

Kingsport Regional Planning Commission

Annexation Report

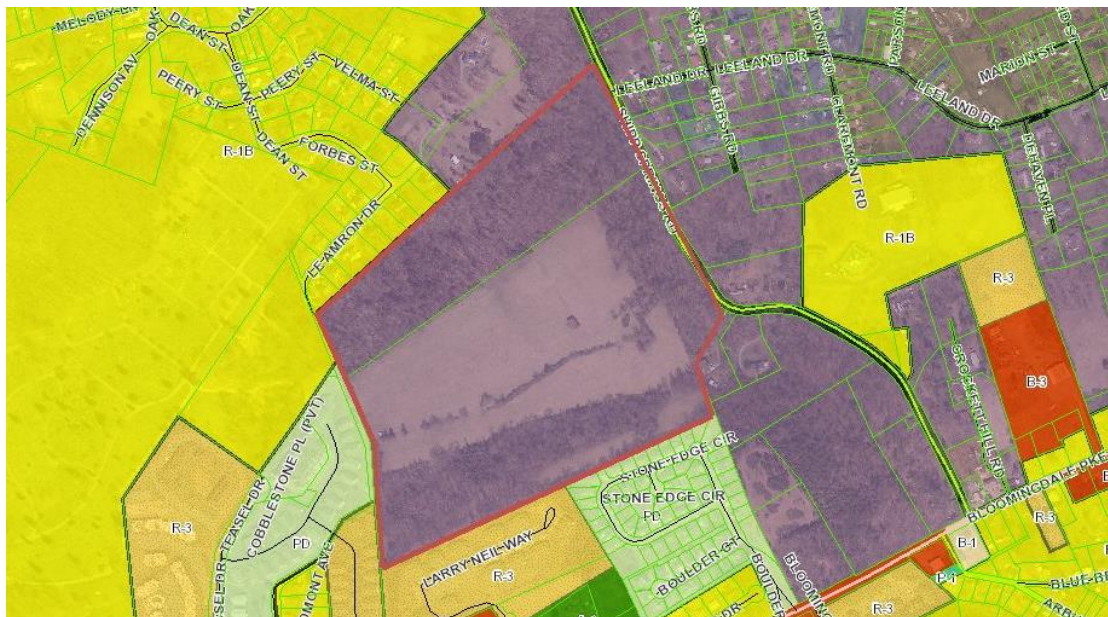
ANNEX21-0136

Property Information	Groseclose Property		
Address	Shipp Springs Rd		
Tax Map, Group, Parcel	Tax Map 030J, Group A, Parcel 005.00 & Tax map 030O, Group A, Parcel 015.00		
Civil District	11 th		
Overlay District	None		
Land Use Plan Designation	Single Family		
Acres	71.23 acs +/-		
Existing Use	Vacant/Agricultural	Existing Zoning	County R-1
Proposed Use	Residential	Proposed Zoning	R-3
Owner Information		Owner Information	
Name: Groseclose Heirs Address: 221 Cumberland St City: Kingsport State: TN Zip Code: 37660 Email: jerrypetzoldt@tcigroup.com Phone Number: 423-677-2486			
Planning Department Recommendation			
<p>RECOMMENDATION: APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA</p> <p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> • <i>The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the affected territory.</i> • <i>The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the area.</i> • <i>Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.</i> <p>Staff Field Notes and General Comments: This is a property owner-requested annexation. The annexation is being requested to bring approximately 71 acres of land into the City limits for the purpose of future residential development. Property is to be re-zoned from County R-1 to City R-3, and is currently served by City water and sewer utilities surrounding the property. No new roadway is included with this annexation.</p>			
Planner:	Ken Weems	Date:	February 9, 2023
Planning Commission Action		Meeting Date:	February 16, 2023
Approval:			
Denial:		Reason for Denial:	

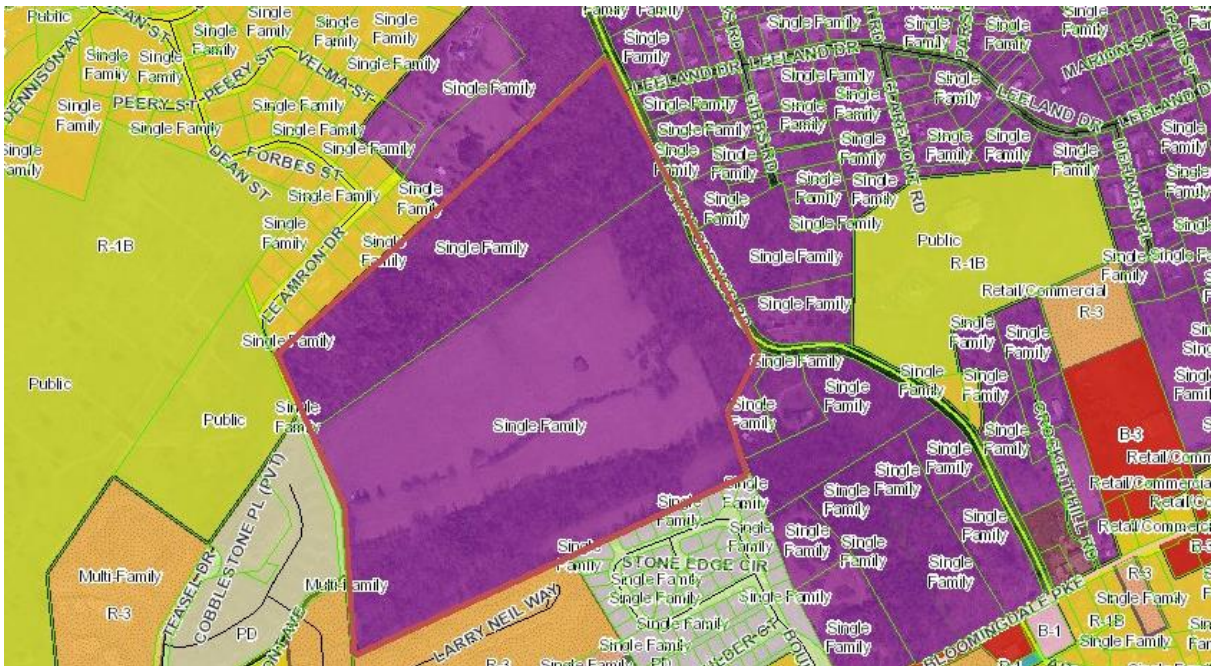
Location Map



Zoning Map



Future Land Use Map



Water/Sewer Map



View of Property from Western Property Line





View Driving N on Shipp Springs




View Driving S on Shipp Springs



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Current Annual Revenue (Vacant Property)		<div> KINGSPORT TENNESSEE</div> <p>July 15 2022</p>	
Property Tax	\$ -		
State Shared Tax	\$ -		
Water/Sewer Fees	\$ -		
Total Current Revenue (Vacant)	\$ -		
Proposed Annual Revenue (Vacant Property)		Shipp Springs Annexation Analysis	
Property Tax	\$ 2,718	Proposed Single Family Attached Units	131
State Shared Tax		Proposed Single Family Detached Units	151
Water/Sewer Fees		Apartments	400
Total Annual Revenue	\$ 2,718		
One Time Expenses		Annual Expenses	
Police Department	\$ -	Police Service	\$ -
Street Lighting	\$ -	Street Lighting	\$ -
Traffic Controls	\$ -	Traffic Controls	\$ -
Water	\$ -	Building Department	\$ -
Sewer	\$ -	Sanitation Refuse	\$ -
Building	\$ -	Recycling	\$ -
Sanitation Refuse	\$ -	Trash	\$ -
Recycling	\$ -	Street Sweeping	\$ -
Trash	\$ -	Street Maintenance	\$ -
Street Sweeping	\$ -	Right of Way/Leaves	\$ -
Street Maintenance	\$ -	Landscaping	\$ -
ROW/Leaves	\$ -	Streets/Sanitation Admin.	\$ -
Landscaping	\$ -	Schools	\$ -
Streets/Sanitation Admin.	\$ -	Total Annual Expenses	\$ -
Schools	\$ -	Yellow highlight denotes expenses outside the General Fund (Water Fund, Sewer Fund, Schools Fund)	
Total One Time Expenses	\$ -		
		One Time Total Cost	\$ -
		Annual Expenses	\$ -
		Annual Revenues	\$ 2,718

****Property is being annexed to facilitate mixed-use residential development on the property. Any water/sewer improvements required to serve the increased demand will be at the cost of the developer as the property is already served with City water and sewer services. Potential City revenues from this property at full buildout will be significantly higher than the revenues projected above.****

CONCLUSION

The Kingsport Planning Division recommends sending a favorable recommendation to the Board of Mayor and Alderman for the annexation, zoning, and Plan of Services for the Flagship Drive Annexation based on the following reasons:

- *The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.*
- *It is reasonably necessary for the welfare of the residents and property owners of the affected territory.*
- *The City of Kingsport already provides services to the properties in this area.*
- *Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.*
- *It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.*