



Regional Planning Commission Agenda

May 18, 2026 at 5:30 PM

Jefferson City Municipal Building

1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
 - a. Minutes from 04 27 2026 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
5. **New Business**
 - a. Shawn Bowling - Shifting Lot Lines - Plat Review/Approval - Located off Flat Gap Rd.
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Regional Planning Commission

April 27th, 2026

5:30 P.M.

Members' Present

Spencer Gatlin, Chair

Mitch Cain, Mayor

Kevin Bunch, Vice Mayor

Scott McMinn

Jeff Chitwood, Secretary

Mary Kay Nester

Kyle Cutshaw

Others Present

Jordan Rockwell, ETDD Planner

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Mark Brown, Standard Banner

Ailene Combs, Councilwoman

Sheila Purkey, Councilwoman

James Gallup, City Manager

Kevin Lamb

Randy Corlew, Engineer

Minutes

Chairman Gatlin called the meeting to order at 5:41 P.M. Motion by Mr. Chitwood, second by Mr. Bunch to approve March 23rd, 2026, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

None.

New Business

Kevin Lamb – Consider Site Plan Revision for Outdoor Storage Facility – Located off N. Chucky Pike

Primary discussion focused on the proposed site plan revisions. It was stated that the primary reason for the revision was due to rock being encountered during excavation of the site, requiring the shifting of the buildings to avoid the rocky areas and still allow for the same number of proposed buildings as originally intended. It was discussed that a joint access easement was added to the neighboring property to allow for the use of the existing driveway access. The revised site plan was found to be in general compliance with all zoning requirements. It was stated that a review of the revised stormwater calculations would need to be performed. The revised site plan was approved unanimously contingent upon review of the stormwater calculations, on a motion by Mr. Bunch, and a second by Mr. Chitwood.

Jeannine Hurt – Consider site plan revisions for a To-Go Sandwich Shop in an existing Building – Located off E. Broadway Blvd.

Primary discussion focused on the proposed use for the existing building. It was stated that previously the building was used as a walk-in medical clinic. This building has an available drive-through window that will be used as a walk-up ordering/pick-up window. The primary concern for using the drive-through window for walk-up purposes is customer safety. Multiple suggestions were proposed and the use of protective bollards to allow for an area safe for walk-up purposes was the imposed condition. The site plan was found to be in general compliance with the Zoning ordinance. Contingent upon the installation of protective bollards in the walk-up area, the site plan revision was approved unanimously. With a motion from Mr. Chitwood, and a second from Mr. Cain.

Other Items for Discussion

None.

Adjourn

Having no further business, the meeting was adjourned at 5:56 P.M.



Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 5/18/2026 @ 5:30pm

Date of Application 5-11-26

Name & Phone Number Sharon Becking

Planning Commission - (See Pg. 3 Fee Schedule)

Board of Zoning Appeals - (See Pg. 3 Fee Schedule)

Historic Planning Commission - \$25.00 Fee

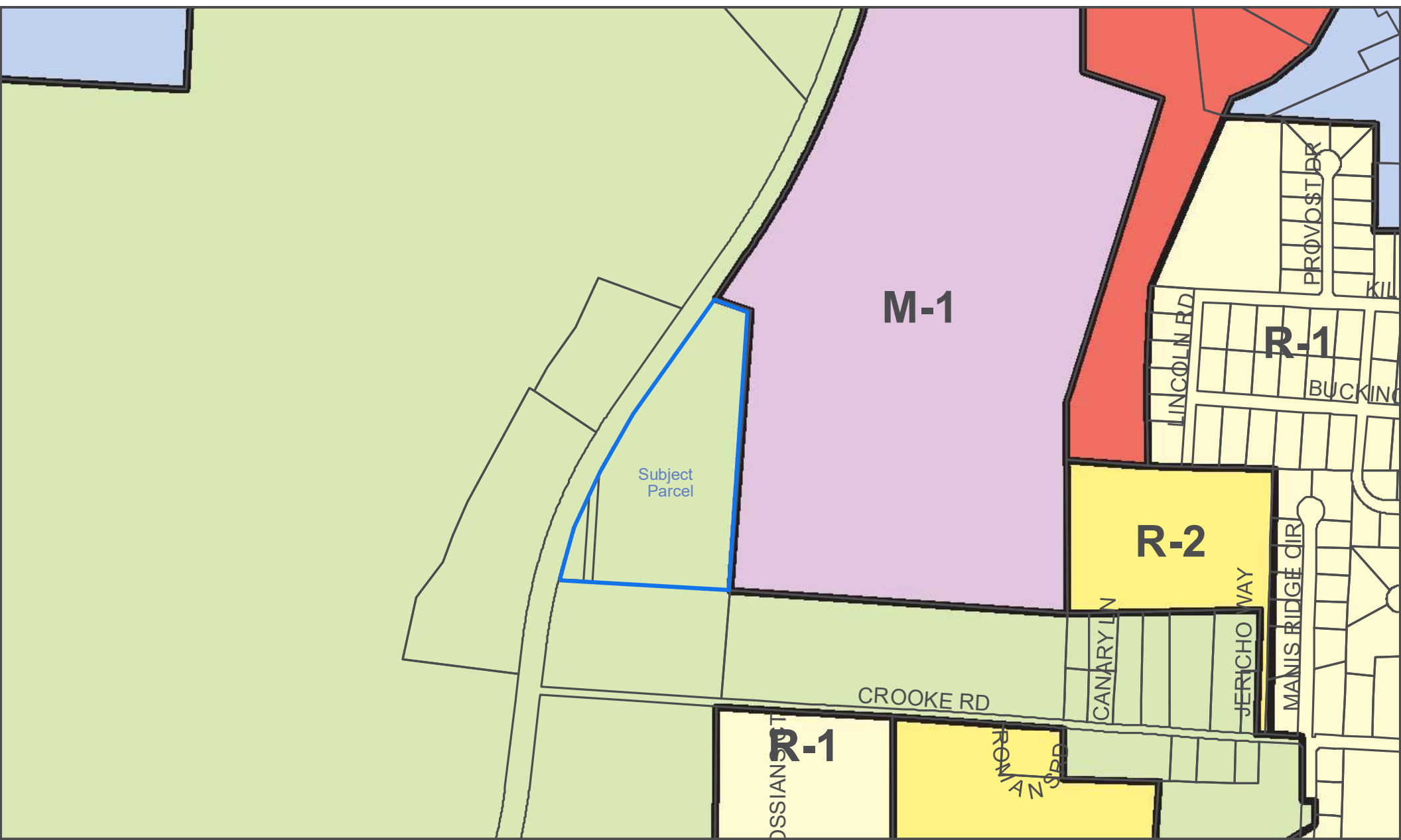
Describe your request and attach documents :

Shifting lot lines

Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

Sharon Becking

Applicant Signature



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS SUBDIVISION PLAT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED. DATE:

OWNER: _____

OWNER: _____

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED SHOWN.

DATE: 8/24/2026
Doris Ellison
AUTHORIZED REPRESENTATIVE

APPROVAL IS HEREBY GRANTED FOR LOTS _____ DEFINED AS _____ COUNTY, TENNESSEE AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL(SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATIONS MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL

DATE: _____

ENVIRONMENTAL SPECIALIST, DIVISION OF GROUND WATER PROTECTION

CERTIFICATION OF STREETS

I CERTIFY THAT STREETS AND RELATED APPURTENANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.

DATE: Ronald Joe Patton

ENG./HIGHWAY COMMISSION

CERTIFICATION OF STREET NAMES

I CERTIFY THAT STREET NAMES ARE IN COMPLIANCE WITH E-911 AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY. DATE:

5-4-26
Doris Ellison
E-911 REPRESENTATIVE

CERTIFICATION OF ELECTRIC LINES

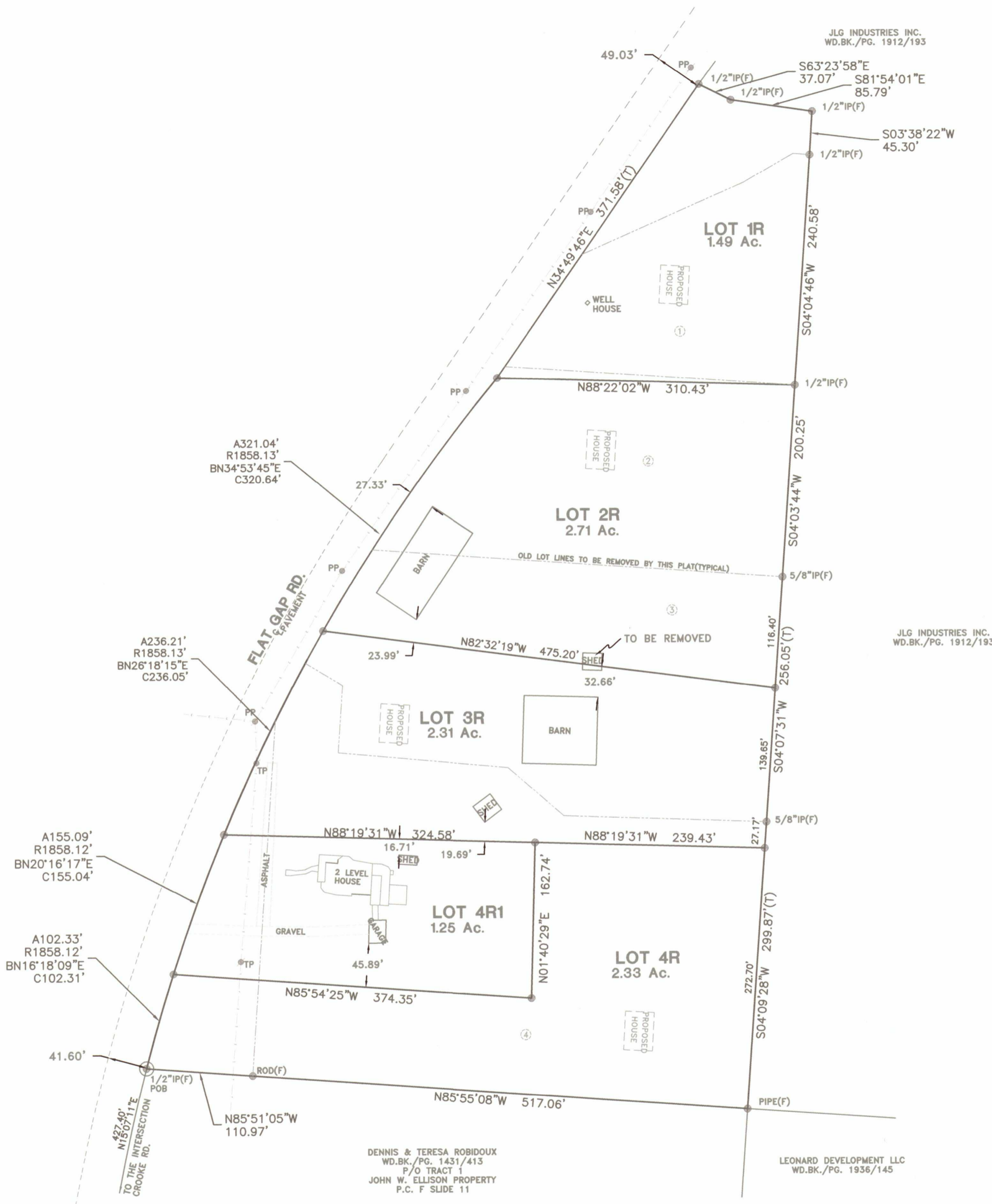
I CERTIFY THAT ELECTRIC LINES ARE INSTALLED NEAR THE PROXIMITY OF THE ENTRANCE OF SAID SUBDIVISION. INSTALLATION OF ELECTRIC LINES WITHIN SAID SUBDIVISION WILL BE COMPLETED AFTER THE FOLLOWING REQUIREMENTS HAVE BEEN MET: (1) THE COOPERATIVE MUST BE FURNISHED A FINAL PLAT, (2) PAYMENT OF AN AID-TO-CONSTRUCTION AMOUNT HAS BEEN RECEIVED, (3) ALL RIGHT-OF-WAYS HAVE BEEN SECURED AND CLEARED, AND (4) ALL OTHER SUBDIVISION REQUIREMENTS AND SPECIFICATIONS AS STIPULATED BY THE POLICIES OF THE COOPERATIVE HAVE BEEN MET.

DATE: 5/4/26
Mark McCall
APPALACHIAN ELECTRIC COOP REPRESENTATIVE

CERTIFICATION OF APPROVAL FOR RECORDING

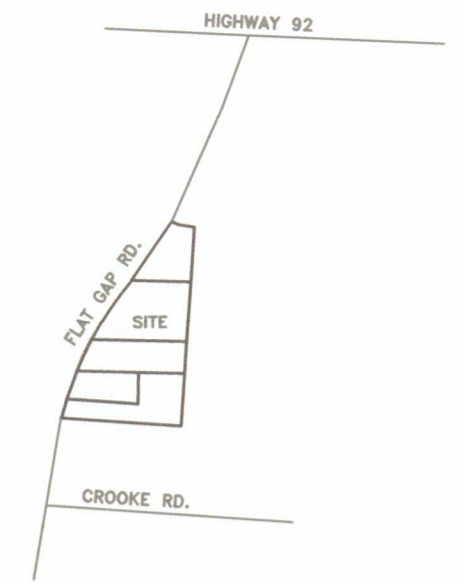
I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN INSTALLED, OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS LOT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: _____
SECRETARY, REGIONAL PLANNING COMMISSION



LEGEND

- IP Iron Pin
- (F) Found
- (S) Set
- ⊙ POB Point of Beginning
- ⊙ PP Electric Pole
- ⊙ TP Telephone Pole
- ⊙ WM Water Meter



LOCATION MAP NOT TO SCALE

NOTES:

NEW 1/2" IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

UTILITY & DRAINAGE EASEMENTS: 10' EACH SIDE OF ALL LINES.

PROPERTY IS ZONED: A

20' WIDE EASEMENT ON OVERHEAD UTILITIES 10' WIDE EACH SIDE OF CENTERLINE

BUILDING SETBACKS:

- FRONT: 30'
- SIDE: 10'
- REAR: 10'

PROPERTY CONSISTS OF FIVE LOTS WITH A TOTAL AREA OF 10.09 ACRES.

PROPERTY OWNERS:
JOHN & DORIS ELLISON
1428 FLAT GAP RD.
JEFFERSON CITY, TN. 37760



DENNIS & TERESA ROBIDOUX
WD.BK./PG. 1431/413
P/O TRACT 1
JOHN W. ELLISON PROPERTY
P.C. F SLIDE 11

LEONARD DEVELOPMENT LLC
WD.BK./PG. 1936/145

JLG INDUSTRIES INC.
WD.BK./PG. 1912/193



CERTIFICATION OF ACCURACY

I CERTIFY THAT THE PLAT DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

9th DAY OF APRIL 2026

Eddy R. Garrett
EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544



FLOOD CERTIFICATION

This is to certify that I have examined the federal insurance administration flood hazard map and found the described property IS NOT located within a special flood hazard area.

CERTIFICATE OF ACCURACY AND PRECISION I hereby certify that this is a category IV survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.

Part or All of this survey was performed using a CARLSON BRX7 MULTIPLE FREQUENCY RECEIVER. Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical. Type of GPS field procedure: Real Time Kinematic Network. Datum/EPOCH: Horizontal-NAD 83, Vertical-NAD 83. Published/Fixed-control used: TDOT GNSS Reference Network Geoid Model: 2016. Combined and factors: none applied.

Eddy R. Garrett
EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

SURVEY FOR:
RE-SUBDIVISION OF LOTS 1-4 OF
JAMES EARL HERRON PROPERTY

Located within the 4th district of JEFFERSON county, Tennessee

SUBDIVISION: 1-4 JAMES EARL HERRON PROPERTY (P.C. E SLIDE 97)

SUBDIVISION: TRACT 1 JOHN W. ELLISON PROPERTY (P.C. F SLIDE 11)

Tax Map/Group/Parcel# 023/-/038.02 Deed Ref. Bk./Pg: IN.68/114

Bearing Base: Tn. State Grid

GARRETT & ASSOCIATES

EDDY R. GARRETT, RLS#1544

4839 SHADY RD., STRAWBERRY PLAINS, TN 37871

PHONE: (865)-933-5622 FAX: (865)-933-1277

EMAIL: GARRETT1544@BELL.SOUTH.NET

36°01'34.318"

-83°39'21.028"

LAND SURVEYORS

DATE 4/9/2026

SCALE 1"= 100'

REVISIONS

DRAWN BY TDH



DRAWING NO. 26-092