



AGENDA ACTION FORM

Conduct Public Hearings and Consider Resolutions and Ordinance to Annex, Adopt a Plan of Services, and Assign Zoning for the Landfill Access Annexation

To: Board of Mayor and Aldermen
From: Chris McCartt, City Manager *CM*

Action Form No.: AF-279-2025
Work Session: November 3, 2025
First Reading: November 4, 2025

Final Adoption: November 18, 2025
Staff Work By: S. Cooper/Committee
Presentation By: S. Cooper

Strategic Focus Area: 2. Sustainable Infrastructure

Recommendation:

- Conduct Public Hearing for Annexation and Plan of Services
 - Approve the Plan of Services Resolution
 - Approve the Annexation Resolution
- Conduct Public Hearing for Zoning Ordinance
 - Approve the Zoning Ordinance

Executive Summary:

If approved, this annexation of city-owned property will bring approximately 23.1 acres into the city limits. The property, known as Tax Map 046 parcel 1.05 and Tax Map 047 Parcel 4, is located off Landfill Access Road and is adjacent to the current Landfill. The purpose of the annexation is to accommodate a future public works' operational investment.

The proposed zone for the annexation site is M-2, General Manufacturing District. Designating the annexation site M-2 will appropriately match the adjacent industrial zones; as well as match the intended future use of the property. Due to no specific date for the proposed public works' investment, water and sewer will be served to the annexation site at a later date and not as a part of this annexation. Subsequently, there are no costs associated with this annexation.

Supplemental information displaying the annexation area as well as the proposed public works' project site is attached for further review. No public comment has been received for this annexation. During the October regular meeting, the Kingsport Regional Planning Commission voted unanimously to send a favorable recommendation to the Board of Mayor and Aldermen to approve the annexation, plan of services and zoning assignment for this annexation.

The public hearing notice was published on October 14, 2025.

Attachments:

1. Notice of Public Hearing
2. Plan of Services Resolution
3. Annexation Resolution
4. Zoning Ordinance
5. Staff Report

	Y	N	O
Baker	—	—	—
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Mayes	—	—	—
Phillips	—	—	—
Montgomery	—	—	—