

**Kingsport Regional Planning Commission**

**Annexation Report**

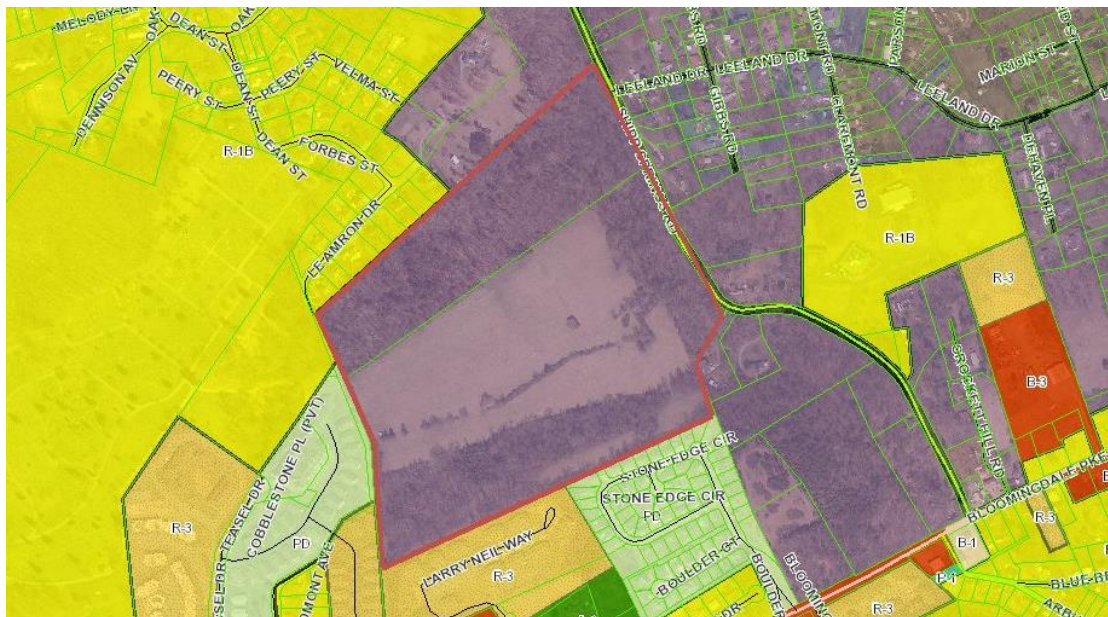
**ANNEX21-0136**

<b>Property Information</b>	Groseclose Property		
<b>Address</b>	Shipp Springs Rd		
<b>Tax Map, Group, Parcel</b>	Tax Map 030J, Group A, Parcel 005.00 & Tax map 030O, Group A, Parcel 015.00		
<b>Civil District</b>	11 <sup>th</sup>		
<b>Overlay District</b>	None		
<b>Land Use Plan Designation</b>	Single Family		
<b>Acres</b>	71.23 acs +/-		
<b>Existing Use</b>	Vacant/Agricultural	<b>Existing Zoning</b>	County R-1
<b>Proposed Use</b>	Residential	<b>Proposed Zoning</b>	R-3
<b>Owner Information</b>		<b>Owner Information</b>	
<b>Name:</b> Groseclose Heirs <b>Address:</b> 221 Cumberland St <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> jerrypetzoldt@tcigroup.com <b>Phone Number:</b> 423-677-2486			
<b>Planning Department Recommendation</b>			
<b>RECOMMENDATION: APPROVAL</b> to recommend the Annexation, Zoning, and Plan of Services to the BMA <b>The Kingsport Planning Division recommends approval for the following reasons:</b> <ul style="list-style-type: none"> <li>• <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></li> <li>• <i>It is reasonably necessary for the welfare of the residents and property owners of the affected territory.</i></li> <li>• <i>The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the area.</i></li> <li>• <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></li> <li>• <i>It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.</i></li> </ul> <p><b>Staff Field Notes and General Comments:</b> 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>			
<b>Planner:</b>	Ken Weems	<b>Date:</b>	February 9, 2023
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>February 16, 2023</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	

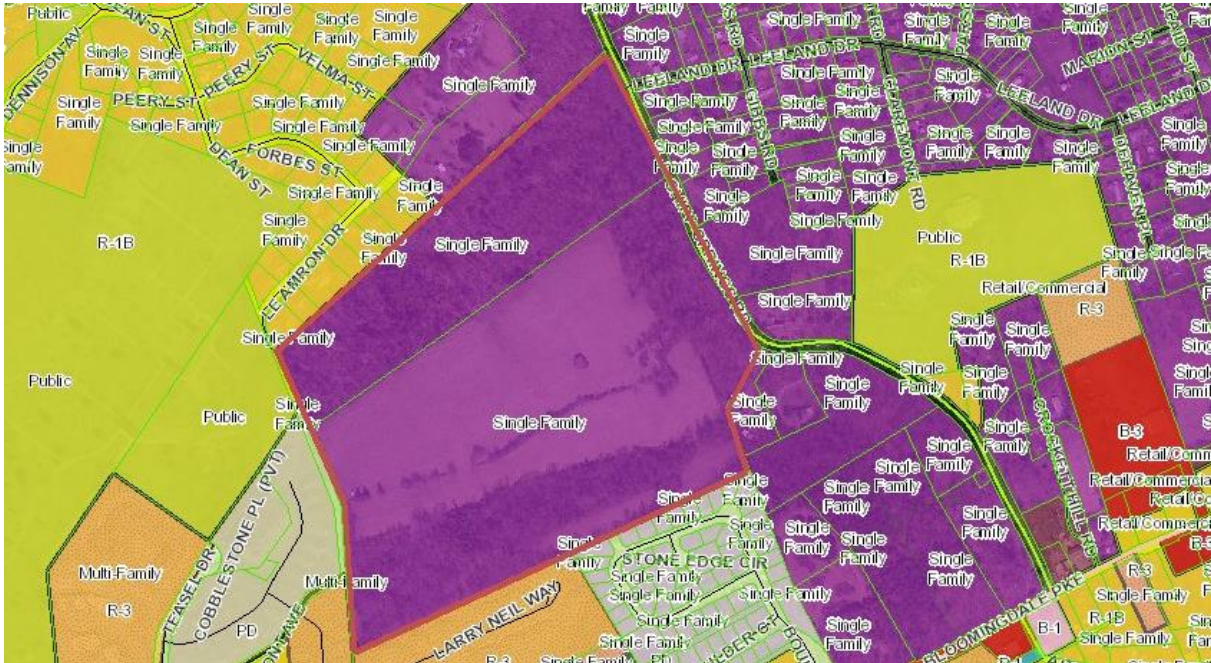
**Location Map**



**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**



# Kingsport Regional Planning Commission

## Annexation Report

ANNEX21-0136

<b>Current Annual Revenue (Vacant Property)</b>		<div> <b>KINGSPORT</b> TENNESSEE</div> <p>July 15 2022</p>							
Property Tax	\$ -								
State Shared Tax	\$ -								
Water/Sewer Fees	\$ -	<b>Shipp Springs Annexation Analysis</b> <table><tr><td>Proposed Single Family Attached Units</td><td>131</td></tr><tr><td>Proposed Single Family Detached Units</td><td>151</td></tr><tr><td>Apartments</td><td>400</td></tr></table>		Proposed Single Family Attached Units	131	Proposed Single Family Detached Units	151	Apartments	400
Proposed Single Family Attached Units	131								
Proposed Single Family Detached Units	151								
Apartments	400								
Total Current Revenue (Vacant)	\$ -								
<b>Proposed Annual Revenue (Vacant Property)</b>									
Property Tax	\$ 2,718								
State Shared Tax									
Water/Sewer Fees									
<b>Total Annual Revenue</b>	<b>\$ 2,718</b>								
<b>One Time Expenses</b>		<b>Annual Expenses</b>							
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.	\$ -	<b>Total Annual Expenses</b>	<b>\$ -</b>						
Schools	\$ -	Yellow highlight denotes expenses outside the General Fund (Water Fund, Sewer Fund, Schools Fund)							
<b>Total One Time Expenses</b>	<b>\$ -</b>								
		<b>One Time Total Cost</b>	\$ -						
		<b>Annual Expenses</b>	\$ -						
		<b>Annual Revenues</b>	\$ 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.*