



Regional Planning Commission Agenda

September 22, 2025 at 5:30 PM

Jefferson City Municipal Building

1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
 - a. Minutes from 07 28 2025 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
5. **New Business**
 - a. Matt McQueen - Final Plat Approval Battle Ridge Phase II - Located off Old A.J. Highway
 - b. Anthony Johnston - Rezoning Request Inside Growth Boundary - Recommendation for County - Located Off Old A.J. Highway and Rocktown Rd.
 - c. Esther Heredia - Site Plan Review/ Approval for a General Store - Located Off Broadway Blvd.
 - d. Eugene Coleman - Site Plan Review/ Approval for a New Food City - Located off Broadway Blvd. and Highway 92
6. **Other Items for Discussion**
 - a. Jeff Houston - Updating Planning Commission Fee Schedule
7. **Adjourn**

Minutes

Jefferson City Regional Planning Commission

July 28th, 2025

5:30 P.M.

Members' Present

Jeff Chitwood, Secretary

Mitch Cain, Mayor

Kevin Bunch

Bill Newman

Kyle Cutshaw

Scott McMinn

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Shiela Purkey, Councilwoman

Ailene Combs, Councilwoman

Ekem Amonoo-Lartsen, ETDD Planner

Mindy Williams

Dr. Akeel Kouser

Tim Smawley

Mark Brown, The Standard Banner

Multiple Church Members

Minutes

Acting Chairman Cain called the meeting to order at 5:30 P.M. Motion by Mr. Newman, second by Mr. Bunch to approve June 23rd, 2025, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

None.

New Business

Jeff Houston – Preliminary Plat Approval for McQueen Subdivision Cannon’s Crossing – Located Off Old A.J. Highway and Black Oak Rd.

The item was previously heard at the June 23rd, 2025, meeting and was approved with contingencies. The preliminary Plat has been amended to reflect the contingencies. TDOT was contacted and explained that the location of Cannon’s Crossing off Old. A.J. Highway is not a state route, but they did not see any issues due to the access to Odyssey Rd. The driveways located off Black Oak Rd. were altered into T-Style turnarounds to prevent backing onto Black Oak Rd. The T-Style turnaround in the previous plan set was also altered to meet the required 40 feet of width requirement. With all Contingencies having been met the Preliminary Plat was approved unanimously on a motion by Mr. Chitwood and a second by Mr. Bunch.

Billy Knight – 3 Separate Plat Reviews/ Approvals – Located Off Fate Ranking Rd. in the Urban Growth Boundary.

After a Brief Discussion all three Plats which are adjacent to one another were found to meet all requirements for subdivision. All three plats were approved unanimously on a motion by Mr. Newman and a second by Mr. Bunch.

Other Items for Discussion

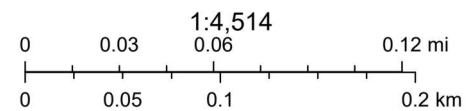
Adjourn

Having no further business, the meeting was adjourned at 5:37 P.M.



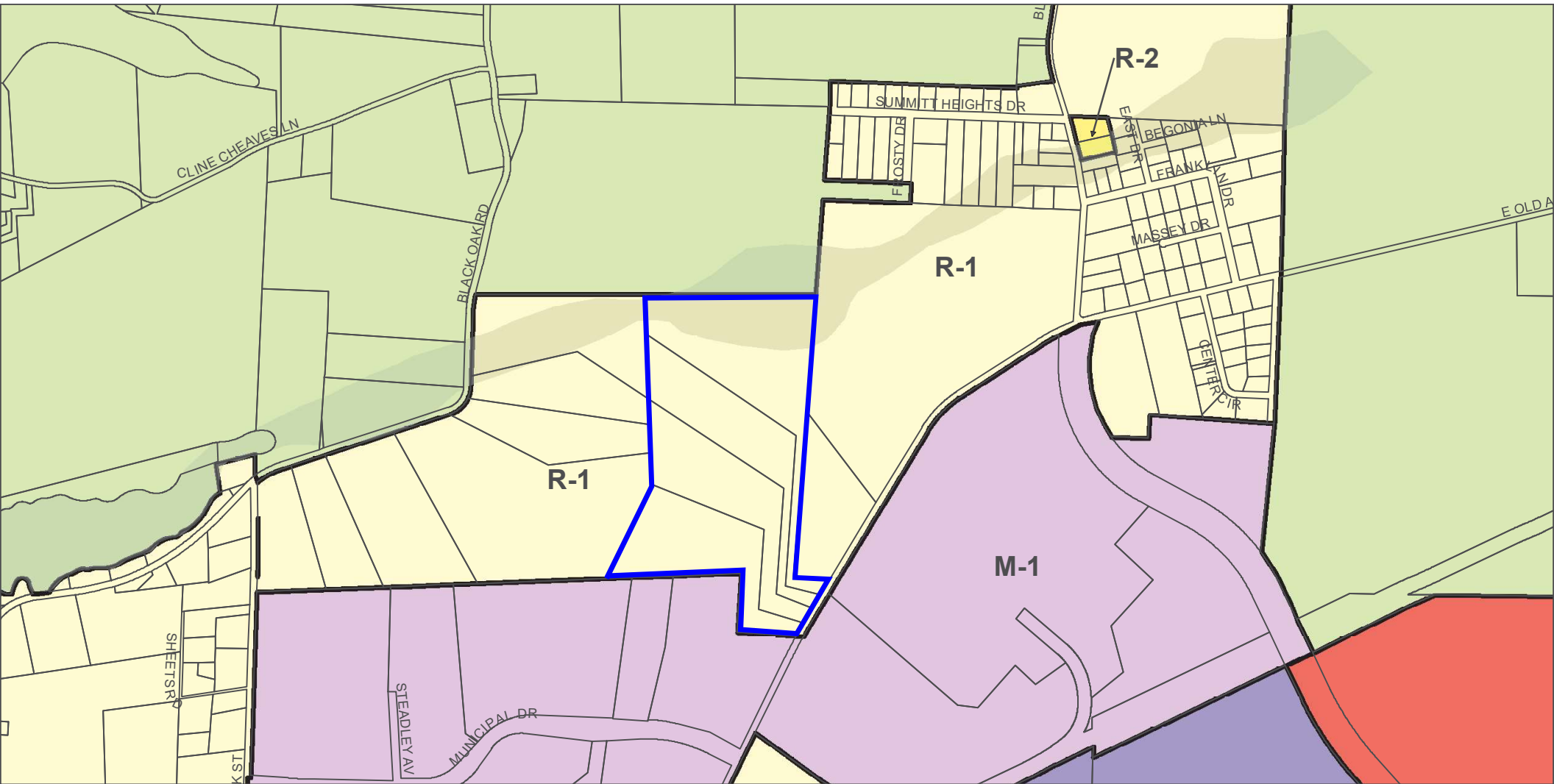
Date: August 19, 2024

County: Jefferson
 Owner: CRAFTED MILESTONE LLC
 Address: OLD A J HWY E
 Parcel Number: 015 014.16
 Deeded Acreage: 8.33
 Calculated Acreage: 0
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2023

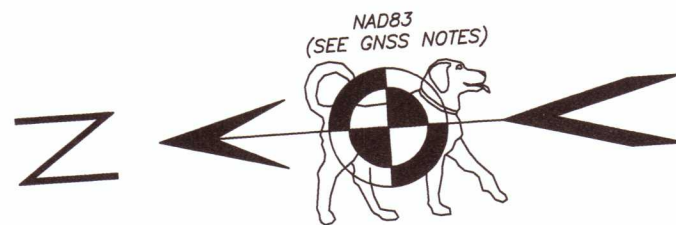


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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



LEGEND
 IPF = IRON PIN FOUND
 IPS = IRON PIN SET
 MON = CONC. MONUMENT FOUND
 PIPE = IRON PIPE FOUND
 POST = WOOD POST FOUND
 STONE = SET STONE FOUND
 = BOUNDARY LINE
 = ADJOINING PROPERTY LINE
 = RIGHT-OF-WAY LINE
 = SETBACK LINE
 = SEWER LINE
 = WATER LINE
 = EASEMENT LINE
 = SEWER MANHOLE
 = POWER POLE

**NOTES**

- 1 1/2" REBARS 18" LONG SET AT ALL CORNERS CAPPED "CR STEWART 2966" UNLESS OTHERWISE NOTED.
- ZONING:** R-1
- MINIMUM BUILDING SETBACKS:** 30' FRONT AND REAR - 15' SIDE
- THERE IS A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL INTERIOR LOT LINES; 10' INSIDE ALL EXTERIOR BOUNDARIES AND ROAD RIGHT OF WAY LINES.
- OWNER/DEVELOPER:**
CRAFTED MILESTONE LLC
296 BOYD SCHOOL RD
MORRISTOWN TN 37813
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH AND THEREFORE IS SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY THAT MAY BE FOUND IN SUCH A SEARCH.
- COMMON AREAS, SEWER AND STORMWATER EASEMENTS, AND MAINTENANCE OF THE FACILITIES CONTAINED WITHIN THEM SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- THIS SURVEY WAS FULLY COMPLETED USING GNSS MEASUREMENTS PERFORMED IN SUCH A MANNER TO OBTAIN A 95% CONFIDENCE LEVEL OF POSITIONAL ACCURACY AT EACH POINT RELATIVE TO THE PUBLISHED CONTROL IN THE GNSS NOTES.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 38°40'44" E	6.66'
L2	S 72°13'29" E	8.47'
L3	N 72°28'25" E	35.41'
L4	N 35°45'26" E	18.91'
L5	N 52°01'41" W	12.69'
L6	N 51°59'17" W	25.01'
L7	S 37°38'19" W	24.19'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.27'	35.38'	S 80°45'26" W	100.0000
C2	175.00'	47.54'	47.35'	S 43°32'51" W	17.2832
C3	175.00'	65.12'	64.74'	S 61°58'50" W	23.6881
C4	125.00'	75.53'	74.49'	S 55°18'22" W	38.4203
C5	75.00'	33.13'	32.88'	S 29°18'28" W	28.1724
C6	50.00'	34.41'	33.74'	S 32°22'45" W	43.1595
C7	50.00'	60.38'	58.78'	S 86°41'29" W	76.8763
C8	50.00'	78.60'	70.75'	N 13°40'42" W	100.0794
C9	50.00'	45.85'	44.23'	N 57°35'40" E	58.3426
C10	75.00'	60.07'	58.48'	N 60°55'07" E	50.9923
C11	175.00'	105.89'	104.28'	N 55°18'22" E	38.5203
C12	125.00'	123.01'	120.07'	N 69°53'15" E	6.1167
C13	125.00'	68.46'	67.60'	N 51°26'45" E	34.8546

GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NOTES
 (A) TYPE OF FIELD PROCEDURE: RTK NETWORK AND BASE & ROVER: CARSON NEWMAN COLLEGE
 (B) ACCURACY: HPIRS: 0.018M, WPLS: 0.0315 (OP-1)
 (C) OBSERVATION DATE: JUNE 22, 2023
 (D) DATUM: NAD83(2011), EPOCH 2015, NAD83
 (E) FIXED CONTROL STATION: NAD83 (CONT)
 (F) GRID MODEL: GRS80 18
 (G) COMBINED GRID FACTOR: 1.000000 TN STATE PLANE

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 & 5 SURVEY AND THE RATE OF THE PRECISION OF THE UNADJUSTED SURVEY IS 1" / 10,000' AS SHOWN HEREON.
Corbin R. Stewart
 REGISTERED LAND SURVEYOR
 TENNESSEE NO. 2966

This survey has been made in compliance with current Tennessee Minimum Standards of Practice.

CALL BEFORE YOU DIG!



UNDERGROUND UTILITIES DISCLAIMER
 THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED REVISIONS OF DISTANCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO. IF MAJOR AMBIGUITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT FOR THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR NO MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, CONTACT TENNESSEE ONE CALL 1-800-351-1111.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Jefferson City, Tennessee, and its regional planning area, with the exception of such variances, if any, as are noted in the minutes of the Jefferson City Regional Planning Commission and that it has been approved for recording in the Office of the County Registrar.

Date: _____, 20____ Secretary, Jefferson City Regional Planning Commission

CERTIFICATE OF APPROVAL FOR STREET NAMES AND NUMBERS

I hereby certify that the subdivision plat shown herein has been found to comply with the requirements of E-911 and contains no duplication in road names.

Date: _____, 20____ Name: _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of this property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Date: _____, 20____ (Owner)
 _____ (Owner)

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Jefferson City Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the Subdivision Regulations.

Date: 9-3, 2025 *Corbin R. Stewart*
 Registered Engineer or Surveyor

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify: (1) that streets, utilities, and _____ have been installed in an acceptable manner and according to specifications, or (2) that a surety bond in the amount of \$ _____ has been posted with the Jefferson City Regional Planning Commission to assure completion of all required improvements in case of default.

Date: _____, 20____ Public Works Director
 _____ and / or
 _____ County Road Superintendent

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the private water supply and/or sewage disposal utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee State Department of Environment and Conservation, and are hereby approved as shown.

Date: _____, 20____ County Health Officer or Authorized Representative Thereof

PREPARED BY:
CRS Land Surveying
 8078 Cross Creek Drive, Talbott, TN 37877
 (423) 312-1678

EAST OLD AJ HIGHWAY
 MAP 015 PARCEL 014.21 014.15 031.00
 CITY OF JEFFERSON CITY, TN
 DISTRICT NO. 4 - JEFFERSON CO., TN

16.561 TOTAL ACRES - 11 TOTAL LOTS

BATTLE RIDGE PHASE II
FINAL PLAT

SCALE 1"= 100'
 100 50 0 100 200 300
 SCALE IN FEET

REFERENCES
 D.B.: 1789 PG: 555
 D.B.: 1720 PG: 371
 OLD JARNINGAN HOMESTEAD SUBD.
 PLAT BK-L PG:26
 OLD JARNINGAN RESUB.
 PLAT BK-M PG:2272
 JEFFERSON CO., TN REGISTER
 OF DEEDS OFFICE

THIS PROPERTY HEREON IS
 LOCATED WITHIN
 "FEMA" FLOOD HAZARD
 ZONES AE AND X.
 MAP 47089C0063D
 EFFECTIVE DATE: 12-16-2008

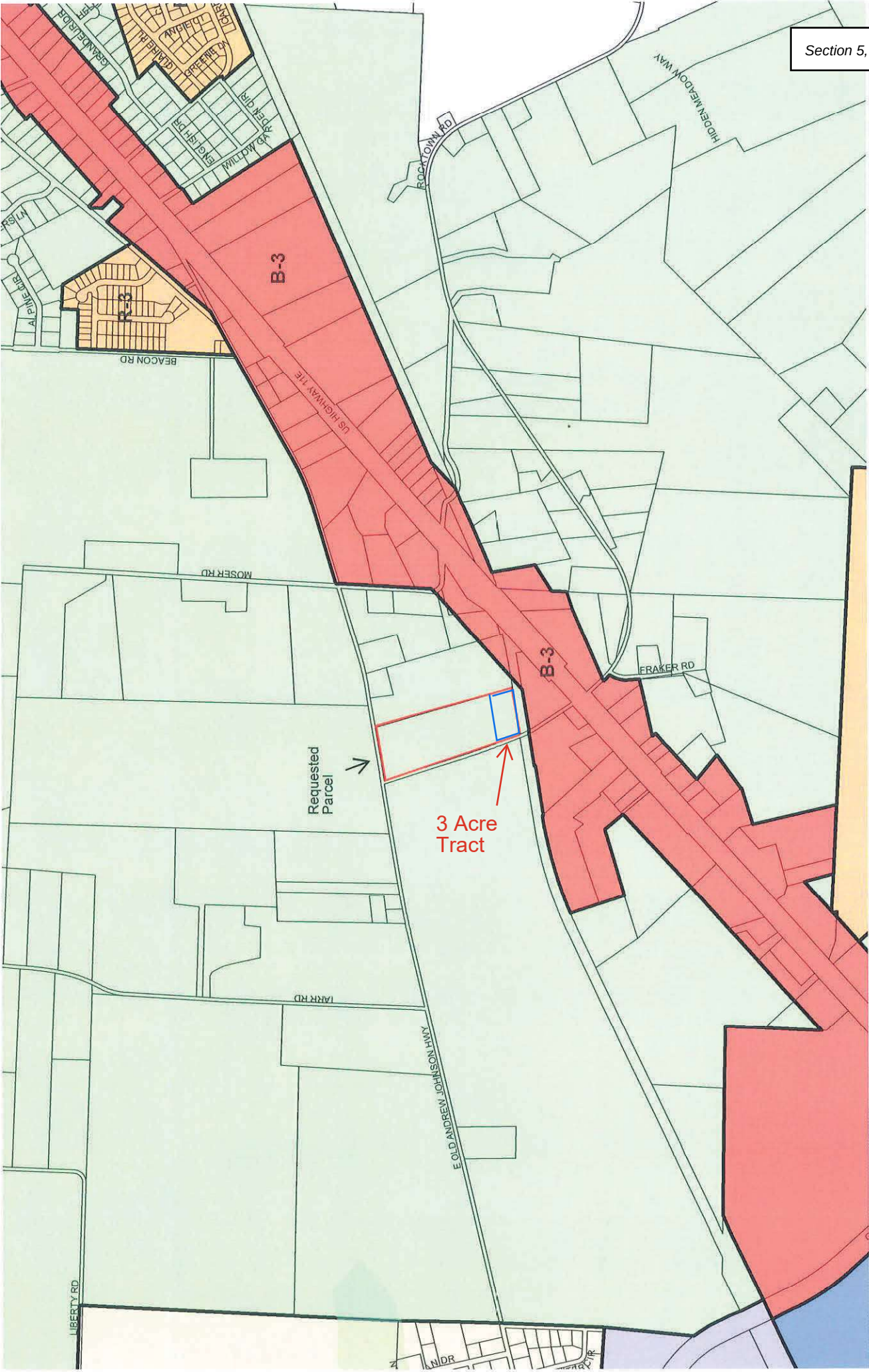
SHEET 1 OF 1

PROJECT NO.: 3-31-2025

REVISION

MK	DATE	CHANGE
9-2-2025	FINAL PLAT	





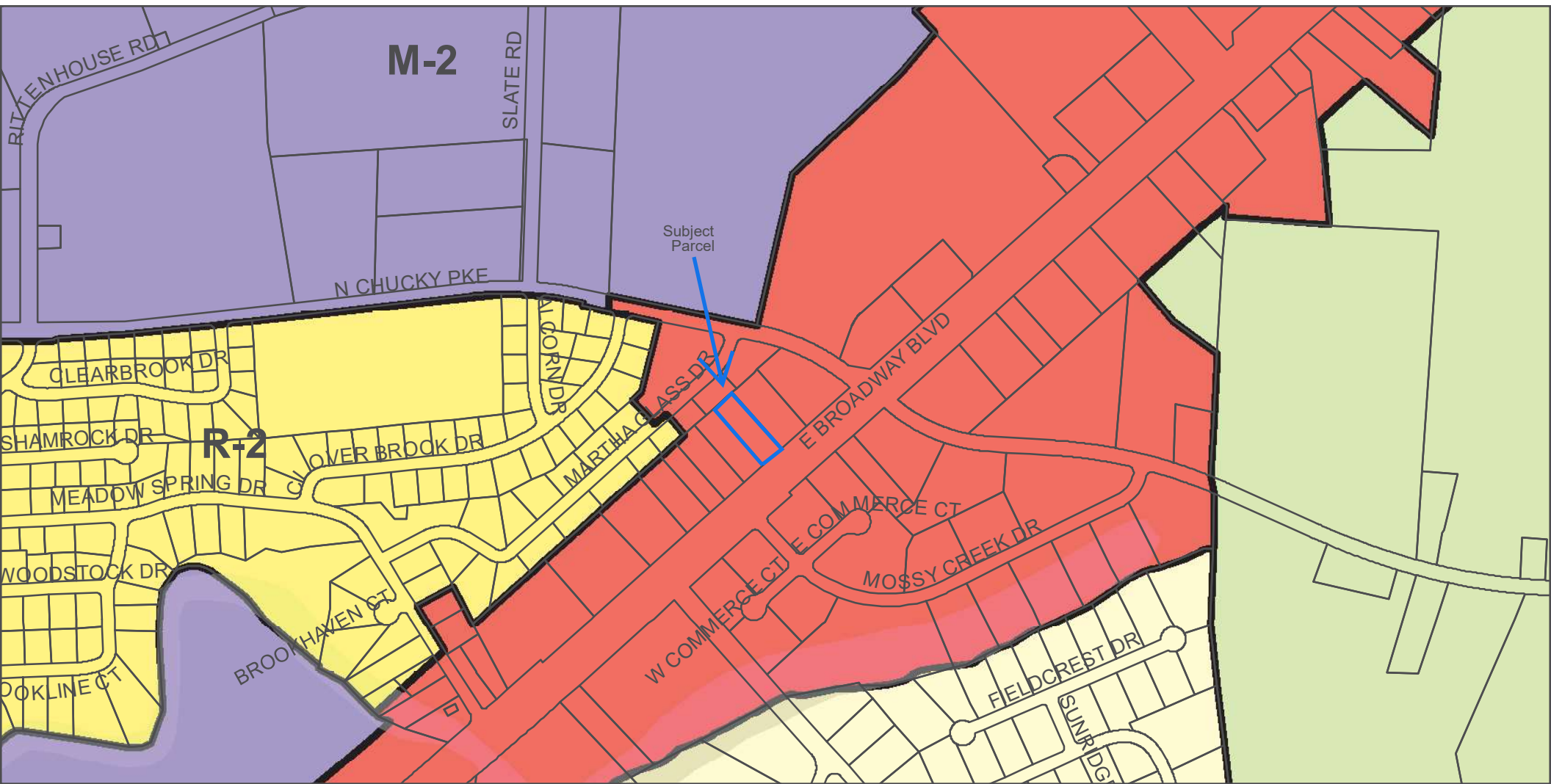
SITE PLAN

Borrower or Owner	JB Investments, LLC		
Property Address	Old Andrew Johnson Hwy		
City	Jefferson City	County	Jefferson
		State	TN
		Zip Code	37760
Client	First Bank & Trust Co		



Section 5, Item c.

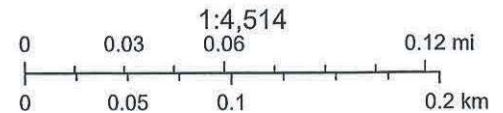






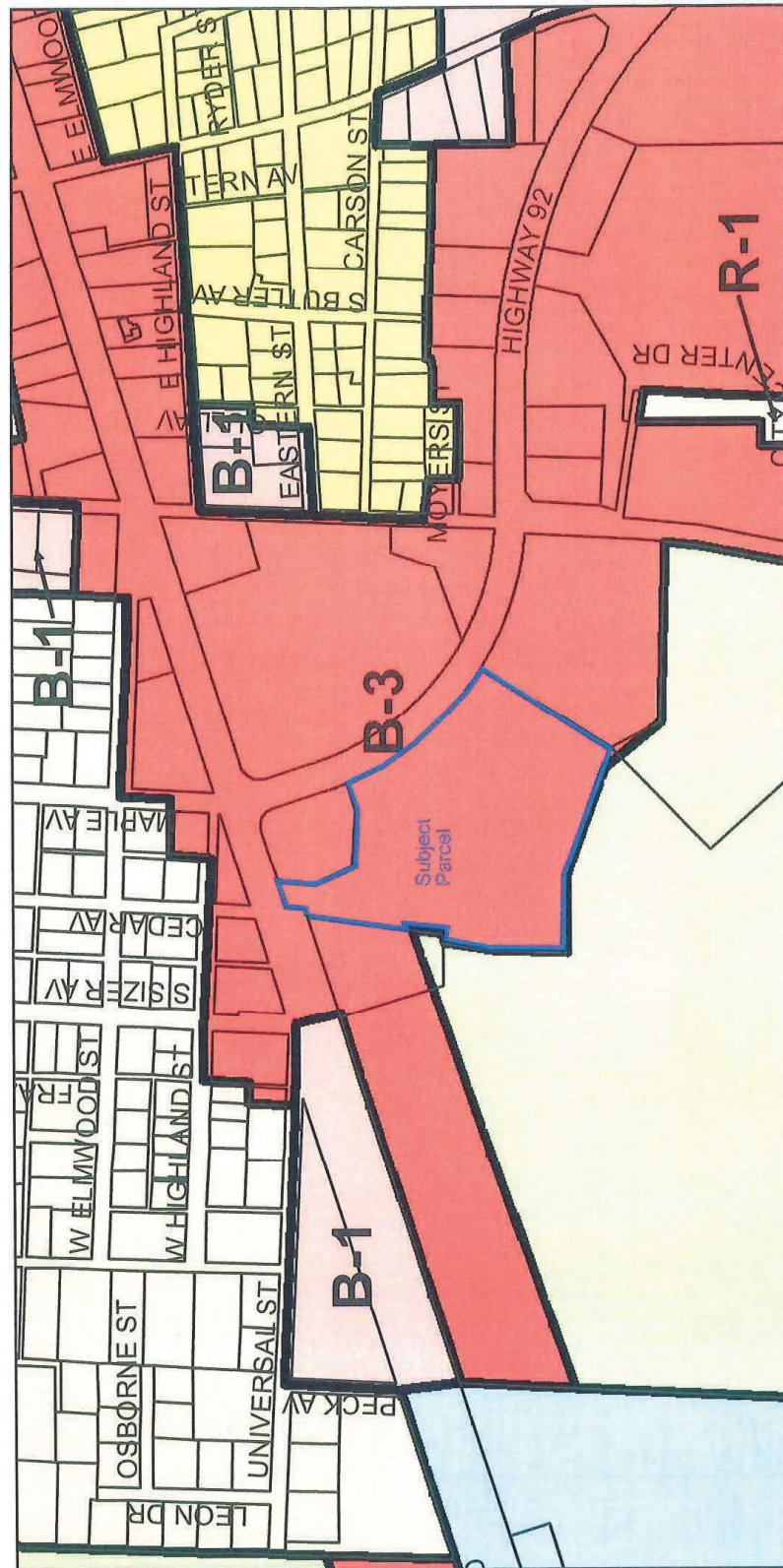
Date: July 16, 2024

County: Jefferson
 Owner: MARATHON REALTY CORP
 Address: HWY 92 N
 Parcel Number: 023 040.00
 Deeded Acreage: 10.9
 Calculated Acreage: 0



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The property lines are compiled from information maintained by your local





CITY OF JEFFERSON CITY

MITCH CAIN, MAYOR

JAMES A. GALLUP, CITY MANAGER

Jefferson City Regional Planning Commission Fee Schedule

Annexation – up to and including 20 acres Anything greater than 20 acres	\$100 (Plan of Services Review/ Comments) \$100 + \$10 per acre
Shifting lot lines	\$25
Rezoning Request	\$100
Variance Request	\$25
Site Plan Review	\$100
Site Plan Revisions	\$25
Stormwater Plan Review	\$50
Planned Unit Development (PUD)	\$150
Preliminary Subdivision Plat	1-2 lots \$50 3-10 lots \$100 11-30 lots \$150 31-50 lots \$200 Over 50 lots - \$300
Subdivision Bond Extension Fee	\$50
Final Subdivision Plat	1-25 lots \$25 26-50 lots \$100 Over 50 lots \$100 + \$5 per lot
Conditional Use Permit (Special Exception)	\$100
Special Called Meeting	\$500
Notes: 1. No fee is required if initiated by Regional Planning Commission or Historical Zoning Commission. Examples Include a suspended vote or County Recommendation. 2. Historic Zoning Commission Application Fee - \$25.00	