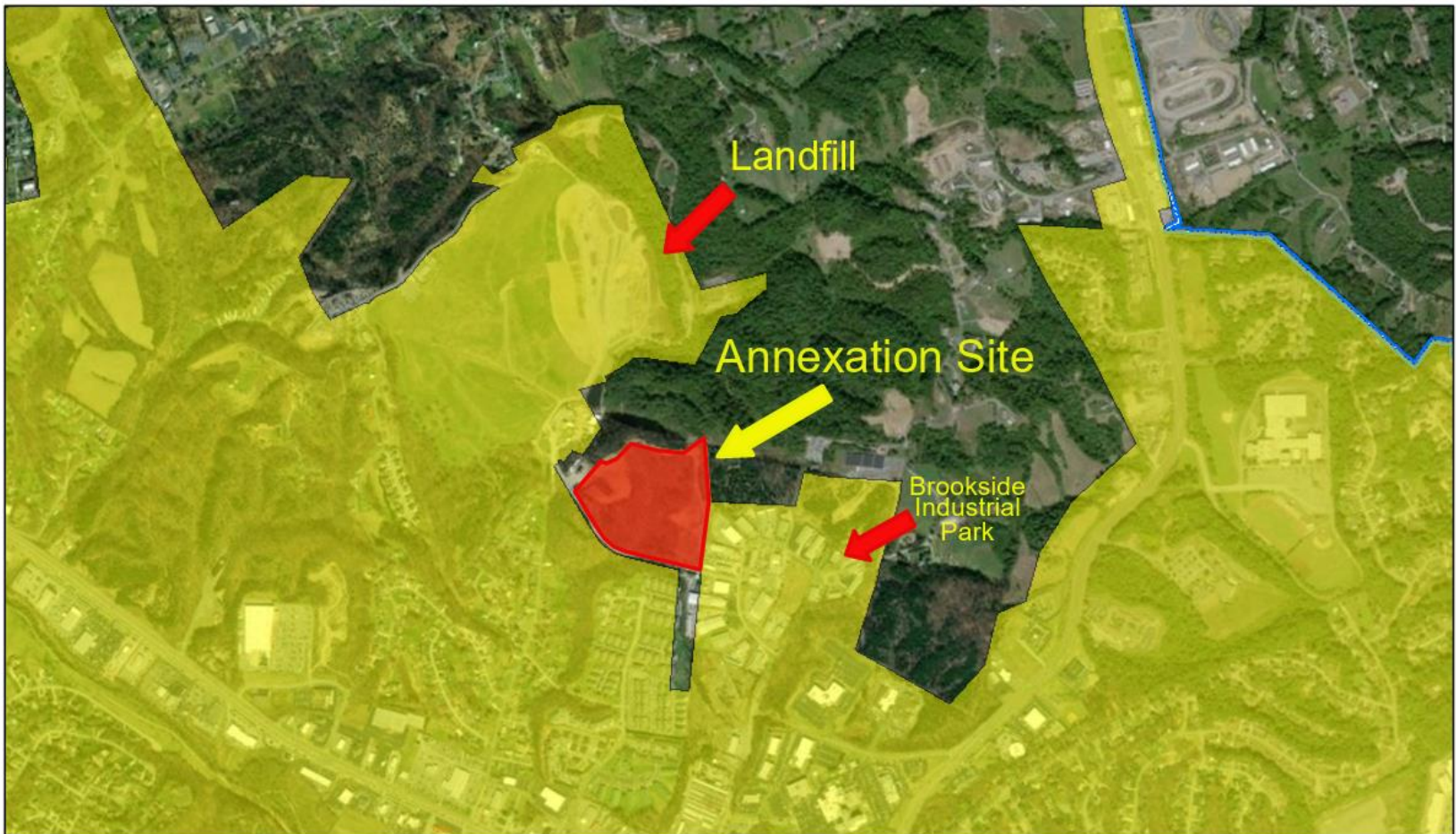


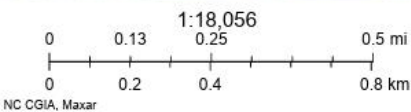
Property Information	Landfill Access Annexation		
Address	Landfill Access Rd. Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 047 Parcel 004.00; Tax Map 046 Parcel 001.05		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family		
Acres	+/- 23.1		
Existing Use	Vacant	Existing Zoning	County R-1 & M-1
Proposed Use	Future Public Works Project	Proposed Zoning	M-2
Owner/ Applicant Information		Intent	
Name: City of Kingsport Address: 415 Broad St. City: Kingsport State: TN Zip Code: 37660 Email: TimElsea@KingsportTN.gov Phone Number: (423)-229-9485		Intent: <i>To annex Tax Map 047A Parcel 004.00 and approximately 16.1 acres of Tax Map 046D Parcel 001.05 into the City of Kingsport's Municipal Boundary.</i>	
Planning Department Recommendation			
RECOMMENDATION: APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA. The Kingsport Planning Division recommends approval for 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. - Annexation of the proposed area will allow public works to increase the efficiency of their operations and plan for future growth. - The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the area. - It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole. Staff Field Notes and General Comments: - This is a property owner requested annexation. - The annexation is being requested to bring approximately 23.1 acres into the city for a future public works' development project. Landfill Access Road will remain in the county in order to prevent a doughnut hole zone from occurring in the area. The proposed zone for the annexation site is M-2, General Manufacturing District. The annexation of this property is proposed in order to allow public works to create a new terminal and storage site for a portion of their fleet. Public works has requested to forgo serving the site with water and sewer until a more appropriate time. - The remaining +/- 1.59 acres of Tax Map 046D Parcel 001.05 is not being annexed in order to prevent the creation of a doughnut hole zone and to reserve a portion of land for Sullivan County to be able to continue their landfill operations.			
Planner: Samuel Cooper		Date: 10/16/25	
Planning Commission Action		Meeting Date	10/16/25
Approval:	Yes		
Denial:			
Deferred:			
		Reason for Denial:	
		Reason for Deferral:	

Annexation Vicinity Map



9/29/2025, 10:21:17 AM

- | | | |
|-----------------------|-------------|--------------|
| Urban Growth Boundary | MT CARMEL | JOHNSON CITY |
| Municipal Boundary | CHURCH HILL | |
| KINGSPORT | | |



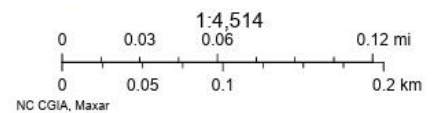
Web AppBuilder for ArcGIS

Proposed Zoning M-2 - General Manufacturing District



9/29/2025, 10:33:17 AM

City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
TA/C	AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	Kpt 911 Address
GC	B-2	BC	P-1	PMD-2	R-1C	Split	
B-2E	B-3	GC	P-D	PUD	R-2	TA	



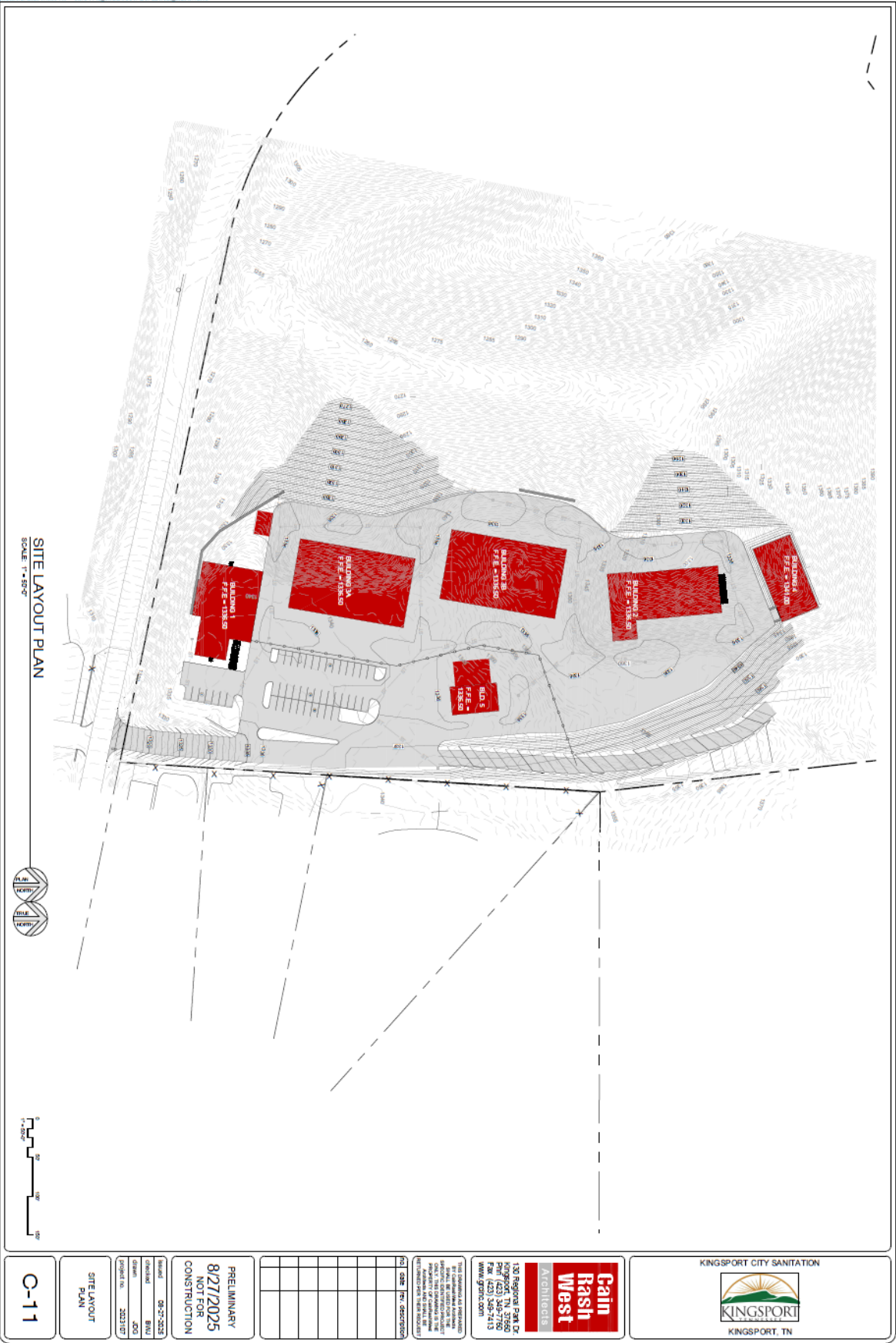
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Sullivan County Current Zoning



Proposed Project Site Plan

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on October 16, 2025



Southern Property View



Northern Property View



Recommendation

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 Landfill Access Annexation for 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.
- Annexation of the proposed area will allow public works to increase the efficiency of their operations and plan for future growth.
- The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the area.
- It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.