



OFFICE OF THE CITY MANAGER

AGENDA ITEM REPORT

TO: Honorable City Council

FROM: James A. Gallup, City Manager

DATE: October 14, 2026

SUBJECT: Request to Subdivide City-owned Property off Municipal Drive

BACKGROUND:

- The city owns property within the Jefferson City Industrial Park that is split by Municipal Drive. The city has previously discussed a potential future park on the northern side of Municipal Drive, while keeping the southern portion of the parcel for industry recruitment.
- In discussion with the Director of the Jefferson County Economic Alliance, it is recommended that the city move towards subdividing the northern and southern part of this parcel and letting the IDB take the southern portion for future industry recruitment.
- The process to subdivide will require a full land survey to redefine the metes and bounds of two new parcels.

FISCAL IMPACT:

- Survey Cost
- Recording Fees
- The associated costs were not a budgeted for item; would require a budget amendment.

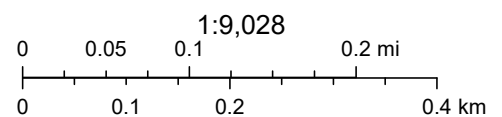
REQUEST/RECOMMENDATION:

- Option 1 – Proceed with the process to separate the parcel into two parcels
- Option 2 – Include in budget request for next fiscal year

ATTACHMENTS:

- Parcel Map 015 014.01 – Map of Jefferson City owned property off Municipal Drive

County: JEFFERSON
Owner: CITY OF JEFFERSON CITY
Address: OLD A J HWY E
Parcel ID: 015 014.01
Deeded Acreage: 0
Calculated Acreage: 40
Vexcel Imagery Date: 2023

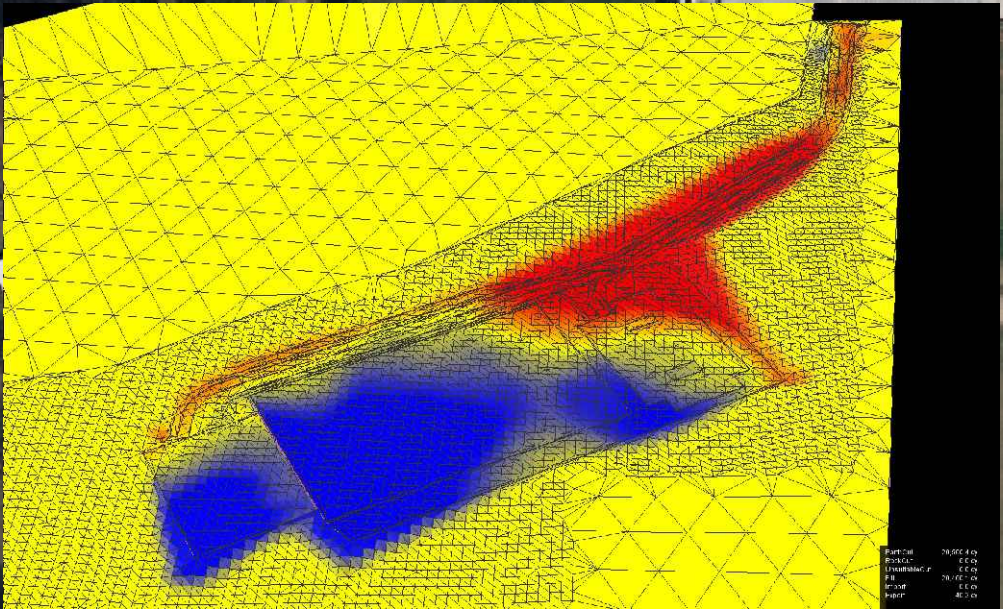


State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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.

Grading Concept Quantities:
Grading Cut: 20,500 Cu. Yd.
Grading Fill: 20,500 Cu. Yd.
Topsoil Strip: 5,000 Cu. Yd

Progress - For Review



Grading Heat Map (Red = Cut / Blue = Fill)



Note:
This plan is for preliminary planning purposes and is only intended to illustrate general development potential.

0 100 200 400



CONCEPTUAL GRADING EXHIBIT
MUNICIPAL DRIVE INDUSTRIAL SITE
JEFFERSON CITY, JEFFERSON COUNTY, TENNESSEE

Topsoil Strip: 9,000 Cu. Yd

20,000 sq. ft.
Building
FFE: 1168.54

—Conceptual Pad A:
3.8 Acres +/-

Proposed grading was generated by SiteOps and is not intended for permitting or construction.

Norfolk Southern Railroad

*Existing LIDAR topography is displayed at 2' contour intervals



TVA **Economic
Development**
Created April, 2026