
Total Annual Expense	\$ \$0

Comment on the overall impact of annexation on the fire operation:

* SUBDIVISION WILL REQUIRE A MINIMUM OF 3 FIRE HYDRANTS TO BE SUPPLIED AND INSTALLED BY DEVELOPER.

In calculating annexation costs, you may wish to estimate total needs to provide fire protection to all the annexation study areas and prorate this cost to each area.

Response Time est: CURRENTLY (STATION 1) = 8-10 minutes.
 (PROPOSED/OPERATING STATION 2) = 3-4 minutes

 2/11/2025

JB Investments
6017 Ontario Circle
Morristown, TN 37814

January 24, 2025

Jeff Houston
City of Jefferson City
P.O Box 530
Jefferson City, TN 37760

Re: Request for Annexation of property at Old AJ Hwy and East side of Rocktown Rd Jefferson City.

We are requesting annexation of property into City of Jefferson City, approximately 13.5 acres to be subdivided into approximately 32 individual lots, with 2 and 3 bedroom upscale homes varying in size from 1,000 – 1,300 square feet each, single and double level. Please see attached conceptual site drawing for approximate layout of streets and lots, and a couple of conceptual house drawings. The subdivision would have paved streets, underground utilities, and managed by HOA.

Sincerely,

Anthony Johnston
JB Investments

Signed: _____

STATE OF TENNESSEE
COUNTY OF Hamblen



Personally appeared before me, a Notary Public within and for the State and County aforesaid.

Anthony Johnston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of January, 2025

Martha Grundman

Notary Public, My Commission Expires: 11-04-28

401' 200' ->

Wooded

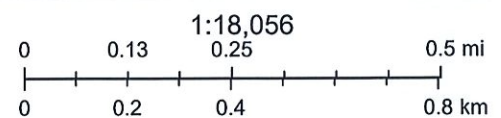


Jefferson County - Parcel: 015 037.00



Date: February 10, 2025

County: JEFFERSON
Owner: JB INVESTMENTS
Address: OLD A J HWY E
Parcel ID: 015 037.00
Deeded Acreage: 13.5
Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Morristown-Hamblen GIS, 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

[GIS Map](#)[PDF](#)[Return to Results](#)

Parcel Details

JEFFERSON COUNTY, TN | TAX YEAR 2025

Property Owner and Mailing Address

January 1 Owner

JB INVESTMENTS

6017 ONTARIO CIR

MORRISTOWN TN 37814

Value Information

Land Market Value: \$169,100**Improvement Value:** \$0**Total Market Appraisal:** \$169,100**Assessment Percentage:** 25%**Assessment:** \$42,275

General Information

Class: 00 - Residential**City #:****Special Service District 1:** 000**District:** 04**Number of buildings:** 0**Utilities - Water/Sewer:** 03 - PUBLIC /
INDIVIDUAL

County Information

County Number:

045

Reappraisal Year:

2024

Property Location

Address: OLD A J HWY E**Control****Property****Map:****Interest:**

015

Group:**Special****Identifier:**

037.00

Parcel:**Special****Identifier:**

000

Additional Information

City:**Special Service District 2:** 000**Neighborhood:** J01**Number of mobile homes:** 0**Utilities - Electricity:** 01 - PUBLIC**Zoning:**

NATURAL GAS

Outbuildings & Yard Items

Building/Card#	Type	Description	Units
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Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument ?	Qualification
12/13/2024	\$295,000	1854	288	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
12/13/2024	\$0	1854	285		HR - AFFIDAVIT OF HEIRSHIP	-
3/5/2001	\$0	123	607		-	-
3/18/1970	\$0	161	277		-	-

Land Information

Deed Acres: 13.5

Calculated Acres: 0

Total Land Units: 13.5

Land Code	Soil Class	Units
03 - SMALL TRACT		13.50

