



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 long horizontal 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,

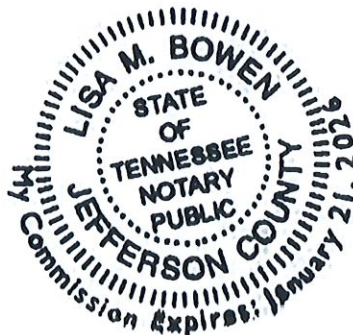
Libby Moser, President

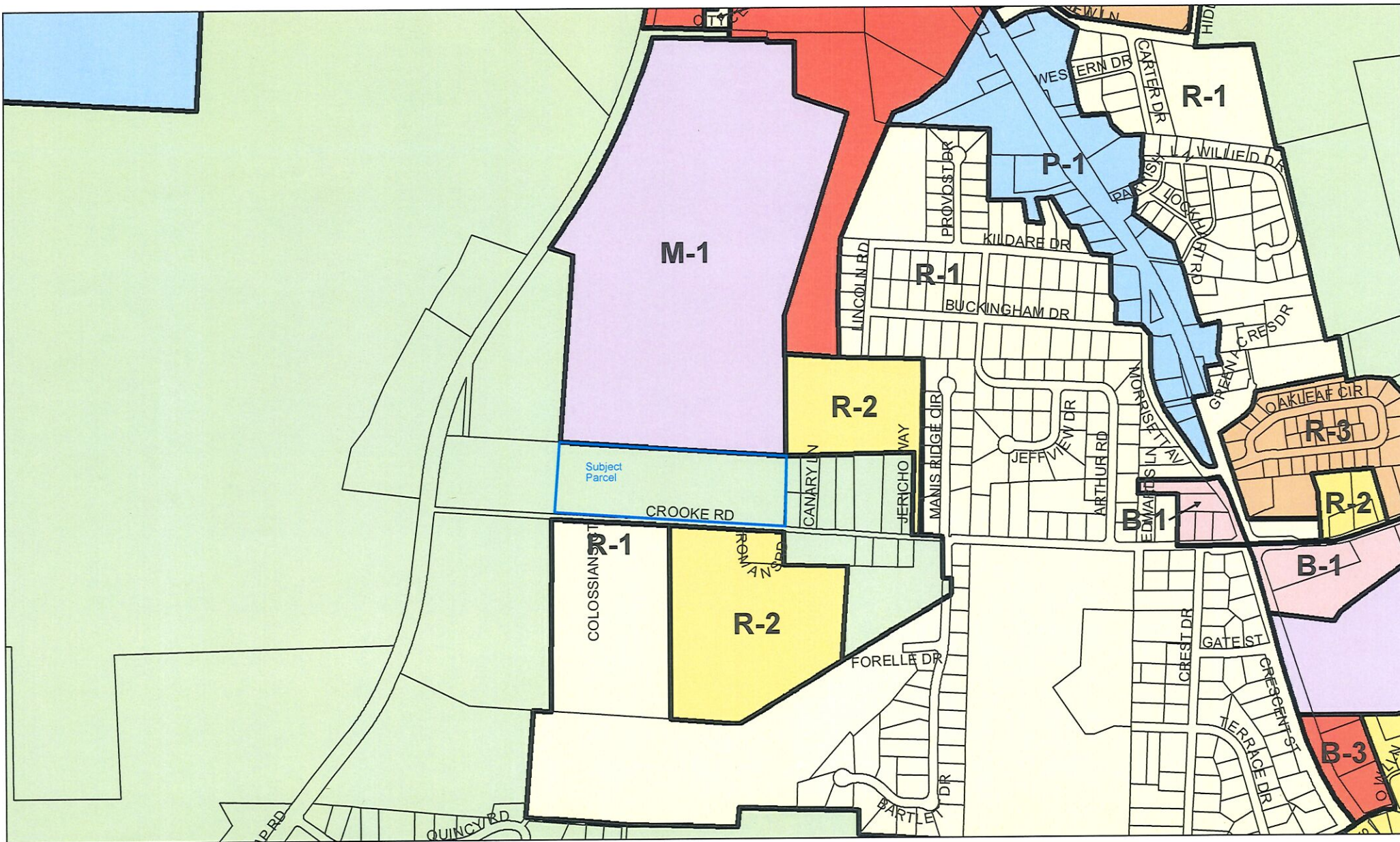
Libby Moser

4/18/2025

Lisa M. Bowen

1/21/2026



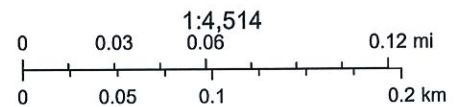


Jefferson County - Parcel: 023 049.00



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:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

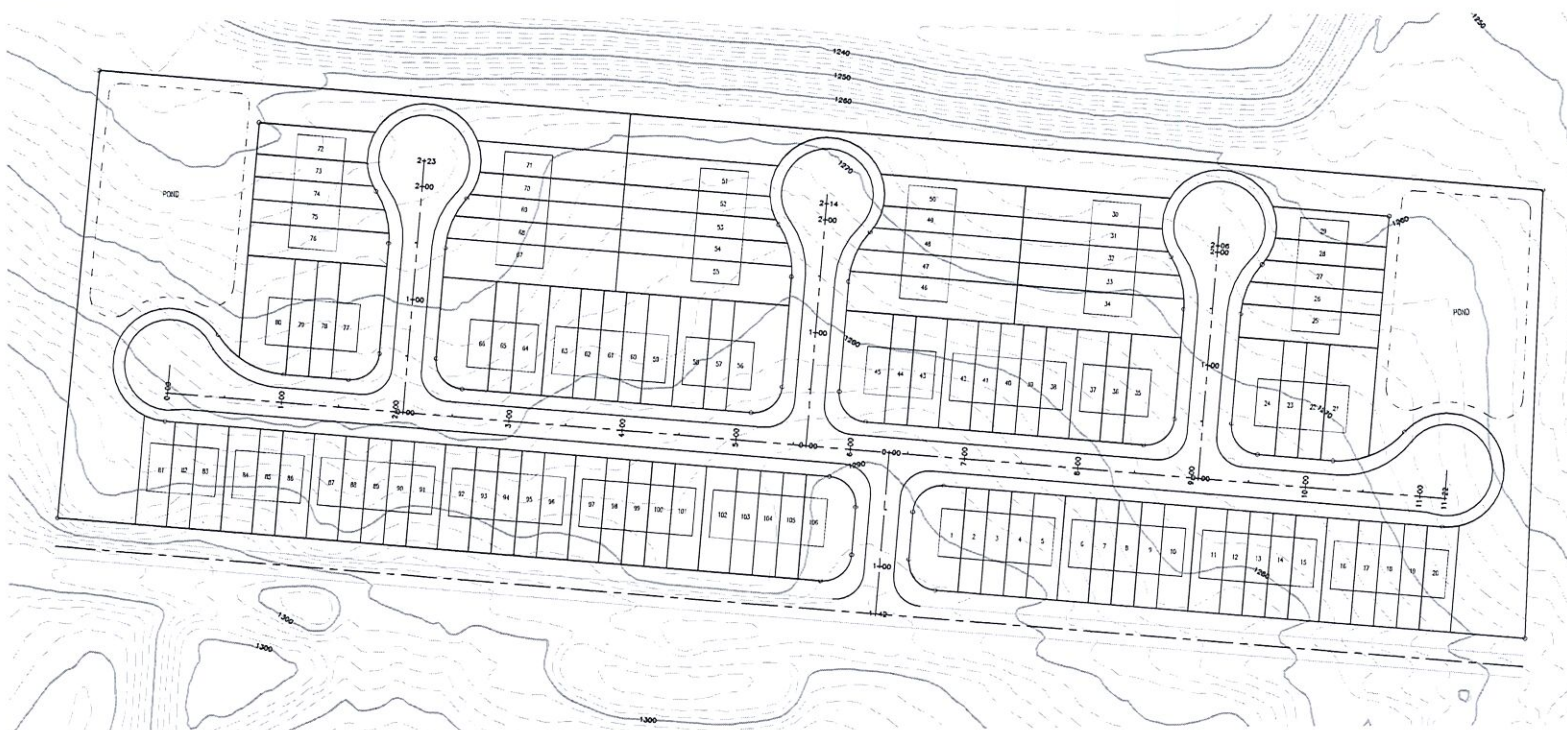
NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN ACC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION; TO PROTECT LIFE,
PROPERTY, OR WORK; TO AVOID
EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.

LOCATION MAP

- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 15" DRAINAGE UTILITY AND CONSTRUCTION EROSION DITCHES INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF EXTERIOR ROAD LINES.
 3. A 15" UTILITY EASEMENT DITCHES 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY XXX ACRES SUBDIVIDED INTO XX SINGLE FAMILY LOTS.
 5. THIS PROPERTY IS ZONED XX.
 6. ALL ROAD PROFILES ARE BASED ON LIGHT CONTOURS.
 7. UTILITIES:
WATER: XX
SEWER: XXX
ELECTRIC: XXX
GAS: XXX
TELEPHONE: XXXX
 8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 9. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT- X'
REAR- X'
SIDE- X'
 10. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.



NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
STATUTES AND LOCAL ORDINANCES, TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN AGC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION; TO PROTECT LIFE,
PROPERTY, OR WORK; TO AVOID
UNNECESSARY DEEP CUTS IN
UNSTABLE MATERIAL.
OSHA RULES SHALL BE AIDED BY.



NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENTS EXIST INSIDE ALL EXISTING LOT LINES AND ROAD LINES. 5' EACH SIDE OF INTERIOR ROAD LINES.
3. 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENTS EXIST 7.5' EACH SIDE OF CENTERLINE OF SOUTHWEST CORNER AS INSTALLED.
4. THIS PROPERTY CONTAINS APPROXIMATELY XXX ACRES SUBDIVIDED INTO XXX SINGLE FAMILY LOTS.
5. THIS PROPERTY IS ZONED XXX.
6. ALL ROAD RIGHT-OF-WAY ARE BASED ON LEADER CONTIGUOUS.
7. UTILITIES:
GAS XXX
WATER XXX
ELECTRIC XXX
SEWER XXX
TELEPHONE XXXXX
8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
9. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: XX'
SIDE: XX'
REAR: XX'
10. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES.

OWNER/DEVELOPER
OWNER
ADDRESS
KNOXVILLE, TN 37604

#NUMBER-SP

SHEET 3 OF 14 SHEET(S)
D:\25730\25730-C3.DWG

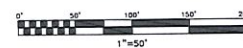
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

[illegible]

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL

DATE
4/17/25

DEED REFERENCES: DEED BK XXX PG XXX



SITE PLAN FOR
S/D
TAX MAPXXX PARCEL XXX
XTH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

Appendix A - Annexation Study Outlines

Study Area: 023 049.00 Crooke Rd.
Function: Planning
Form 1

1. Population estimate: Townhome Concept = 106 du times 2 = 212 est. pop.
Single Family Concept = 55 du times 3 = 165 est. pop.
2. Land area, density per acre: Townhome Concept = 9.5 du/ac
Single Family Concept = 4.78 du/ac
3. Number of dwelling units — homes, trailers, apartments, etc.: Townhome Concept = 106 du
Single Family Concept = 55 du
4. Names and types of businesses, manufacturing plants, beer taverns, etc.:
NA
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): Roughly 1/4 mile of street frontage
21 feet wide in fair condition.
6. What services are now available in the area, who provides them, and at what cost (not including county taxes)? AEC can provide electrical service - Water and Sewer are available nearby and can be provide by Jefferson City.
7. Do planning, zoning, codes, and subdivision regulations exist and are they enforced?
Yes - Lossely
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:
This annexation based on the concept plans provided would certainly add additional High density Housing Opportunities along with an increased tax and voter base. One impact to be aware of is the increased traffic at the Crooke Rd. and Highway 92 intersection. This is a hazardous intersection currently and a traffic impact study may be necessary.

Appendix A

Study Area: 023 049.00 Crooke Rd.
Function: Revenues
Form 2

Assessed Valuations

Residential and farm properties	\$ <u>17,010,000</u>
Commercial and industrial properties	\$ _____
Public utilities	\$ _____

Revenue Estimates (Examples)

Property taxes	
Real and personal	\$ <u>51,030</u>
Public utility taxes	\$ _____
Payments in lieu of taxes	\$ _____

Other local taxes	
Local option sales tax	\$ _____
Business tax	\$ _____
17 percent 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	\$ _____

Total Revenue	\$ _____
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Appendix A

Study Area: 023 049.00 Crooke Rd.

Function: Fire Protection
Form 5

1. Additional personnel needed, by rank
2. Total additional personnel cost, including fringe benefits
3. Additional engines and equipment
(amortize to obtain annual cost)
4. Increased operating expenses
(supplies, gas, repairs, etc.)
5. Hydrant rental (_____hydrants at \$_____per year)
6. Fire station (amortize to obtain annual cost)
7. Cost of maintaining and operating station
8. Other miscellaneous expenses

_____ 0 _____

\$ _____ 0 _____

_____ 0 \$ _____

\$ _____ 0 _____

\$ TOTAL # OF HYDRANTS WILL DEPEND
ON FIRESPRINKLER
PRESENCE/ABSENCE.

\$ _____ 0 _____

\$ _____ 0 _____

\$ _____ 0 _____

Total Annual Expense

\$ _____

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

NUMBER OF HYDRANTS / LOCATION OF HYDRANTS WILL BE BASED ON FIRESPRINKLER
COVERAGE / PRESENCE.

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.

Appendix A

Study Area: 023 049.00 Crooke Rd
Function: Police Protection
Form 4

1. Additional personnel needed, by rank D.5 Police Officer
2. Total additional personnel cost, including fringe benefits \$ 40,000
3. Additional cars and equipment
(amortize to obtain annual cost) \$ 30,000
4. Increased operating expenses
(supplies, gas, repairs, etc.) \$ _____
5. Other miscellaneous expenses \$ _____
- Total Annual Expense \$ 70,000

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

Costs Based on 200 Residents

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.

Umy/Scott, Chicago-Police
5/1/05

Appendix A

Study Area: 023 049.00 Crooke Rd.
Function: Utilities
Form 11

Water and Sewer Service

The city may want to hire a consulting engineer to determine the cost of providing utility services to the areas of study, the effect on the present utility plan, the adequacy of the service of the utility districts in the utility area, etc. In any event, these questions should be considered:

1. Number of water consumers now served by the city in the area. \$ NONE
Estimate revenue loss, if any.
2. Utility district boundaries in the area and the number of their customers: NONE
3. Do the utility districts serving the area have any outstanding FmHA bonds? (It may not be possible to take over utility services under *Tennessee Code Annotated* Section 6-5-111 if a district has such bonds outstanding.) NO
4. Is there an adequate water supply for extension to the area? YES
5. Would many of the existing water lines have to be replaced with larger lines for fire hydrants? Can you give a rough estimate of the cost of water line extension and replacement? Financing method? 3 \$
6. Estimate (with fire chief) the number and cost of fire hydrants to be installed in the area. 0 OVERLAP \$
7. Are the soil characteristics generally suited for individual sewage disposal? N/A
8. What are the present sanitation problems in the annexation area? Special industrial wastes? JLCC - INDUSTRIAL
USER W/ PRETREATMENT
PROGRAM
9. Is there a need for a public sewerage system? If so, within what period of time? Immediate? 5-10 years? 10-15 years? IF ANNEXED - YES
10. Can the sewage treatment plant absorb the load that would be added by extending sewers into these areas? YES

Appendix A

Study Area: 023 049.00 Crooke Rd.
Function: Utilities
Form 11

11. If possible, outline a feasible plan for extending sanitary sewer service to the area in the time frame indicated. Include a rough estimate of the cost and method of financing (existing rate structure, grants, tap fee, special sewer construction, service charge, or special assessment).

CONTRACTOR INSTALLED

CITY INSTALLED - \$40,000