



## Board of Zoning Appeals Meeting Agenda

February 23, 2026 at 5:30 PM

Jefferson City Municipal Building

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1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
  - a. Minutes from 10 27 2025 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
5. **New Business**
  - a. Bradley McCoy - Seeking two and a half foot variance for each side yard set back and a six foot variance for the rear yard set back Located in an R-1 Zone - Located off W. Mountcastle Street
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Board of Zoning Appeals

October 27<sup>th</sup>, 2025

5:30 P.M.

Members' Present

Spencer Gatlin, Chair

Jeff Chitwood, Secretary

Kevin Bunch, Vice Mayor

Bill Newman

Kyle Cutshaw

Scott McMinn

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement

Sheila Purkey, Councilwoman

Ailene Combs, Councilwoman

Mark Brown, Standard Banner

Chairman Gatlin called the meeting to order at 6:32 P.M. Motion by Mr. Newman, second by Mr. Chitwood to approve July 28<sup>th</sup>, 2025, BZA minutes (unanimous).

Citizens Comments

None.

**Old Business**

**Jonathan Trigos - Seeking Variance of 25 Feet of Set-back Requirement to Build a Roofed Deck in the Rear Yard - Located off Moulden St. (R-2 Zone)**

Primary discussion centered on the amount of setback variance Mr. Trigos was looking for and how a 25-foot variance would allow the addition to be right on the property line. A motion to deny was offered by Mr. Chitwood. Mr. Bunch asked if Mr. Trigos had any alternatives, including a size reduction of the addition to allow for a reduced variance or options to purchase enough property behind to allow for proper setbacks. In an effort to allow more time to seek other options A motion was offered by Mr. Bunch to suspend the item. Mr. Chitwood withdrew his motion to deny. A second by Mr. Cutshaw to suspend was given. The item was suspended unanimously.

**New Business**

**Brad Kendall - Seeking 27-Foot Variance from Signage Setback and Locate the Sign in Right-of-way - Located off Odyssey Rd.**

The request was made and represented by Mr. Brad Kendall of Van Trust Real Estate. Mr. Kendall presented the plans with the proposed sign location and Proposed having legal documents drawn up that would hold the property owner or tenant monetarily responsible for removal or relocation of the proposed sign if it should need moved in the future for any reason. After hearing the request, the Board of Zoning Appeals agreed the approximately seventy (70) foot right-of-way did create hardship for the proposed signs visibility. They also agreed that locating it inside the property line would place the sign in a stormwater detention area on a very steep slope, again creating a visibility issue. With the assurance of the legal document being drawn up and the two identified hardships, a motion to approve contingent on preparation of a legal document stating the property owner or tenant is monetarily responsible for removal or moving the sign if there was ever such a need and for any reason, was made by Vice Mayor Bunch. Second by Mr. Newman. With a vote of four (4) yes, and one (1) no, the variance was granted with contingency.

**Miscellaneous**

None.

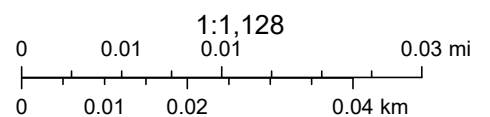
**Adjourn**

Having no further business, the meeting was adjourned at 7:05 P.M.



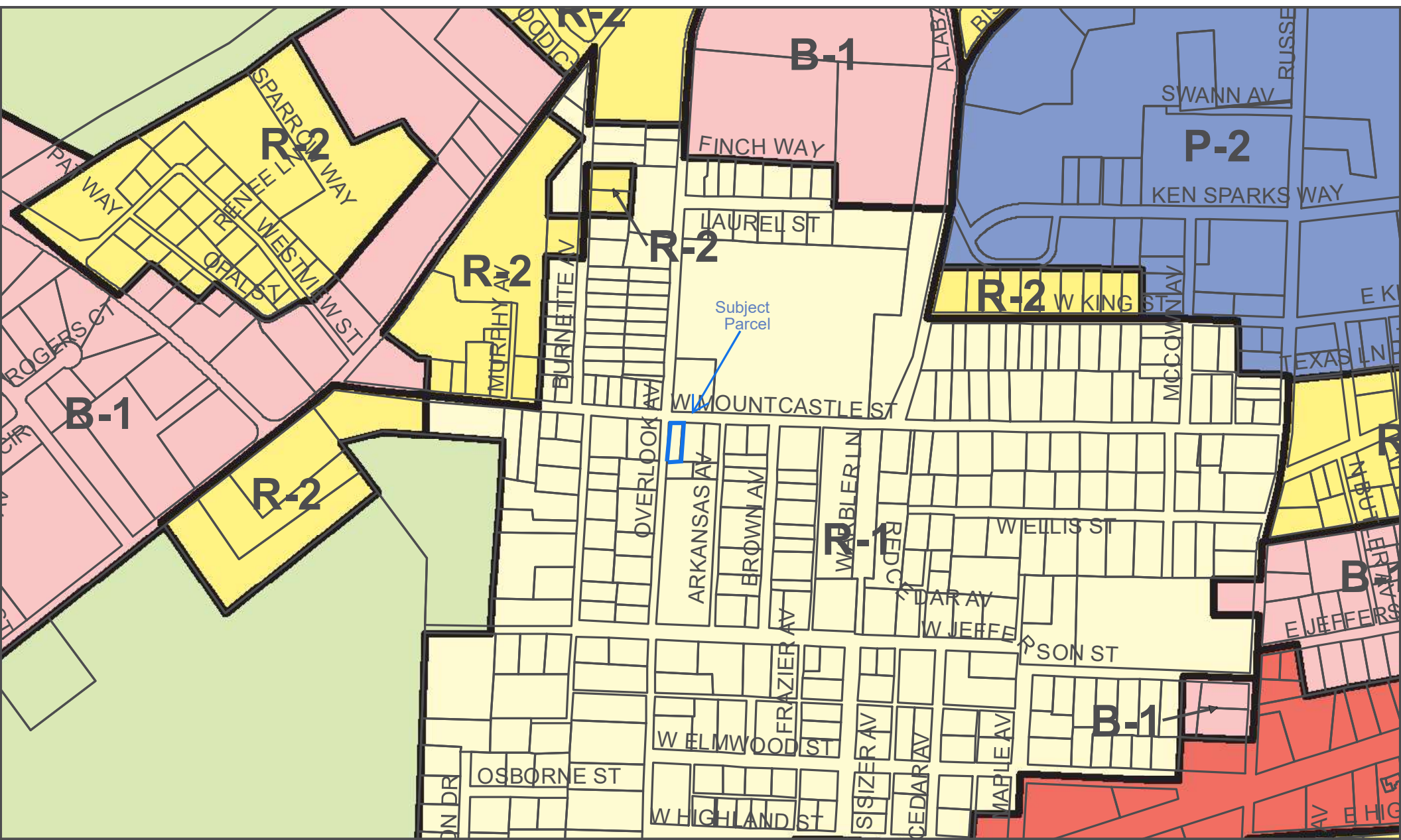
Date: February 13, 2026

County: JEFFERSON  
 Owner: PLUMMER BRAD & WENDY  
 Address: MOUNTCASTLE ST W  
 Parcel ID: 023F C 003.00  
 Deeded Acreage: 0  
 Calculated Acreage: 0  
 Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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.



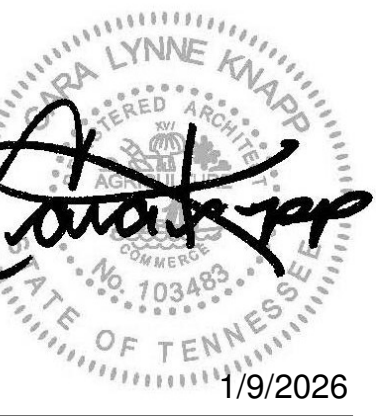
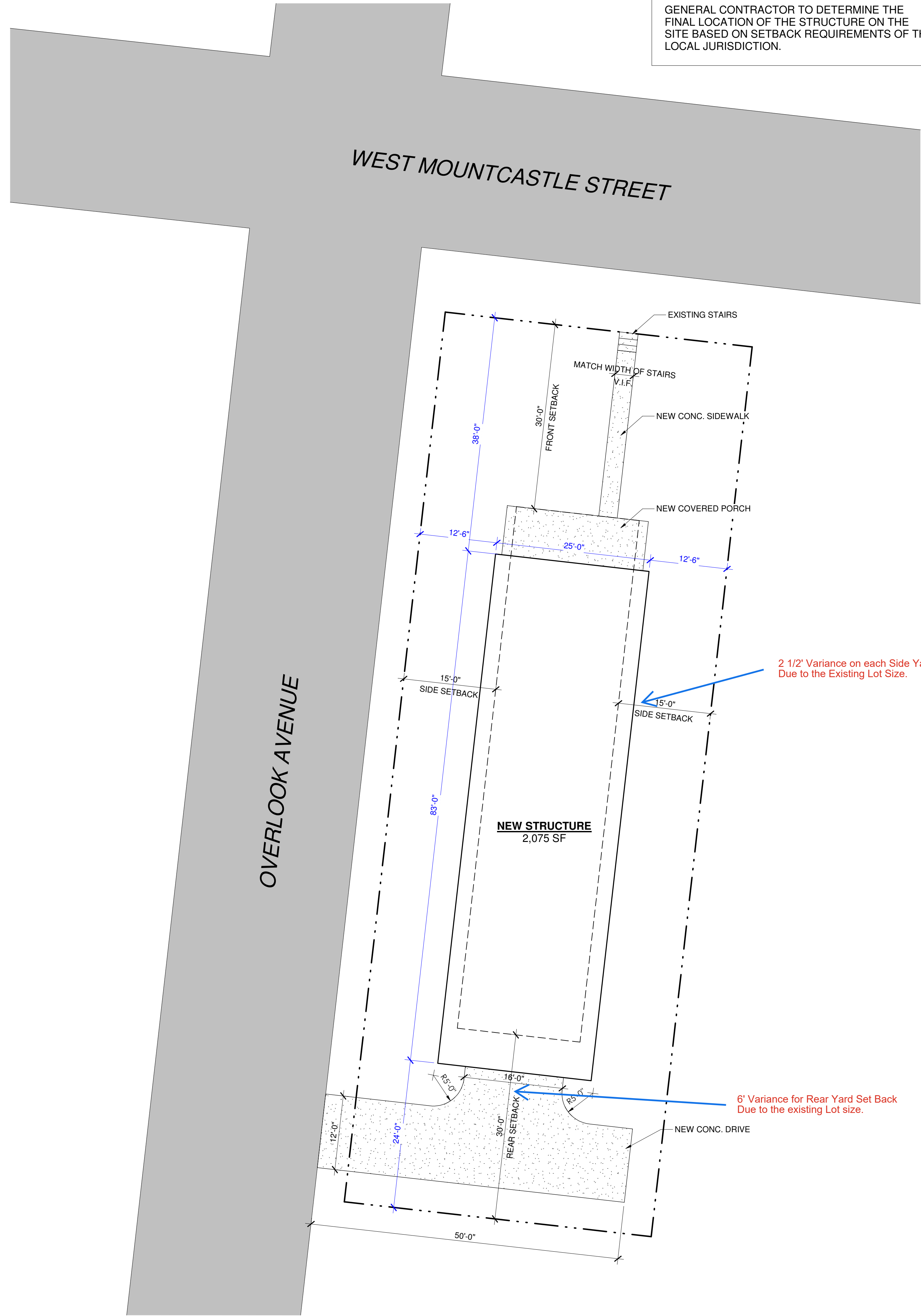
1/11/2026 10:58:10 AM C:\Users\jacob\OneDrive\Documents\833 W Mountcastle St\833 W Mountcastle St.dwg

**PROPERTY INFORMATION:**  
 COUNTY: JEFFERSON  
 OWNER: PLUMMER BRAD & WENDY  
 PROPERTY ADDRESS: MOUNTCASTLE ST W  
 PARCEL ID: 023F C 003.00  
 SUBDIVISION: BROWNS RESUB JEFFERSON PARK  
 SUBDIVISION LOT: 5  
 ZONE: R-1  
 PLAT BOOK: C  
 PLAT PAGE: 10  
 LOT: 5

**ZONING INFORMATION:**  
 410.4.1. SINGLE-FAMILY DWELLINGS AND DUPLEXES:  
 TWO (2) SPACES FOR EACH DWELLING UNIT. (ORDINANCE 99-9)

702. PERMITTED USES. IN ORDER TO ACHIEVE THE INTEND OF THE R-1, SINGLE FAMILY RESIDENTIAL DISTRICT AS SHOWN ON THE ZONING MAP OF THE CITY OF JEFFERSON CITY, TENNESSEE, THE FOLLOWING USES ARE PERMITTED:  
 702.1. SINGLE FAMILY RESIDENCES.  
 702.2. CUSTOMARY GENERAL FARMING.

**NOTE:**  
 GENERAL CONTRACTOR TO DETERMINE THE FINAL LOCATION OF THE STRUCTURE ON THE SITE BASED ON SETBACK REQUIREMENTS OF THE LOCAL JURISDICTION.



**833 W. MOUNTCASTLE RESIDENCE**  
 NEW CONSTRUCTION  
 833 W. Mountcastle Street,  
 Jefferson City, Tennessee 37760

ISSUED FOR:	
DATE:	
ISSUE:	

DRAWN BY: MB  
 ARCHITECTURAL SITE PLAN

**A100**

PROJECT : 26001  
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