



Regional Planning Commission / Board of Zoning Appeals Meeting Agenda

December 22, 2025 at 5:30 PM
Jefferson City Municipal Building

1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
 - a. Minutes from 11 24 2025 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
 - a. Jefferson County - Resolution 2025-65, A resolution Amending the Zoning Resolution of Jefferson County, Tennessee to Reflect and Clarify the Jurisdiction, Powers, and Authority of the Jefferson County Board of Zoning Appeals and the Powers and Duties of the Zoning Official
5. **New Business**
 - a. Jefferson County - Resolution 2025-63, A resolution Amending the Zoning Resolution of Jefferson County, Tennessee to Reflect Certain Prohibited Uses in All Zoning Districts and Permitted Uses in the I-3 Zoning District
 - b. Frank Leonard - Preliminary Plat Approval for 58 Lot Subdivision - Located off Croke Rd.
 - c. HJ Coxton - Plat Review/ Approval for Combining Parcels - Located off Highway 11-E
 - d. H.J. Coxton - Site Plan Review/ Approval for minor site plan revision - Located off Highway 11-E
 - e. Randy Corlew - Site Plan Review/ Approval for Outdoor Storage Facility - Located off N. Chucky Pike
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Regional Planning Commission

November 24th, 2025

5:30 P.M.

Members' Present

Jeff Chitwood, Secretary

Mitch Cain, Mayor

Kevin Bunch, Vice Mayor

Spencer Gatlin, Chairman

Bill Newman

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Mark Brown, The Standard Banner

Linda Davis, Lakewood Resident

Steve Lamb

Tanner Drinnen

Scott Cantrell

Frank Leonard

David Harbin

Mr. and Mrs. Roberts

Minutes

Chairman Gatlin called the meeting to order at 5:30 P.M. Motion by Mr. Chitwood, second by Mr. Bunch to approve October 27th, 2025, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

Tanner Drinnen - Final Plat Approval - Located off Black Oak Rd.

After a brief discussion the Final Plat was found to meet all requirements of the Jefferson City Subdivision Regulations and was approved Unanimously on a motion by Mr. Chitwood and a second by Mr. Bunch.

Frank Leonard - Preliminary Plan Approval for 58 Lot Subdivision - Located off Crooke Rd.

The primary discussion was the addition of the requested sidewalk on Crooke Rd., the additional green space and the dimensions of the T-type driveways on Crooke Rd. All the requested alterations to the plans have been added and the T-type turnaround does meet the general requirements for usable residential T-style driveways. The preliminary plans were approved unanimously on a motion by Mr. Bunch and a second by Mr. Chitwood.

New Business

Scott Cantrell – 3 Lot Subdivide – Located off Lakewood Dr.

After a brief discussion and the addition of the permanent joint access easement between lot 1 and Tract A, the Plat was found to meet the requirements of the Subdivision Regulations and was approved unanimously, on a motion by Mr. Newman and a second by Mr. Bunch.

Anthony Johnston - 2 Lot Subdivide - Located off Rocktown Rd.

Due to lack of Representation this item was suspended until a representative could be present.

Eddie Roberts - Rezoning recommendation for Jefferson County and 2 Lot Subdivide - Located in Growth Boundary off Highway 92

After a brief discussion the location of the requested rezoning was found to be consistent with the needs of the surrounding areas and should not negatively impact the surrounding properties. A recommendation to Jefferson County to approve a rezoning from A-1 to C-2 was granted. The Plat was also found to meet the requirements for subdivision and Mr. Houston was granted the Authority to Sign. The recommendation to approve the rezoning and the plat approval were granted unanimously on a motion by Mr. Chitwood and a second by Mr. Newman.

Jefferson County - County Resolution to Reflect and Clarify the Jurisdiction, Powers, and Authority of the Jefferson County Board of Zoning Appeals and the Powers and Duties of Zoning Official

The primary discussion focused on the lack of information as to what powers the current Jefferson County Zoning Resolution grants the Board of Zoning Appeals and the Zoning Official, and how this Resolution Clarifies and alters the current Resolution. A master list of the changes giving more detail and a comparison of the proposed changes was requested. Due to lack of information this item was suspended unanimously until more detailed information can be provided on a motion by Mr. Bunch and a second by Mr. Newman.

Other Items for Discussion

Adjourn

Having no further business, the meeting was adjourned at 5:57 P.M.

RESOLUTION 2025-65

A RESOLUTION AMENDING THE ZONING RESOLUTION OF JEFFERSON COUNTY, TENNESSEE TO REFLECT AND CLARIFY THE JURISDICTION, POWERS, AND AUTHORITY OF THE JEFFERSON COUNTY BOARD OF ZONING APPEALS AND THE POWERS AND DUTIES OF ZONING OFFICIAL

WHEREAS, The Jefferson County Regional Planning Commission (JCRPC) desires to consider amendments to the Zoning Resolution of Jefferson County to reflect and clarify the jurisdiction, powers, and authority of the Jefferson County Board of Zoning Appeals (BZA) and the powers and duties of zoning official;

WHEREAS, While it is the position of the Jefferson County Regional Planning Commission that the BZA presently has the power to hear and decide appeals from the decisions of any administrative official pursuant to T.C.A. § 13-7-108 and/ or T.C.A. § 13-7-109 and the Zoning Resolution, based on a recent decision from the Jefferson County Chancery Court, out of an abundance of caution, the JCRPC recommends amendments to the Zoning Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Jefferson County Regional Planning Commission (hereinafter referred to as the "JCRPC") that recommends the Board of Commissioners of Jefferson County, Tennessee adopt the following amendments to the Jefferson County Zoning Resolution:

Section 1. §10.1 is deleted and replaced with the following section:

A zoning official shall be appointed to enforce and administer the Zoning Resolution, maintain records, and forward materials to the Board of Zoning Appeals (BZA) and the planning commission (RPC). The zoning official shall routinely attend meetings of the BZA and the RPC. Current zoning maps and map amendments shall be maintained by the zoning official and the zoning official shall conduct inspections of properties in furtherance of the zoning official's duties and powers as prescribed by the provisions of the Zoning Resolution. The zoning official is authorized to interpret the Zoning resolution and determine the applicability of the provisions of the Zoning Resolution and the determination of whether particular uses are not permitted in the various zoning districts.

Section 2. §10.2 is deleted and replaced with the following section:

10.2. Building Permits. It shall be unlawful to start construction of a principal building or accessory building unless a building permit is obtained. It shall be unlawful to construct additions to any existing building unless a building permit is obtained. Building Permits shall be obtained from the Jefferson County Building Department. The approval, granting or denial of a building permit is within the jurisdiction and authority of the Jefferson County Building Department.

Section 3. §10.3 is deleted and replaced with the following section:

10.3. Notice of Violation, Stop Work Orders, and Sanctions. If the zoning official finds that any of the provisions of this Zoning Resolution are being violated or believes that a use is not permitted in a particular zoning district, the person responsible for such violations shall be notified in writing. The zoning official shall indicate the nature of the violation, and order the action necessary to correct it. The zoning official shall take any other action authorized by law to ensure compliance with or to prevent violation of the provisions of this Zoning Resolution, including, but not limited to the issuance of Stop Work Orders. Stop Work Orders may be issued by the zoning official, regarding construction or land usage when the zoning official notices a violation of this Zoning Resolution. All work must cease and desist until the violation is corrected.

Section 4. §10.4 is deleted.

Section 5. §10.5 is deleted.

Section 6. §10.6 is deleted and replaced with the following section:

10.4. Penalties for Violations. Violations of the Zoning Resolution are punishable under the state statutes governing misdemeanors authorized in Title 13, Tennessee Code Annotated and violations of the Zoning Resolution are also subject to the other remedies and actions described in *Tennessee Code Annotated*, §§13-7-101 *et seq.*, including but not limited to those described in §13-7-111. Violations of the Zoning Resolution may also be punishable by a \$50.00 fine per day. Each day a violation of the Zoning Resolution persists shall be considered a separate offence or violation. The zoning office shall have primary enforcement authority.

Section 7. §10.7 is deleted.

Section 8. §11.1: Add the following provision:

The BZA shall:

- (i) Maintain a record of the BZA's proceedings, including resolutions, transactions, motions, and actions, which are public records;
- (ii) Elect from its membership a chair and other officers as the board deems necessary; and
- (iii) Require parties to proceedings before it to present relevant proof, regarding the particular matter which is being heard or considered.

Section 9. §11.2 is deleted and replaced with the following:

(a) Appeals to the BZA may be taken by any person aggrieved, or by any officer, department or board of the county affected, by any action, inaction, decision or determination of the zoning official or other administrative official, based in whole or in part upon any provision of this Zoning Resolution. Such appeals must be in writing and signed by the person making the appeal or contest. The writing does not have to be extensive or in any particular form but should describe what action, inaction, decision or determination of the zoning official is being appealed or contested.

(b) The zoning official or other administrative officials who make decisions or determinations pursuant to the Zoning Resolution shall inform, in writing, the person receiving the decision or determination and the person or entity who owns the property about which the decision or determination was made of the person's right to appeal to the BZA.

Section 10. §11.3 is deleted and replaced with the following:

The Board of Zoning Appeals shall have the following powers, jurisdiction, authority and duties:

(a) To hear and decide appeals where an aggrieved person is contesting an action or inaction of the zoning official in the carrying out or enforcement of Zoning Resolution.

(b) To hear and decide appeals or contests of an appellant or aggrieved person that there is an error in any order, requirement, permit, decision, determination, or refusal made by the zoning official or other administrative official in the carrying out or enforcement of Zoning Resolution.

(c) To hear and decide, in accordance with the provisions of the Zoning Resolution, requests for special exceptions or for interpretations of the zoning map and/or provisions of the Zoning Resolution or for decisions upon other special questions authorized by this resolution.

(d) To grant variances from the terms of the zoning regulations in specific cases where there exists a lot (parcel or tract) recorded prior to the enactment of zoning regulations, and such lot is exceptionally narrow, shallow, or shaped, or such piece of property has exceptional topographic conditions or other extraordinary and exceptional situation or condition that the strict application of certain zoning requirements would result in peculiar and exceptional practical difficulties to or exception or undue hardship upon the owner. (Hardship does not include conditions and/or situations resulting in financial problems resulting from an act or acts by past and/or present owner). Variances may be granted to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and regulations.

(e) In exercising the powers in the Zoning Resolution, the Board of Zoning Appeals may in conformity with the provisions of this Zoning Resolution, reverse or affirm, wholly or in part, or may modify an order, requirement, decision, action, inaction, or determination of the zoning official and to that end shall have all powers and authority of the zoning official.

(f) The BZA shall further have all other powers and authority as described in the provisions of the Zoning Resolution.

(g) The official actions of Board of Zoning Appeals shall be the final decision and may be appealed only to a Court of Competent Jurisdiction.

Section 11. §11.4 is deleted and replaced with the following:

11.4 BZA Hearings- Time

If the request for a hearing, appeal or contest, is received by the zoning official at least 14 calendar days before the next regular meeting of the BZA, the hearing shall be heard at this next regular meeting of the BZA. However, the BZA has the discretion and authority to continue or reschedule the hearing to a future meeting of the BZA. Upon receipt of any request for hearing, appeal or contest, the zoning official shall notify, in writing, the person or entity making said request and any property owner about which the request is being made of the hearing date, the right of said persons to attend the hearing, and the right to present evidence pursuant to the provisions of the Zoning Resolution.

BE IT FURTHER RESOLVED that these regulations shall take effect immediately upon passage, the public welfare requiring it.

BE IT FURTHER RESOLVED, if any provision of this resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or application and to that end the provisions of this resolution are declared to be severable.

Date Considered by Jefferson County Regional Planning Commission: _____

Approve ____ **Denied** ____

Chairman Jefferson County Regional Planning Commission

Secretary Jefferson County Regional Planning Commission

Date Considered by Jefferson City Regional Planning Commission: _____

Approved ____ **Denied** ____

Chairman Jefferson City Regional Planning Commission

Secretary Jefferson City Regional Planning Commission

Date Considered by Town of Dandridge Regional Planning Commission: _____

Approved ____ **Denied** ____

Chairman Dandridge Regional Planning Commission

Secretary Dandridge Regional Planning Commission

Date Considered by Town of White Pine Regional Planning Commission: 11/18/26

Approved **Denied** ____

Chairman White Pine Regional Planning Commission

Secretary White Pine Regional Planning Commission

Date of Public Hearing- Jefferson County Board of Commissioners: _____

Date of Voting Meeting Jefferson County Board of Commissioners: _____

Ayes: ____ **Nays:** ____ - **Passed:** ____ **Failed:** ____

Chairman Jefferson County Board of Commissioners

Jefferson County Clerk

ARTICLE 10

ADMINISTRATION

10.1. Enforcement Officer. *Deleted and replaced* (revised by Resolution 2000-44, adopted 10-16-00). A zoning official shall be appointed to issue all permits, maintain records, and forward materials to the Board of Zoning Appeals and the planning commission. The zoning official shall routinely attend meetings of these two public bodies. Current zoning maps and map amendments shall be maintained by the zoning official and he shall conduct inspections as prescribed by this ordinance.

10.2. Zoning Compliance/Building Permits. *Deleted and replaced* (revised by Resolution 2000-44, adopted 10-16-00). It shall be unlawful to start construction of a principal building or accessory building unless a permit is obtained. It shall also be unlawful to construct additions to any existing building unless a permit is obtained. However, no zoning compliance/building permit shall be required for the purposes of ordinary building maintenance or repair. Furthermore, no zoning compliance/building permit shall be required for the construction of buildings intended for agricultural uses.

10.3. Permit Denial. *Deleted and replaced* A zoning compliance/building permit shall be denied when the proposed construction is a type of land use which is not allowed in that zoning district, when the setbacks cannot be met, or any other type of violation of the regulations in this zoning resolution. The applicant is required to submit relevant details of construction and certify on the permit that the details are correct.

10.4. Stop Work Orders. *Deleted* A stop work order may be issued on construction or land usage when the zoning official notices a zoning violation. All work must therein desist until the problem is corrected.

10.5. Time Limits. *Deleted* The zoning compliance/building permit is valid for six (6) months after which time it is invalid if construction on the project site is not progressing.

10.6. Penalties. *Deleted and replaced with 10.4* Any person found violating the provisions of this resolution shall be found guilty of a misdemeanor, and upon conviction shall be fined not less than five (5) dollars per day nor more than fifty (50) dollars per day.

10.7. Fee Schedule. *Deleted* (added by Resolution 2000-44, adopted 10-16-00). The following fee schedule shall apply to new construction.

<u>Valuation of Construction</u>	<u>Fee</u>
Residences, including mobile and modular homes.	\$225 base fee plus \$3 for each \$1,000 of valuation and any fraction thereof
Housing Additions.	\$25 base fee plus \$3 for each \$1,000 of valuation

Deleted

Churches.

exempt – no fee

Violations.

permit fees are doubled

Valuation for used mobile homes is \$300 per linear foot and new mobile home valuations are based on sales sheet information. All other valuations are based on "Building Valuation Data," using the National Standard Averages that are published quarterly by the Southern Building Code Congress International.

Deleted

ARTICLE 11

BOARD OF ZONING APPEALS

Additions to section

11.1. Creation. The Board of Zoning Appeals shall be created and appointed in accordance with Tennessee Code Annotated, Sections 13-7-106 and 13-7-107.

Deleted and replaced

11.2. Appeals. Any person, adjacent property owner, or governmental unit may appeal to the Board of Zoning Appeals for special exceptions, variances, and allegations that the building inspector has issued or failed to issue a permit.

Deleted and replaced

11.3. Powers of the Board. The Board of Zoning Appeals can hear an aggrieved person who is contesting an action of the building inspector, is requesting a special exception which is either listed under special exceptions in the existing zoning district or is a similar character permitted for interpretation as a special exception in the zoning district, or has a variance request which can be approved under Tennessee Code Annotated, Section 13-7-109.

Deleted and replaced

11.4. Special Exception and Variance Hearing. Within thirty (30) days after a request for a hearing before the Board of Zoning Appeals, a public meeting should be held. The Board's decision on the issue must be contained in the minutes of the meeting.

RESOLUTION 2025-63

A RESOLUTION AMENDING THE ZONING RESOLUTION OF JEFFERSON COUNTY, TENNESSEE TO REFLECT CERTAIN PROHIBITED USES IN ALL ZONING DISTRICTS AND PERMITTED USES IN THE I-3 ZONING DISTRICT

WHEREAS, The Jefferson County Board of Commissioners desires to consider amendments to the Zoning Resolution of Jefferson County, regarding zoning districts in which Data Centers and IT/ AI data Centers are permitted and prohibited;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Jefferson County (hereinafter referred to as the “Board”) that the Board requests the Jefferson County Regional Planning Commission consider the following amendments to the Zoning Resolution as follows:

Section 1. Article 5- Definitions is amended by adding the following:

DATA CENTER: A Data Center is a physical location that stores computing machines and their related hardware equipment. It contains the computing infrastructure that IT systems require, such as servers, data storage drives and network equipment , and associated components; it is the physical facility that stores any digital data.

IT/ AI DATA CENTER: An Artificial Intelligence (AI) Data Center is a specialized facility to handle AI workloads; supporting advanced computing tasks, relying on GPU’s, TPU’s, and high performance processors. They are used for cloud computing, data storage, content delivery, disaster recovery and AI processing; serving users and running critical services for technology companies/ entities and governments. IT/ AI Data Centers house computers and machines that can reason, learn, and act in such a way that would normally require human intelligence or that archives data whose scale exceeds or may exceed what humans can produce.

Section 2. Article - I-3 is amended as follows:

Data Centers and AI/ IT Data Centers are only permitted in the I-3 Zone.

BE IT FURTHER RESOLVED that these regulations shall take effect immediately upon passage, the public welfare requiring it.

BE IT FURTHER RESOLVED, if any provision of this resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or application and to that end the provisions of this resolution are declared to be severable.

Date Considered by Jefferson County Regional Planning Commission: 11/25/2025

Approve X Denied _____

Chairman Jefferson County Regional Planning Commission

Secretary Jefferson County Regional Planning Commission

Date Considered by Jefferson City Regional Planning Commission: _____

Approved _____ Denied _____

Chairman Jefferson City Regional Planning Commission

Secretary Jefferson City Regional Planning Commission

Date Considered by Town of Dandridge Regional Planning Commission: _____

Approved _____ Denied _____

Chairman Dandridge Regional Planning Commission

Secretary Dandridge Regional Planning Commission

Date Considered by Town of White Pine Regional Planning Commission: _____

Approved _____ Denied _____

Chairman White Pine Regional Planning Commission

Secretary White Pine Regional Planning Commission

Date of Public Hearing- Jefferson County Board of Commissioners: _____

Date of Voting Meeting Jefferson County Board of Commissioners: _____

Ayes: _____ Nays: _____ - Passed: _____ Failed: _____

Chairman Jefferson County Board of Commissioners

Jefferson County Clerk



Jefferson City Tennessee

Application to Appear - Planning Commission /
Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 12/22/25

Date of Application 12/8/25

Name & Phone Number Frank Leonard; ~

- 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 :

Request approval of Preliminary Plat design for the subdivision, Randolph Park, located at 0 Crooke Rd.

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

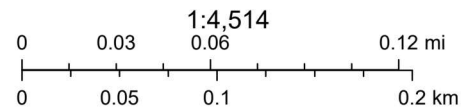
Applicant Signature

Those interested in subdividing property , developing property, or changing the zoning of a property within the Jefferson City Limit or the Jefferson City Growth Boundary must appear before the Planning Commission, the Board of Zoning Appeals or the Historic Planning



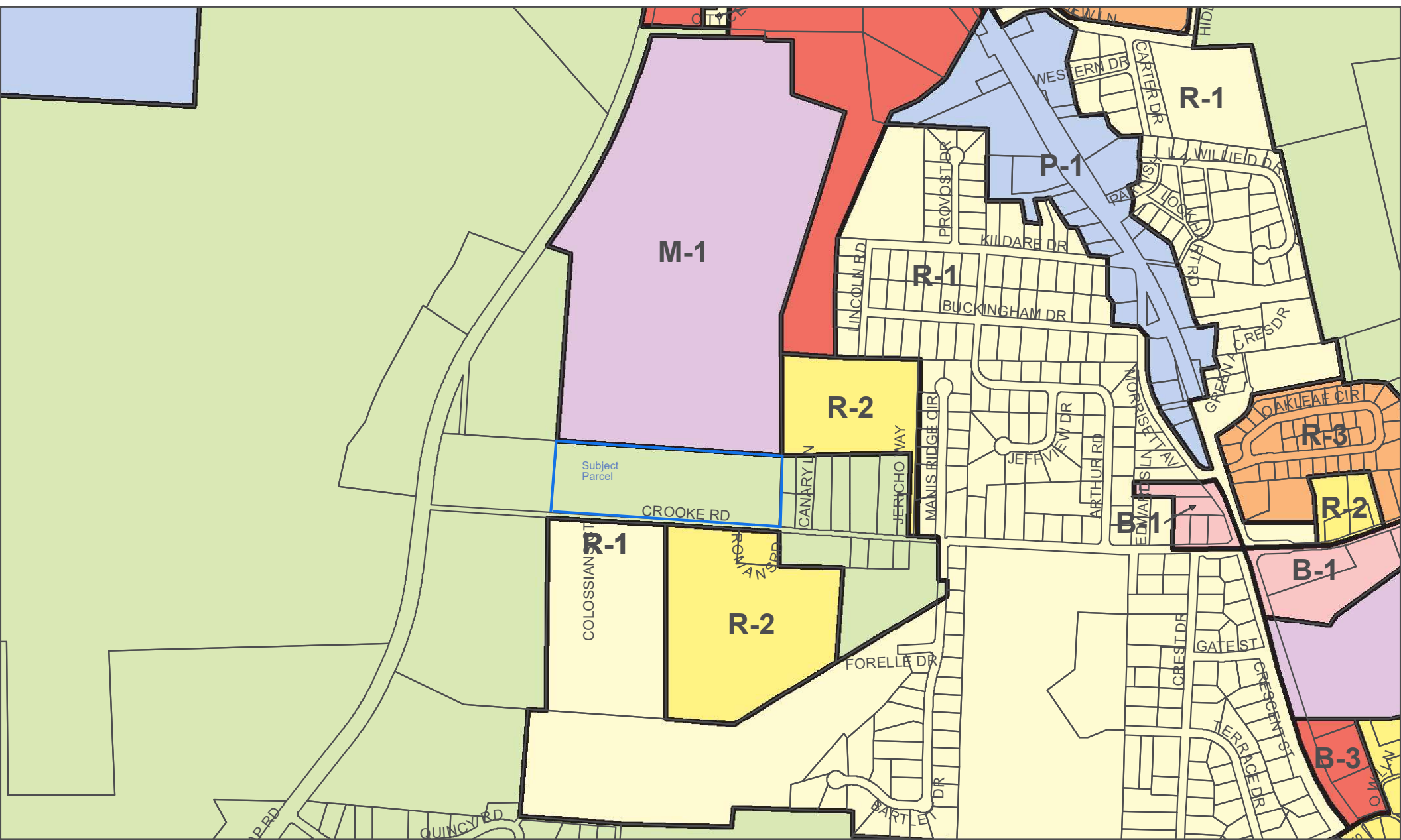
Date: April 30, 2025

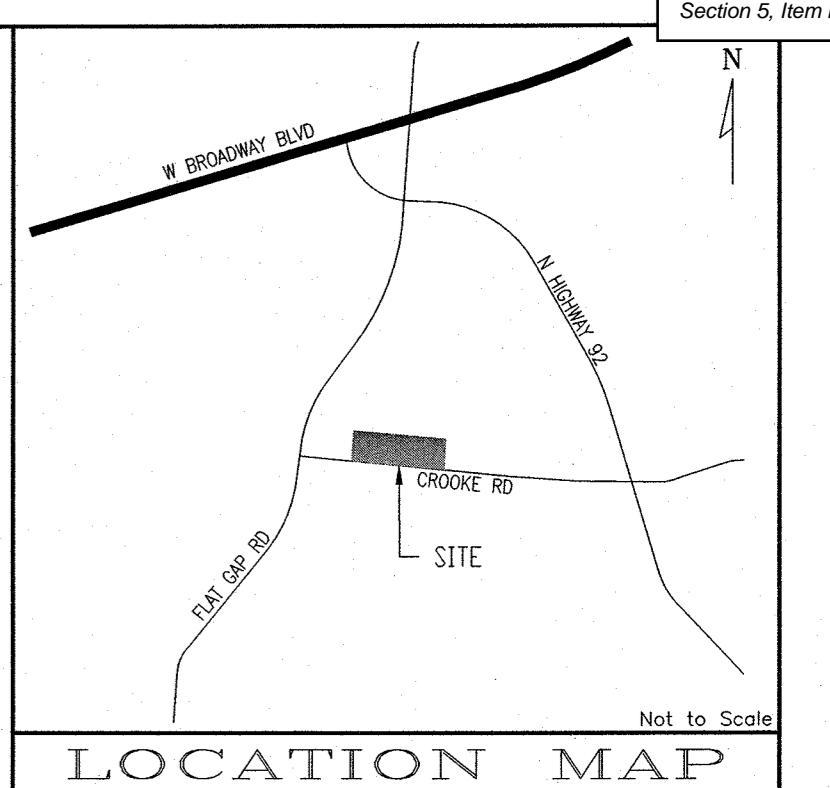
County: JEFFERSON
 Owner: MOSSY CREEK FARMS LLC
 Address: CROOKE RD
 Parcel ID: 023 049.00
 Deeded Acreage: 11.54
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023



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.





- NOTES:
- IRON PINS FOUND (PF) SHOWN ON PLAN. ALL OTHERS SET BY BIRNAP, UNLESS NOTED OTHERWISE ON PLAN.
 - 2.10" UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, 5" UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES INSIDE BUILDING FOOTPRINTS, PLUS OTHER EASEMENTS AS SHOWN.
 3. SHADY-SHED EASEMENT OF 15' 7.5" EACH SIDE OF SHEDS AS INSTALLED (WHERE APPLICABLE).
 4. QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODETIC REFERENCE NETWORK, AN ORDER 3 GEODETIC ACCURACY, RELATIVE TO THE NATIONAL GEODETIC SURVEY MONITORING (NAD83). DISCREPANCIES HAVE NOT BEEN REDUCED TO GRID.
 5. THIS PROPERTY IS ZONED R-3 (HIGH DENSITY PLANNED RESIDENTIAL DEVELOPMENT DISTRICT).
 6. THIS SUBDIVISION CONTAINS 11.563 ACRES AND IS SUBDIVIDED INTO 58 SINGLE FAMILY LOTS, 2 COMMON AREA AND PUBLIC RIGHT-OF-WAY.
 7. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT - 30'
SIDE - 10'
REAR - 20'

LEGEND

- PF IRON PIN FOUND 1/2" DIA. REBAR
- IPS IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- CATCH BASIN
- JUNCTION BOX
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- DRAINAGE LINE (PROPOSED)
- PERIPHERAL SETBACK
- ROADWAY CENTERLINE
- FENCE

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RAADIUS
C1	N 41°08' W	35.50	36.48	25.00
C2	N 00°23' W	19.81	19.83	125.00
C3	N 10°59' W	48.12	48.43	125.00
C4	N 41°30' W	62.24	62.91	125.00
C5	N 67°01' W	48.13	48.43	125.00
C6	N 87°14' W	17.92	17.94	125.00
C7	N 88°45' E	14.32	14.37	50.00
C8	N 58°55' E	31.88	32.45	50.00
C9	N 28°47' E	20.00	20.14	50.00
C10	N 12°15' E	49.28	51.53	50.00
C11	S 59°00' E	29.59	30.03	50.00
C12	N 77°10' E	52.44	55.21	50.00
C13	N 51°23' E	28.38	28.43	75.00
C14	N 77°57' E	40.80	41.11	75.00
C15	S 77°14' E	36.58	36.98	75.00
C16	S 27°00' E	17.50	18.45	75.00
C17	S 48°54' W	35.21	39.08	75.00
C18	S 31°51' E	17.27	17.36	50.00

STORM SEWER EASEMENT 1

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 06°22' E	89.97	L9	N 86°23' W	95.44
L2	S 03°59' W	17.13	L10	S 39°11' W	47.53
L3	S 85°20' E	156.17	L11	N 85°45' W	229.86
L4	S 04°40' E	15.00	L12	N 86°22' W	143.96
L5	N 85°20' W	170.77	L13	N 03°38' E	15.00
L6	N 03°59' E	30.49	L14	S 86°22' E	344.04
L7	N 06°22' W	71.58	L15	S 85°45' E	175.14
L8	N 23°55' E	15.01	L16	N 39°11' W	47.42
			L17	S 86°23' E	103.29

SEWER EASEMENT 1 SEWER EASEMENT 2



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF ENGINEERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.
 David A. Harbin
 REGISTERED LAND SURVEYOR
 TENNESSEE LICENSE NO. 2595 DATE 12/19/20

PRELIMINARY PLAT
 FOR
RANDOLPH PARK SUBDIVISION
 TAX MAP 023, PARCEL 049.00
 4TH CIVIL DISTRICT, JEFFERSON COUNTY
 JEFFERSON CITY, TN
 SCALE: 1" = 50' DATE DECEMBER 9, 2025
 50 25 0 50 100

OWNER/DEVELOPER
LEONARD DEVELOPEMENT, LLC
 119 WESTFIELD ROAD
 KNOXVILLE, TN 37919

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-5473
 email@bhn-p.com

DEED REFERENCES: DEED BK 199 PG 489



Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date DEC. 22

Date of Application DEC 4 2025

Name & Phone Number H J COXTON

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

COMBINING TWO LOTS

11 COPIES OF SURVEY

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

Fee = \$ 25.00

Payment Date: _____

H. J. Coxtan

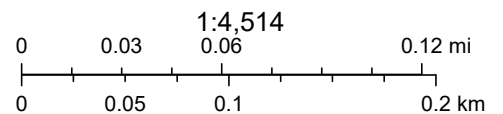
Payment Method: _____

Applicant Signature



Date: December 12, 2025

County: JEFFERSON
 Owner: COXTON HARMON J & WYNEMA S
 Address: HWY 11-E E 1025
 Parcel ID: 015D B 008.00
 Deeded Acreage: 0.91
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023

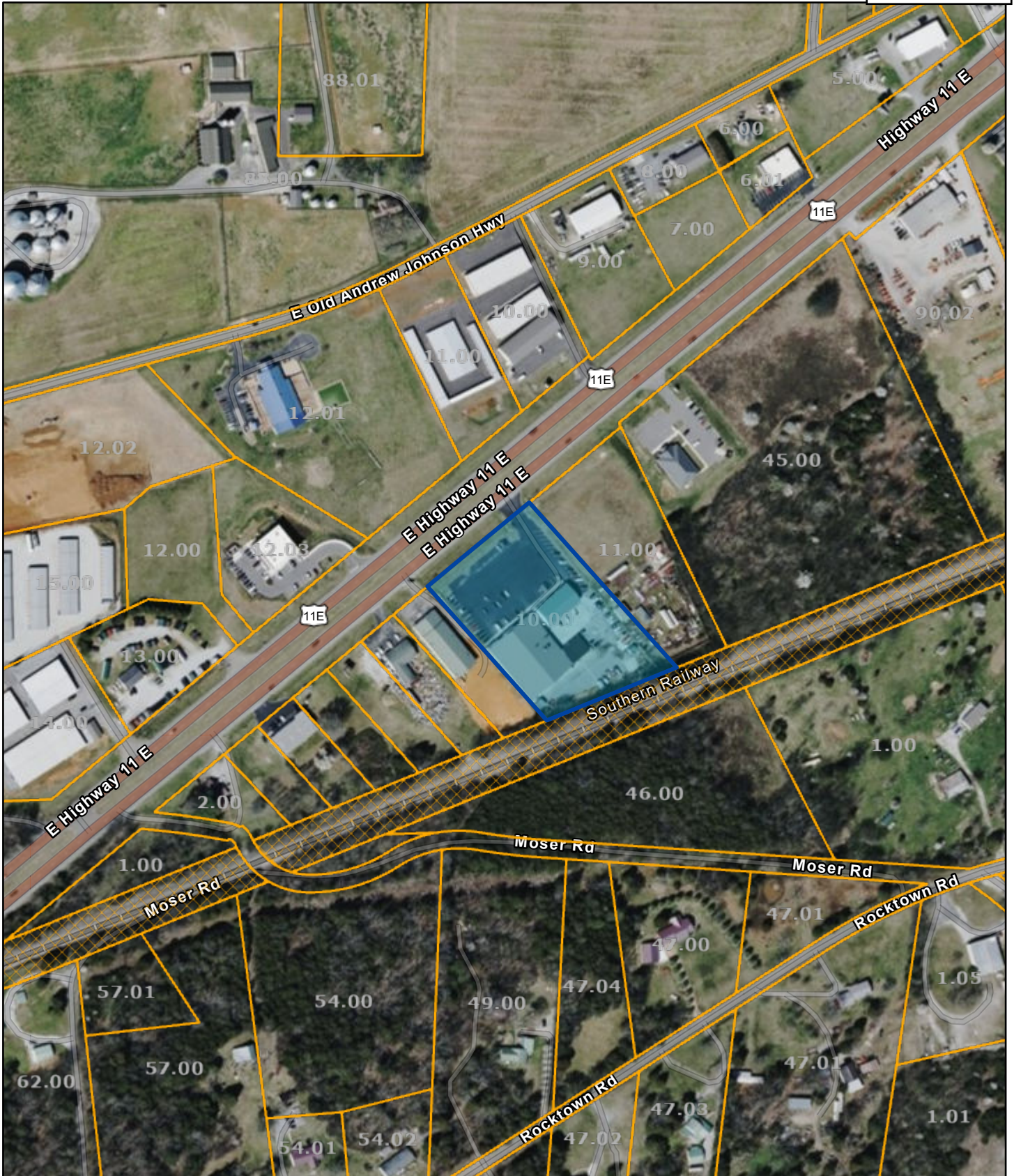


State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Morristown-Hamblen GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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.

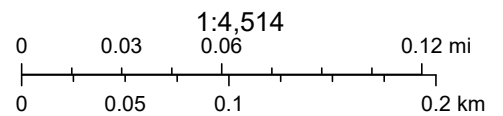
Jefferson County - Parcel: 015D B 010.00

Section 5, Item c.



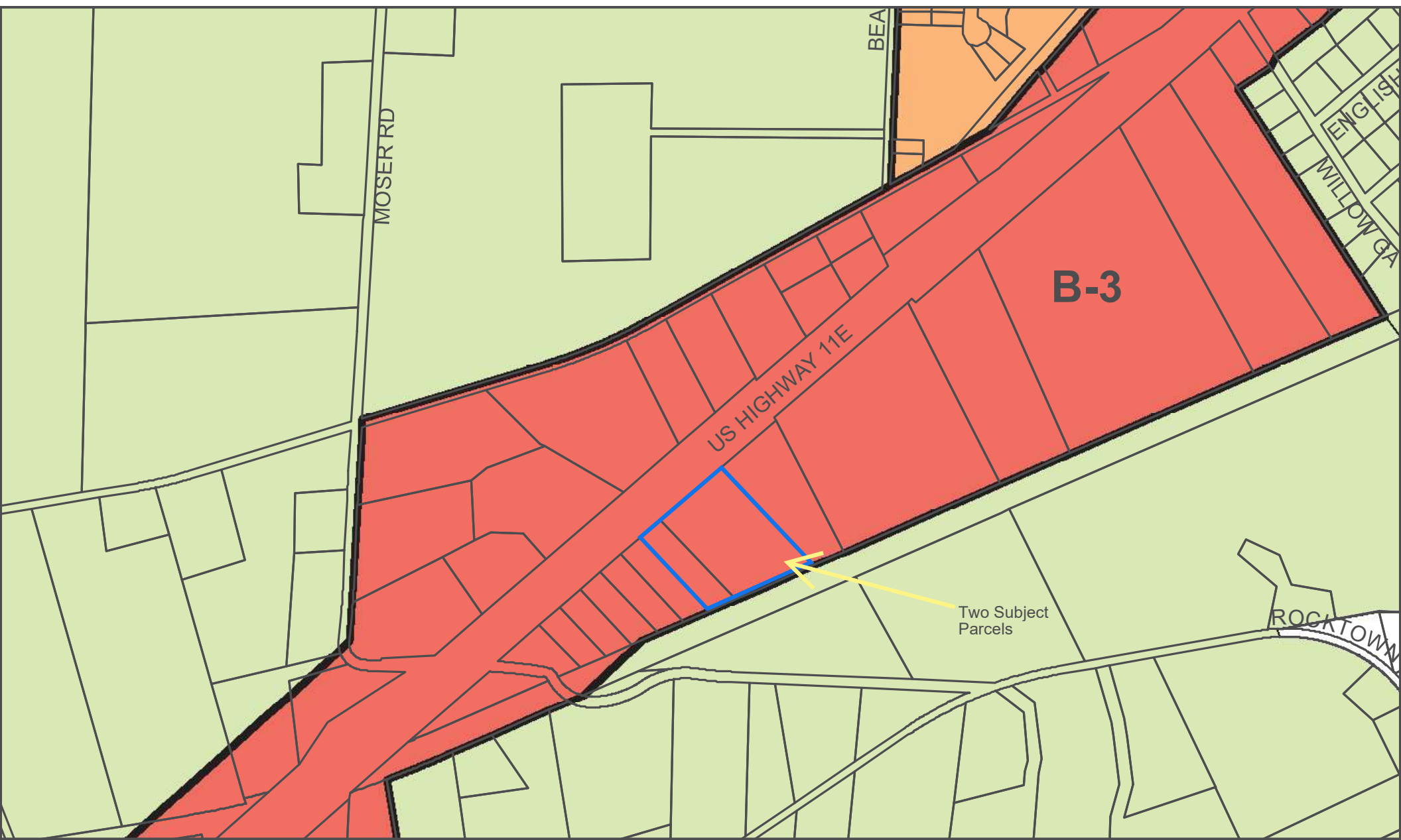
Date: December 12, 2025

County: JEFFERSON
Owner: COXTON HARMON J & WYNEMA S
Address: HWY 11-E E 1031
Parcel ID: 015D B 010.00
Deeded Acreage: 3.16
Calculated Acreage: 0
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Morristown-Hamblen GIS, © 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.



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 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: _____
 Owner: _____
 Owner: _____

CERTIFICATE 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.

County Health Officer or Authorized Representative Thereof: _____
 Date: _____

CERTIFICATE 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: _____
 Public Works Director and/or County Road Superintendent: _____

CERTIFICATE OF THE APPROVAL OF RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Jefferson City, TN, 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: _____
 Secretary, Jefferson City Regional Planning Commission: _____

CERTIFICATE OF THE APPROVAL OF 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: _____
 Name: _____

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.

ACCORDING TO:
 FEMA COMMUNITY PANEL NO. 47089C00084D
 ENTITLED: JEFFERSON CITY 470430
 BEARING AN EFFECTIVE DATE OF: 12/18/2008

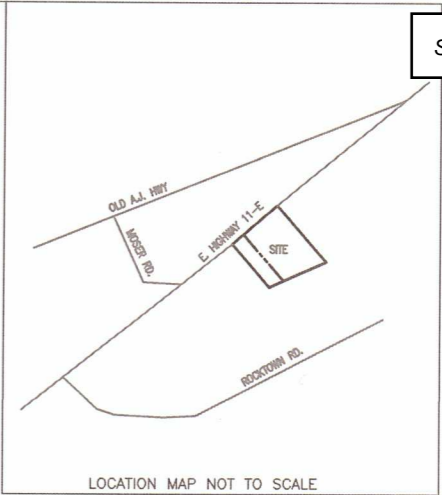
CERTIFICATE OF ACCURACY AND PRECISION
 I hereby certify that this is a category IV survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.

Part or All of this survey was performed using a CARLSON BRK7 MULTIPLE FREQUENCY RECEIVER.
 Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.
 Type of GPS field procedure: Real Time Kinematic Network
 Datum/Epoch: Horizontal-NAVD 83, Vertical-NAVD 88.
 Published/Fixed-control used: TDOT GNSS Reference Network
 Geoid Model: 2018
 Combined and factors: none applied

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



- LEGEND**
- IP IRON PIN
 - (F) EXISTING MONUMENTATION FOUND
 - (S) MONUMENTATION 1/2" IRON PIN SET NEW
 - WM WATER METER
 - PP ELECTRIC POLE
 - SP ELECTRIC SERVICE POLE
 - ⊙ POB Point of Beginning



NOTES:

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

UTILITY & DRAINAGE EASEMENTS: 15' ALONG ALL EXTERIOR LOT LINES AND RIGHT OF WAYS, AND 7.5' EACH SIDE OF ALL INTERIOR LOT LINES

SUBJECT TO SANITARY SEWER EASEMENT

ZONING: B-3

BUILDING SETBACKS:
 30' FRONT
 10' SIDE
 25' REAR

PROPERTY CONSISTS OF ONE LOT WITH A TOTAL AREA OF 4.09 ACRES.

PROPERTY OWNERS:
 HARMON & WYNEMA COXTON
 1031 E. HWY 11-E
 JEFFERSON CITY, TN. 37760
 CONTACT:
 STEVE HINTON
 757-869-9468

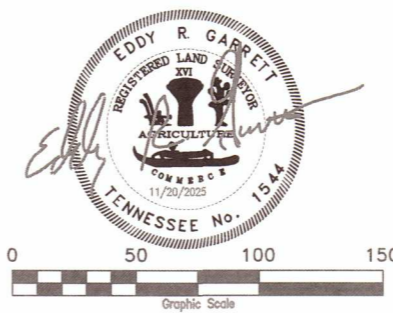
FINAL PLAT:
HARMON AND WYNEMA COXTON PROPERTY
 Located within the 4th district of JEFFERSON county, Tennessee
 PART OF within the city of JEFFERSON CITY
 SUBDIVISION: HARMON & COXTON LOT 1 (P.P. K SLIDE 3)
 Tax Map/Group/Parcel# 0150/B/008.00 Deed Ref: 1675/455
 Tax Map/Group/Parcel# 0150/B/010.00 Deed Ref: 895/116

GARRETT & ASSOCIATES
EDDY R. GARRETT, RLS#1544
 4839 SHADY RD., STRAWBERRY PLAINS, TN 37871
 PHONE: (865)-933-5622 FAX: (865)-933-1277
 EMAIL: GARRETT1544@BELLSOUTH.NET
 36°01'34.318" N
 -83°39'21.028" W

LAND SURVEYORS
 DATE 11/20/2025
 REVISIONS _____
 DRAWN BY TDH
 SCALE 1"= 50'
DRAWING NO. 25-302

CERTIFICATE 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.

20th DAY OF NOVEMBER, 2025
Eddy R. Garrett
 EDDY R. GARRETT, RLS NO. 1544





Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date DEC. 22, 2025

Date of Application DEC 4 2025

Name & Phone Number H.J. COXTON

- 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 :

SITE PLAN REVISION

11 COPIES OF SITE PLAN

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

Fee = \$ 25.00

H.J. Coxtan
 Applicant Signature

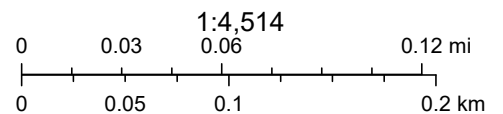
Payment Date: _____

Payment Method: _____



Date: December 12, 2025

County: JEFFERSON
 Owner: COXTON HARMON J & WYNEMA S
 Address: HWY 11-E E 1025
 Parcel ID: 015D B 008.00
 Deeded Acreage: 0.91
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023

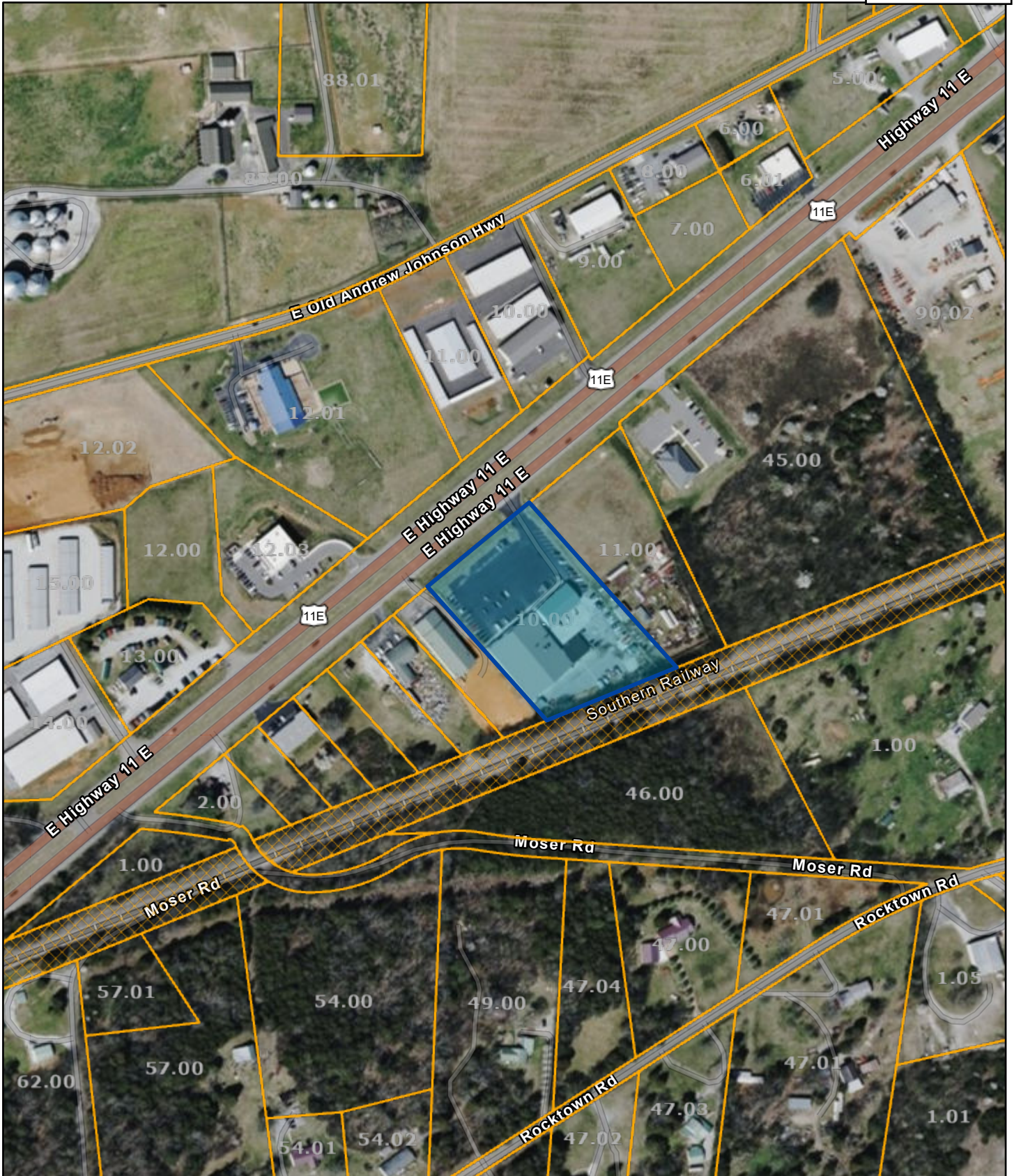


State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Morristown-Hamblen GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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.

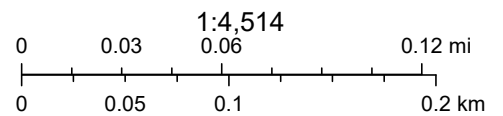
Jefferson County - Parcel: 015D B 010.00

Section 5, Item d.



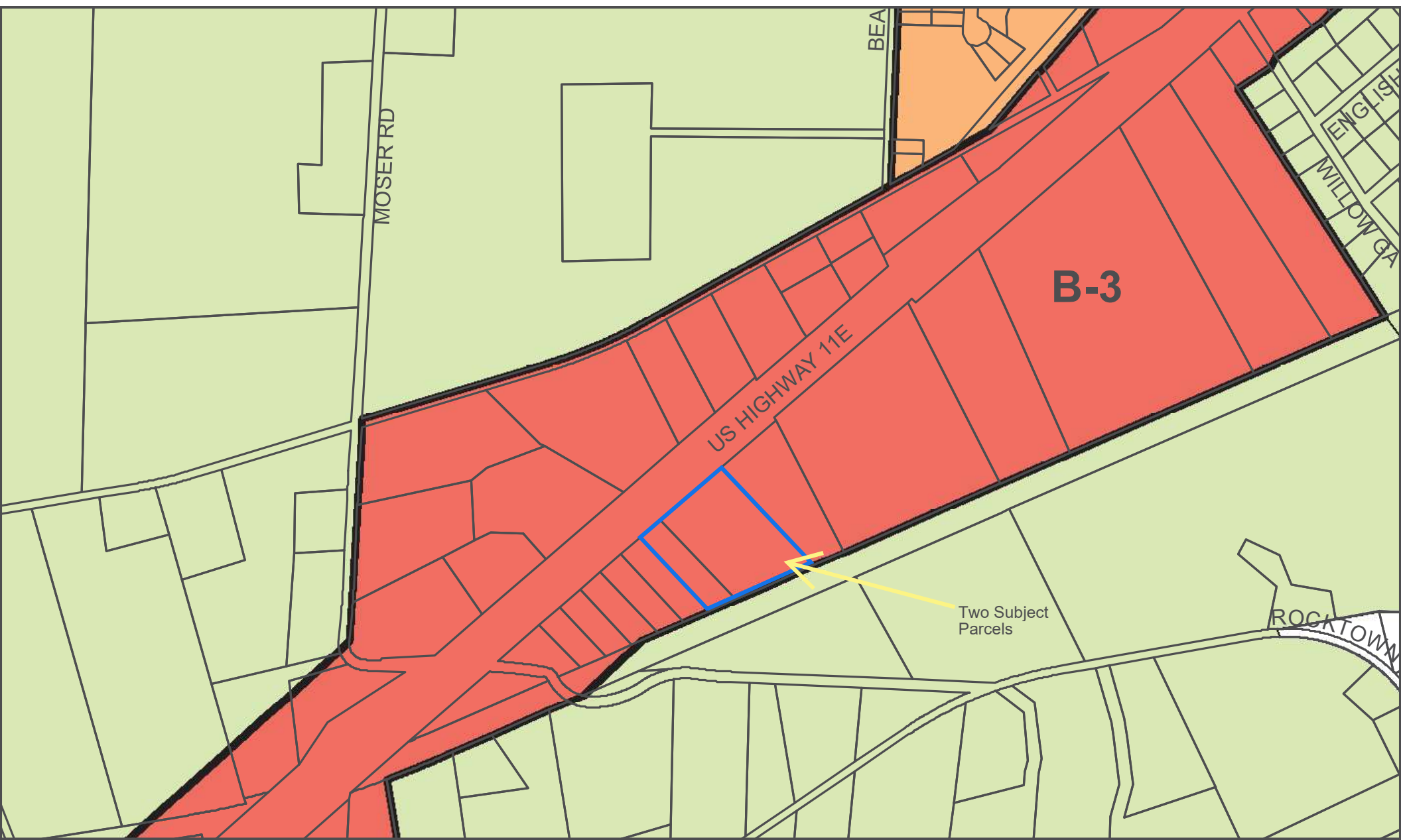
Date: December 12, 2025

County: JEFFERSON
Owner: COXTON HARMON J & WYNEMA S
Address: HWY 11-E E 1031
Parcel ID: 015D B 010.00
Deeded Acreage: 3.16
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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

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LEGEND

- IP IRON PIN
- (F) EXISTING MONUMENTATION FOUND
- (S) MONUMENTATION 1/2" IRON PIN SET NEW
- WM WATER METER
- EP ELECTRIC POLE
- SP ELECTRIC SERVICE POLE
- POB Point of Beginning

NOTES:

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

UTILITY & DRAINAGE EASEMENTS:
15' ALONG ALL EXTERIOR LOT LINES AND RIGHT OF WAYS, AND 7.5' EACH SIDE OF ALL INTERIOR LOT LINES

SUBJECT TO SANITARY SEWER EASEMENT

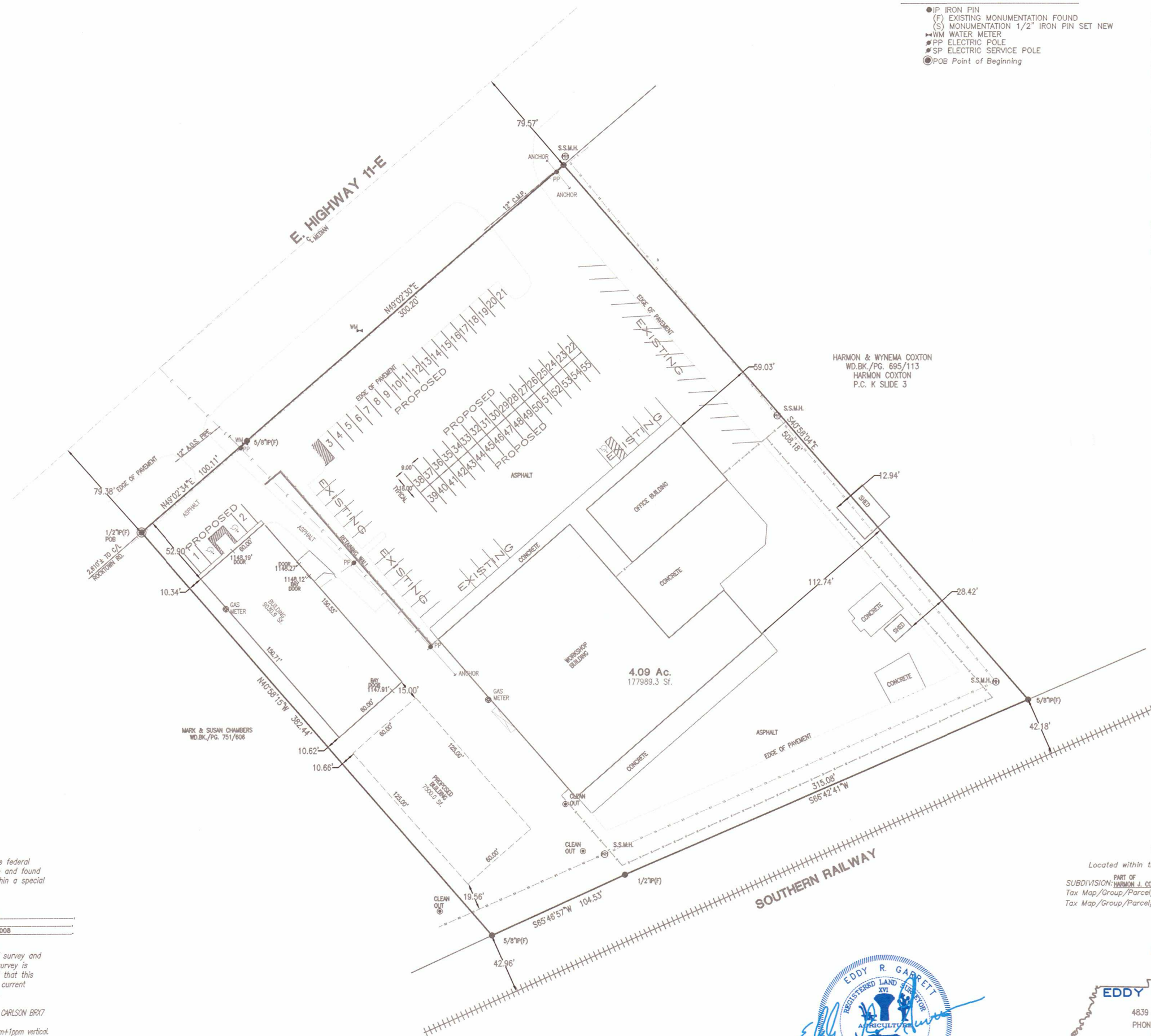
ZONING: B-3

PROPOSED PARKING:
2 HANDICAP
55 PARKING
57 TOTAL PARKING

BUILDING SETBACKS:
30' FRONT
10' SIDE
25' REAR

PROPERTY CONSISTS OF ONE LOT WITH A TOTAL AREA OF 4.09 ACRES.

PROPERTY OWNERS:
HARMON & WYNEMA COXTON
1031 E. HWY 11-E
JEFFERSON CITY, TN. 37760
CONTACT:
STEVE HINTON
757-869-9468



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.

ACCORDING TO:
FEMA COMMUNITY PANEL NO. 47089C0064D
ENTITLED: JEFFERSON CITY 47043D
BEARING AN EFFECTIVE DATE OF: 12/16/2008

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-NAVD 88.
Published/Fixed-control used: TDDT GNSS Reference Network
Geoid Model: 2018
Combined corrections: none applied

Eddy R. Garrett

SITE PLAN:

STEVE HINTON

Located within the 4th district of JEFFERSON county, Tennessee

PART OF within the city of JEFFERSON CITY
SUBDIVISION: HARMON & WYNEMA COXTON LOT 1 (P.C. K SLIDE 3)
Tax Map/Group/Parcel# 0150/B/008.00 Deed Ref: 1675/485
Tax Map/Group/Parcel# 0150/B/010.00 Deed Ref: 695/116

Bearing Base: Tn. State Grid

GARRETT & ASSOCIATES

EDDY R. GARRETT, RLS#1544

4839 SHADY RD., STAMBERY PLAINS, TN 37871
PHONE: (865)-933-5622 FAX: (865)-933-1277
EMAIL: GARRETT1544@BELL-SOUTH.NET

LAND SURVEYORS

DATE 11/20/2025

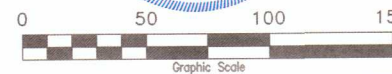
REVISIONS

DRAWN BY TDH



SCALE 1" = 50'

DRAWING NO. 25-302





Jefferson City Tennessee
Application to Appear - Planning Commission /
Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 12-22-2025

Date of Application 12-8-2025

Name & Phone Number Randy Corlew Welvoac Enterprises LLC

- 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 :
Storage Units located off Chuckey Road
These units are self storage and will provide
access off the one entrance existing

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

Fee = \$150

[Handwritten Signature]

Payment Date: 12/8/25

Payment Method: CC

Applicant Signature

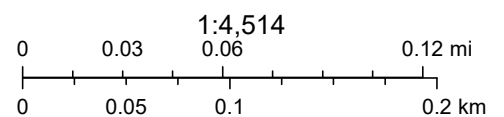
Jefferson County - Parcel: 015 082.09

Section 5, Item e.



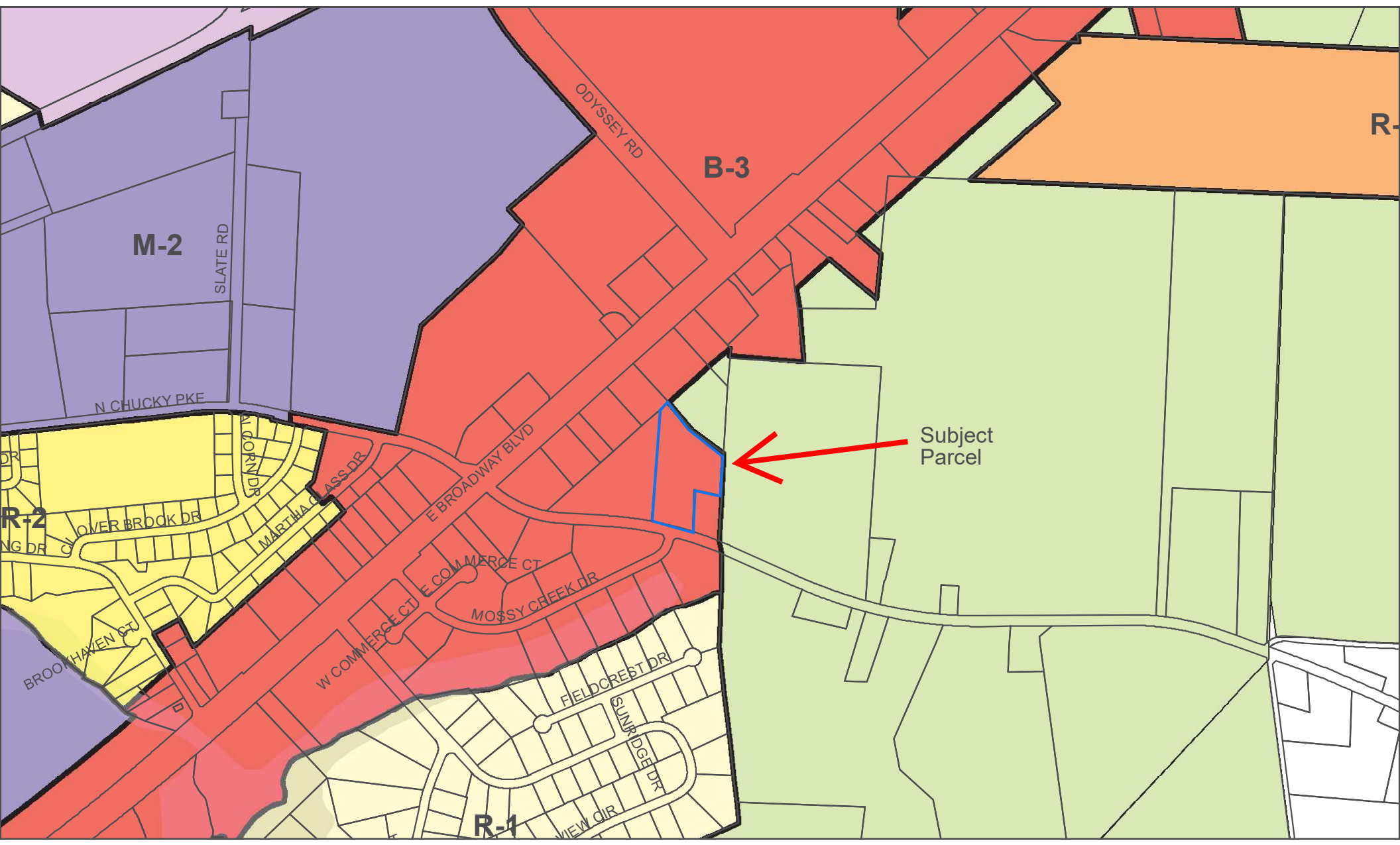
Date: December 12, 2025

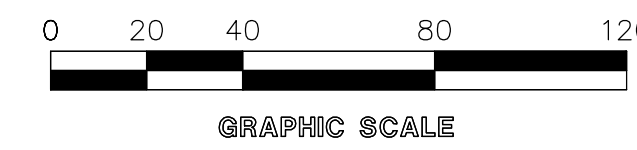
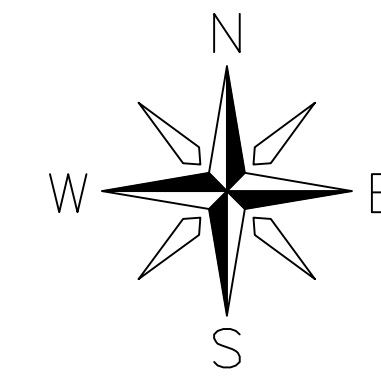
County: JEFFERSON
Owner: CROWN HILL ENTERPRISES LLC
Address: CHUCKY PK N
Parcel ID: 015 082.09
Deeded Acreage: 4.44
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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

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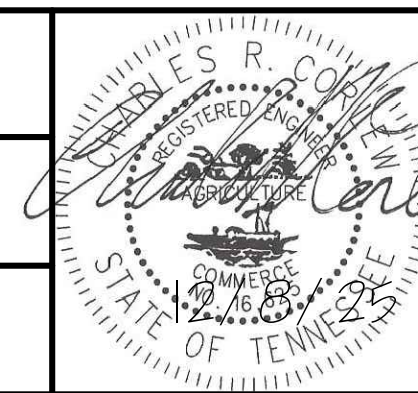




NUMBER:	DESCRIPTION OF REVISION:	DATE:

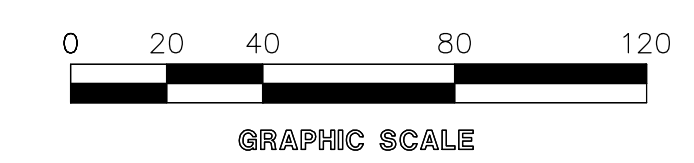
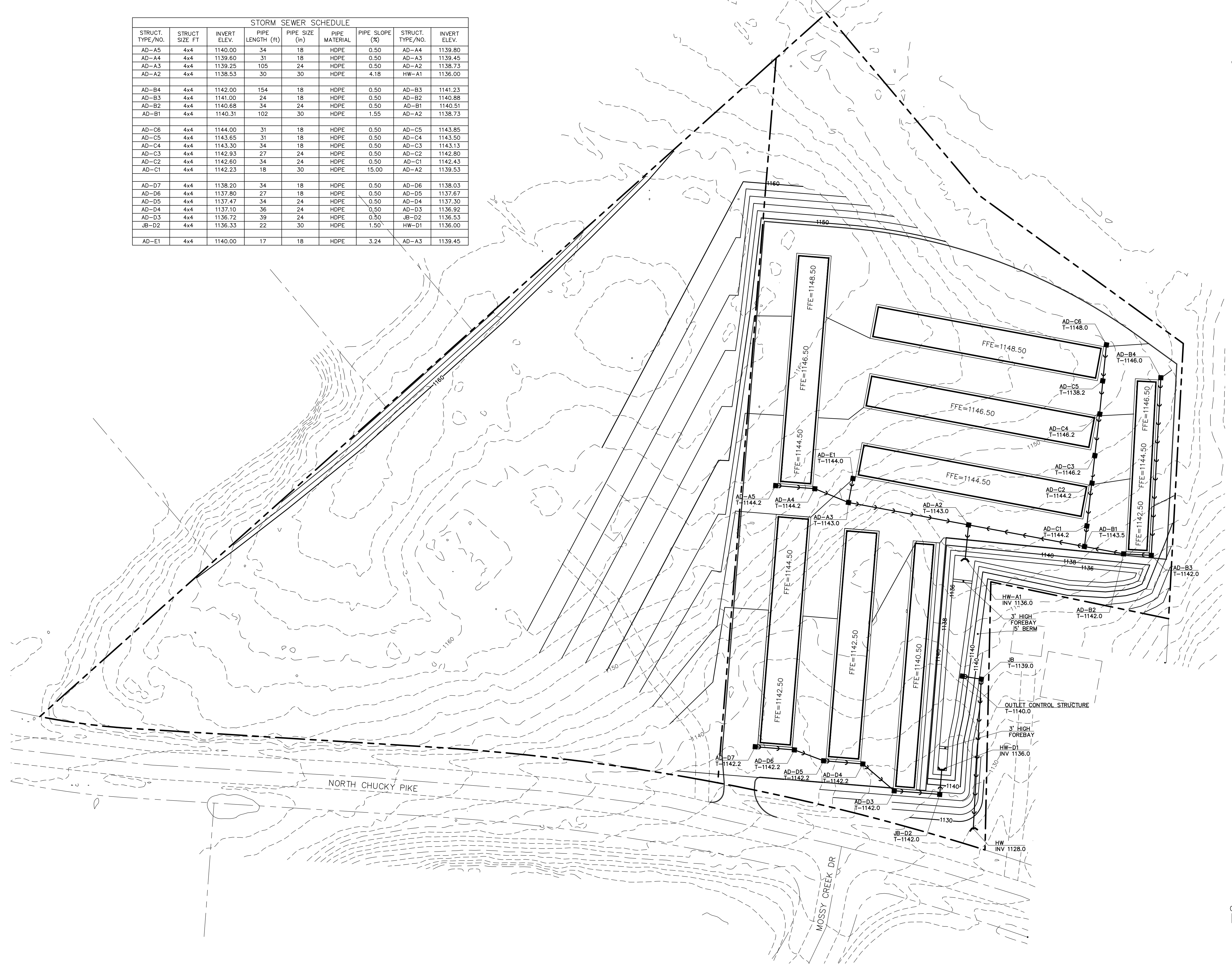
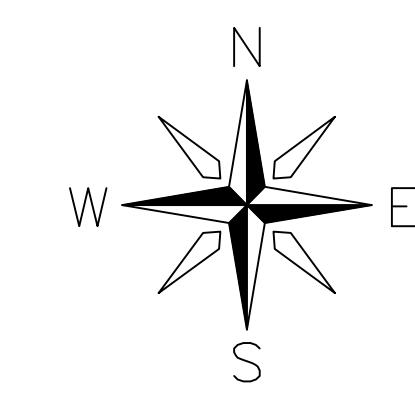
WELROC ENTERPRISES LLC
 Consulting · Development · Engineering
 4944 COTTON WOOD LANE
 MORRISTOWN, TENNESSEE, 37814

SITE LAYOUT PLAN
NORTH CHUCKY PIKE
JEFFERSON CITY, TENNESSEE



SCALE:	1" = 40'
DATE:	12/8/25
DRAWN BY:	SCH
CHECKED BY:	CRC
SHEET:	1 OF 8

STORM SEWER SCHEDULE									
STRUCT. TYPE/NO.	STRUCT. SIZE FT	INVERT ELEV.	PIPE LENGTH (ft)	PIPE SIZE (in)	PIPE MATERIAL	PIPE SLOPE (%)	STRUCT. TYPE/NO.	INVERT ELEV.	
AD-A5	4x4	1140.00	34	18	HDPE	0.50	AD-A4	1139.80	
AD-A4	4x4	1139.60	31	18	HDPE	0.50	AD-A3	1139.45	
AD-A3	4x4	1139.25	105	24	HDPE	0.50	AD-A2	1138.73	
AD-A2	4x4	1138.53	30	30	HDPE	4.18	HW-A1	1136.00	
AD-B4	4x4	1142.00	154	18	HDPE	0.50	AD-B3	1141.23	
AD-B3	4x4	1141.00	24	18	HDPE	0.50	AD-B2	1140.88	
AD-B2	4x4	1140.68	34	24	HDPE	0.50	AD-B1	1140.51	
AD-B1	4x4	1140.31	102	30	HDPE	1.55	AD-A2	1138.73	
AD-C6	4x4	1144.00	31	18	HDPE	0.50	AD-C5	1143.85	
AD-C5	4x4	1143.65	31	18	HDPE	0.50	AD-C4	1143.50	
AD-C4	4x4	1143.30	34	18	HDPE	0.50	AD-C3	1143.13	
AD-C3	4x4	1142.93	27	24	HDPE	0.50	AD-C2	1142.80	
AD-C2	4x4	1142.60	34	24	HDPE	0.50	AD-C1	1142.43	
AD-C1	4x4	1142.23	18	30	HDPE	15.00	AD-A2	1139.53	
AD-D7	4x4	1138.20	34	18	HDPE	0.50	AD-D6	1138.03	
AD-D6	4x4	1137.80	27	18	HDPE	0.50	AD-D5	1137.67	
AD-D5	4x4	1137.47	34	24	HDPE	0.50	AD-D4	1137.30	
AD-D4	4x4	1137.10	36	24	HDPE	0.50	AD-D3	1136.92	
AD-D3	4x4	1136.72	39	24	HDPE	0.50	JB-D2	1136.53	
JB-D2	4x4	1136.33	22	30	HDPE	1.50	HW-D1	1136.00	
AD-E1	4x4	1140.00	17	18	HDPE	3.24	AD-A3	1139.45	



NUMBER:	DESCRIPTION OF REVISION:	DATE:

WELROC ENTERPRISES LLC
 Consulting · Development · Engineering
 4944 COTTON WOOD LANE
 MORRISTOWN, TENNESSEE, 37814

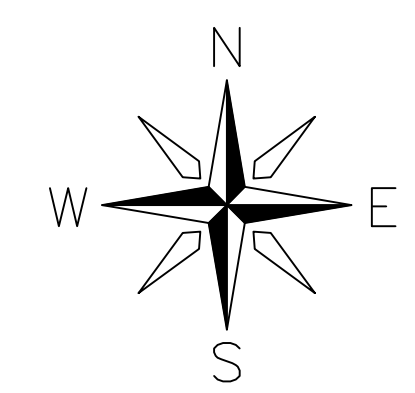
GRADING & DRAINAGE PLAN
NORTH CHUCKY PIKE
JEFFERSON CITY, TENNESSEE



SCALE:	1" = 40'
DATE:	12/8/25
DRAWN BY:	SCH
CHECKED BY:	CRC
SHEET:	2 OF 8



LOCATION MAP
NOT TO SCALE

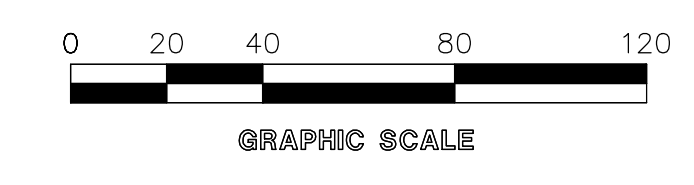


EROSION CONTROL LEGEND

SYMBOL	LEGEND
CE	CONSTRUCTION EXIT
DV	DIVERSION SWALE
OP	OUTLET PROTECTION
SF	SILT FENCE
SB	SEDIMENT BASIN
SCT	STONE CHECK DAM
IP	INLET PROTECTION
DB	DIVERSION BERM
TST	SEDIMENT TRAP
NS	NATURAL SWALES
CWA	CONCRETE WASH-OUT AREA
- - -	EXISTING DRAINAGE DIVIDE
---	LIMITS OF DISTURBANCE

TEMPORARY COVER SEEDING MIXTURES

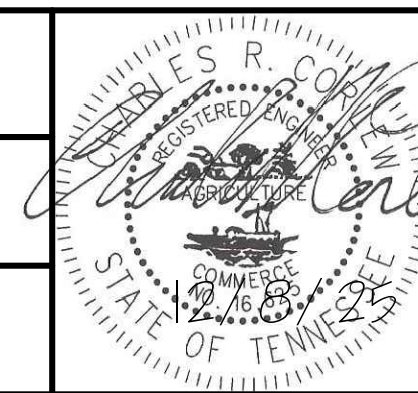
Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan - Sorghum	100%
May 1 to July 15	Starr Millet	100%
July 15 to January 1	Bulbous Rye	67%
	Italian Rye	33%



NUMBER:	DESCRIPTION OF REVISION:	DATE:

WELROC ENTERPRISES LLC
 Consulting · Development · Engineering
 4944 COTTON WOOD LANE
 MORRISTOWN, TENNESSEE, 37814

EROSION CONTROL PHASE I
NORTH CHUCKY PIKE
JEFFERSON CITY, TENNESSEE



SCALE: 1" = 40'
 DATE: 12/8/25
 DRAWN BY: SCH
 CHECKED BY: CRC
 SHEET: 3 OF 8

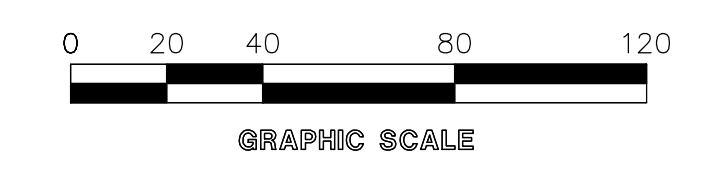
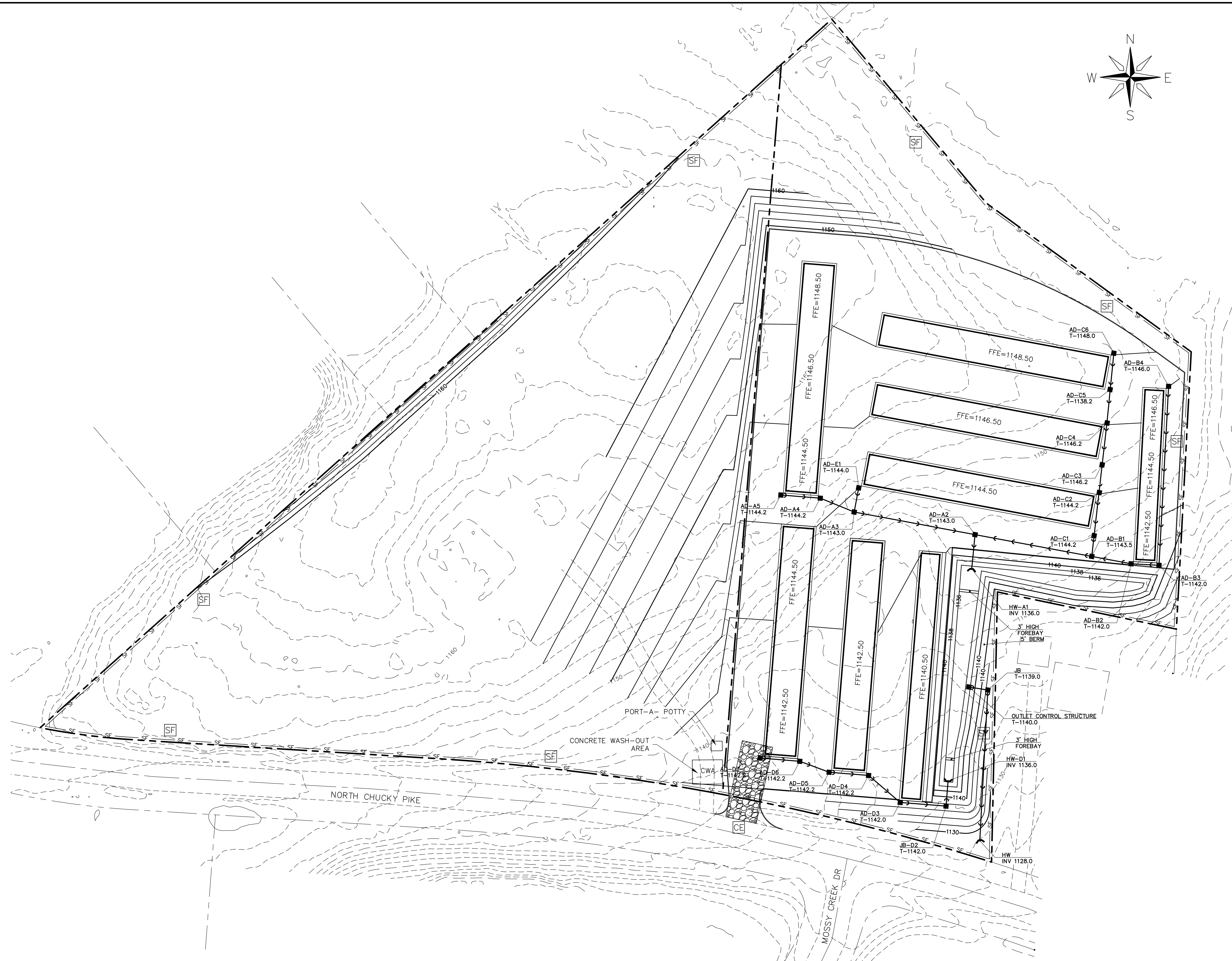


LOCATION MAP

NOT TO SCALE

EROSION CONTROL LEGEND	
SYMBOL	LEGEND
[CE]	CONSTRUCTION EXIT
[DV]	DIVERSION SWALE
[OP]	OUTLET PROTECTION
[SF]	SILT FENCE
[SB]	SEDIMENT BASIN
[SCD]	STONE CHECK DAM
[IP]	INLET PROTECTION
[DB]	DIVERSION BERM
[TST]	SEDIMENT TRAP
[NS]	NATURAL SWALES
[CWA]	CONCRETE WASH-OUT AREA
- - -	EXISTING DRAINAGE DIVIDE
—	LIMITS OF DISTURBANCE

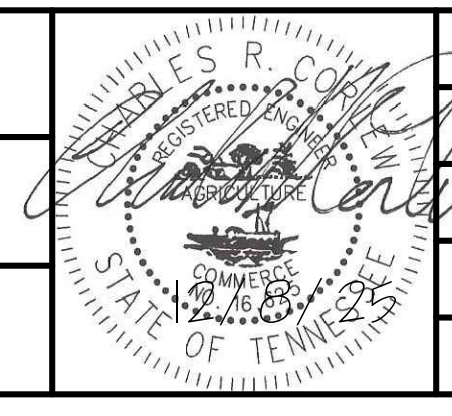
PERMANENT COVER SEEDING MIXTURES		
Seeding Dates	Grass Seed	Percentages
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Lespedeza	15%
	English Rye	5%
June 1 to August 15	Kentucky 31 Fescue	55%
	English Rye	20%
	Korean Lespedeza	15%
	German Millet	10%
August 1 to December 1	Bermudagrass (hulled)	70%
	Annual Lespedeza	30%
August 1 to December 1	Kentucky 31 Fescue	70%
	English Rye	20%
	White Clover	10%
February 1 to December 1	Kentucky 31 Fescue	70%
	Crown Vetch	25%
	English Rye	5%



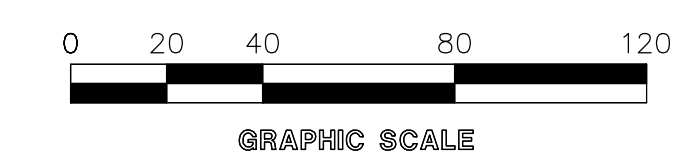
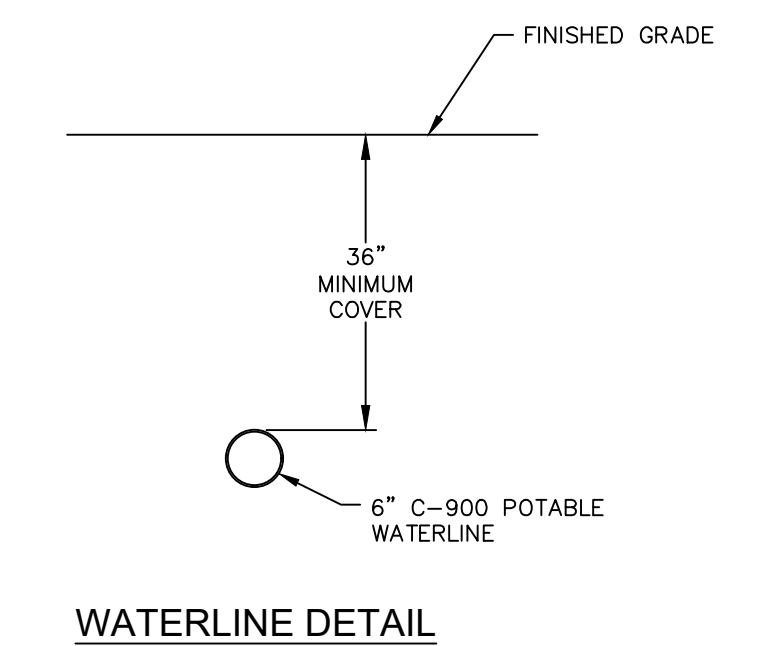
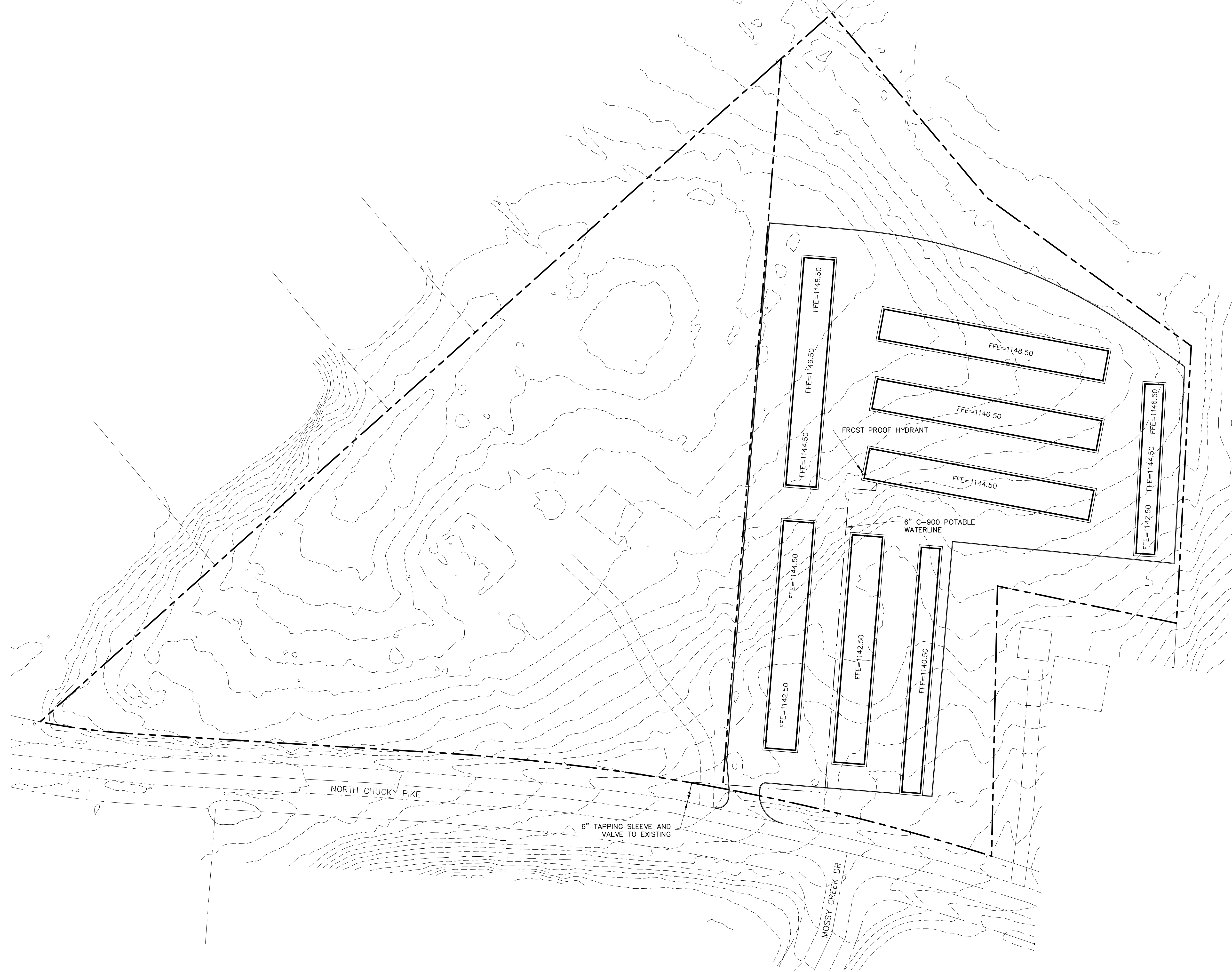
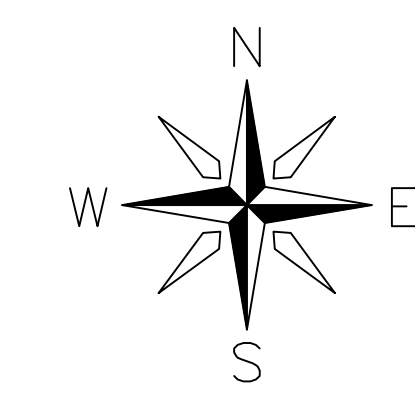
NUMBER	DESCRIPTION OF REVISION	DATE

WELROC ENTERPRISES LLC
 Consulting · Development · Engineering
 4944 COTTON WOOD LANE
 MORRISTOWN, TENNESSEE, 37814

EROSION CONTROL PHASE II
NORTH CHUCKY PIKE
JEFFERSON CITY, TENNESSEE



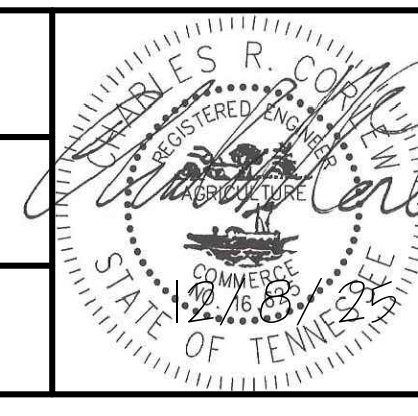
SCALE: 1" = 40'
 DATE: 12/8/25
 DRAWN BY: SCH
 CHECKED BY: CRC
 SHEET: 4 OF 8



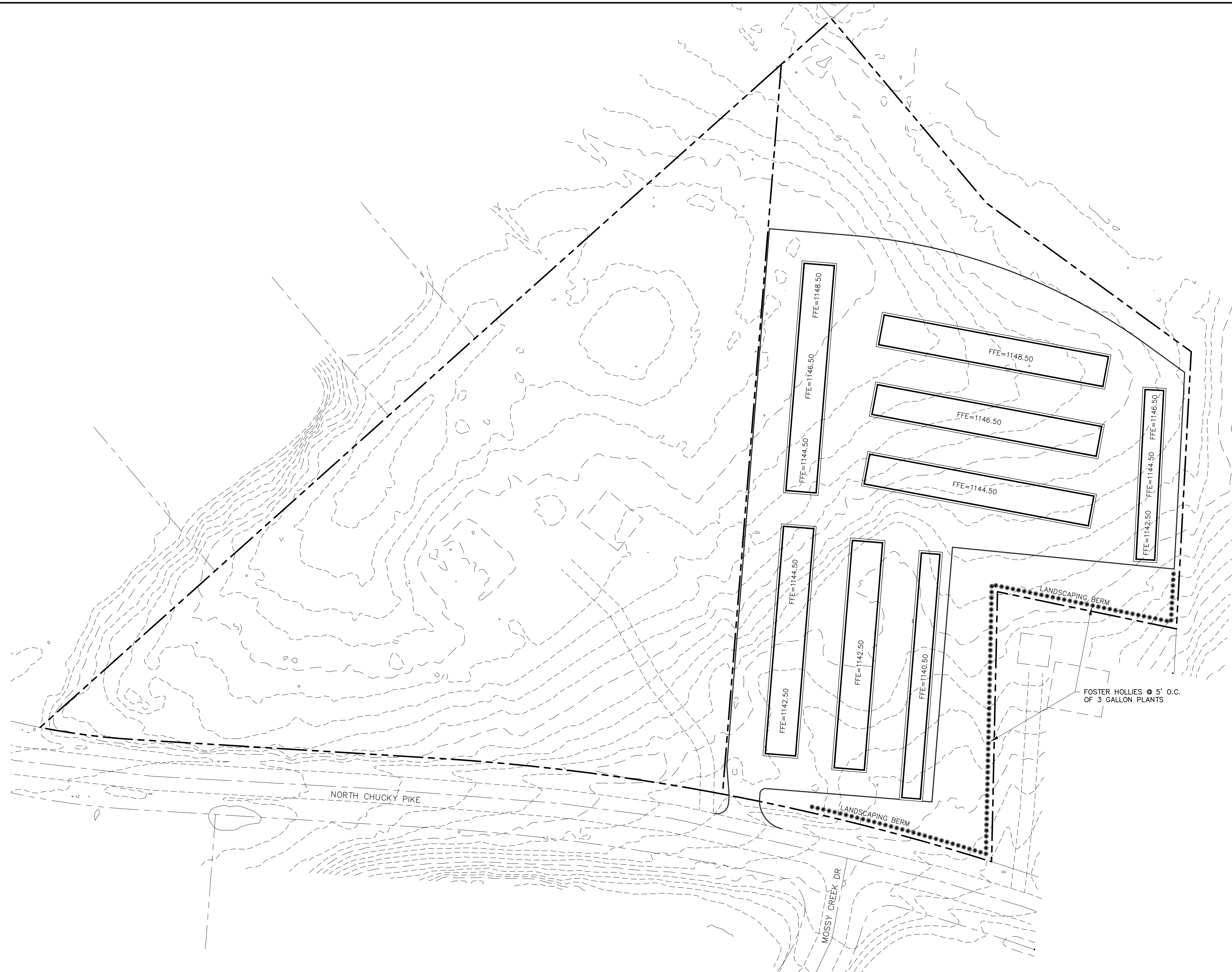
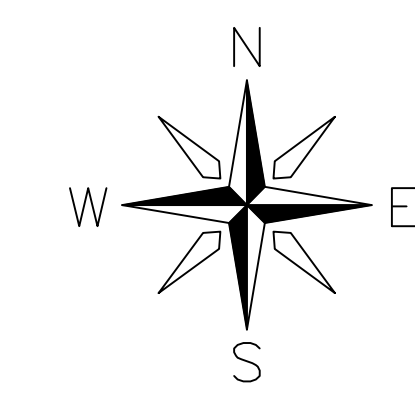
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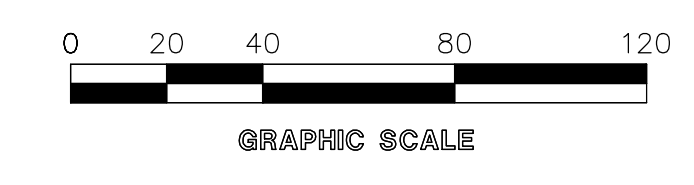
UTILITY PLAN
 NORTH CHUCKY PIKE
 JEFFERSON CITY, TENNESSEE



SCALE:	1" = 40'
DATE:	12/8/25
DRAWN BY:	SCH
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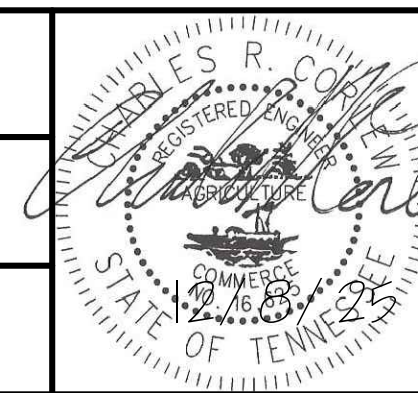
NOTE:
THE OWNER WILL LEAVE THE EXISTING
NATURAL BORDERS ON THE NORTH AND
EAST SIDE AND ADD LANDSCAPING ON
THE SOUTH SIDE ONLY AS EVENTUALLY
HE EXPANDS THE WEST.



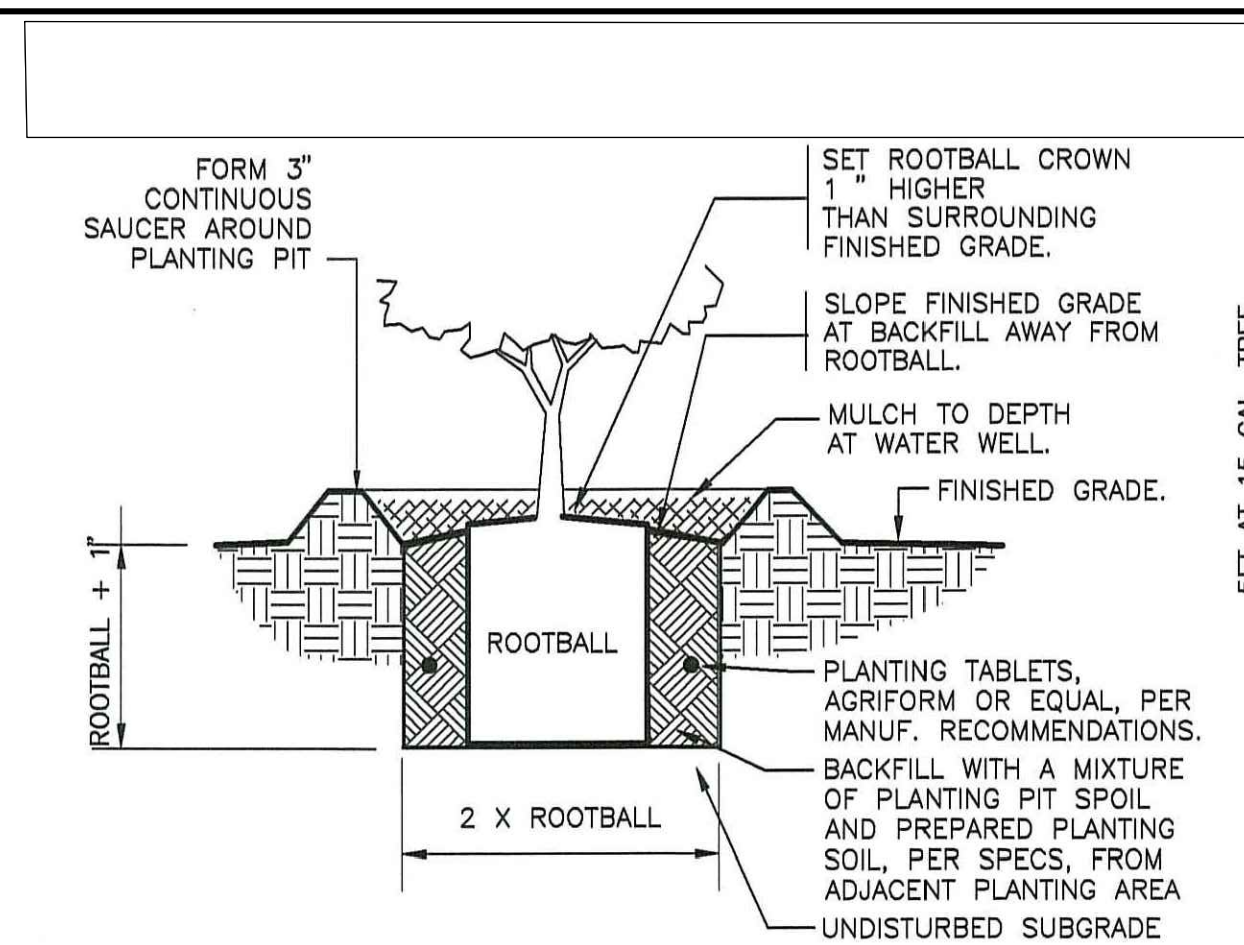
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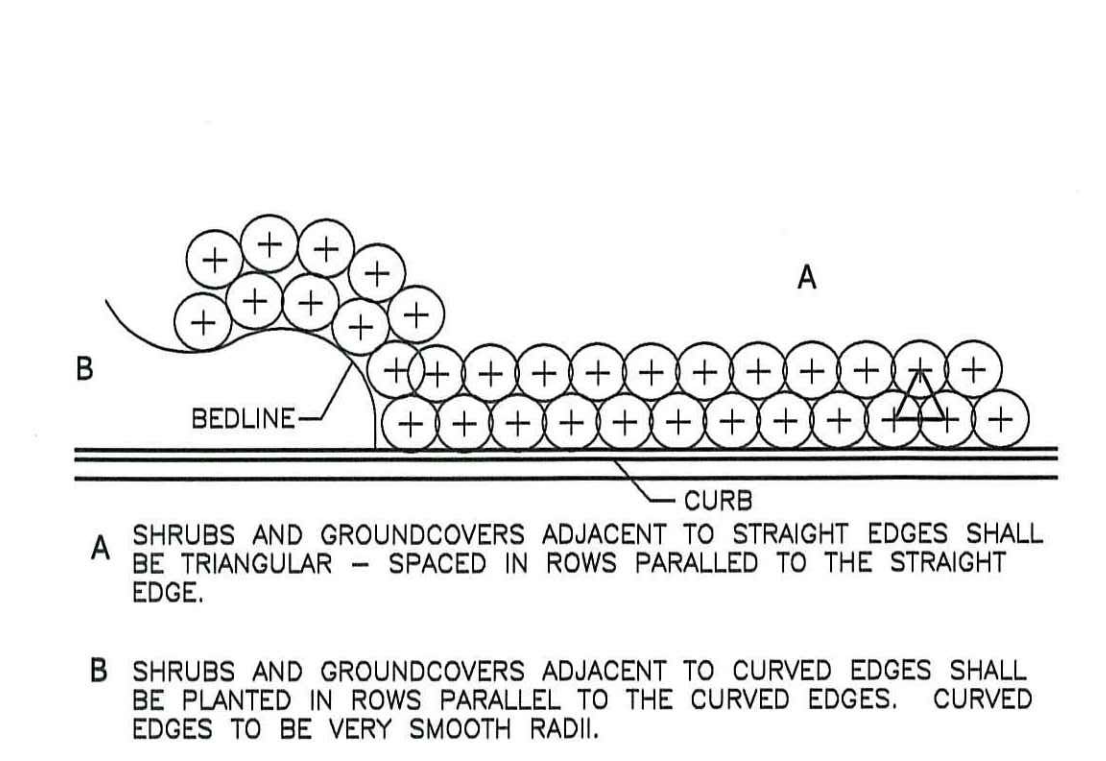
LANDSCAPING PLAN
 NORTH CHUCKY PIKE
 JEFFERSON CITY, TENNESSEE



SCALE:	1" = 40'
DATE:	12/8/25
DRAWN BY:	SCH
CHECKED BY:	CRC
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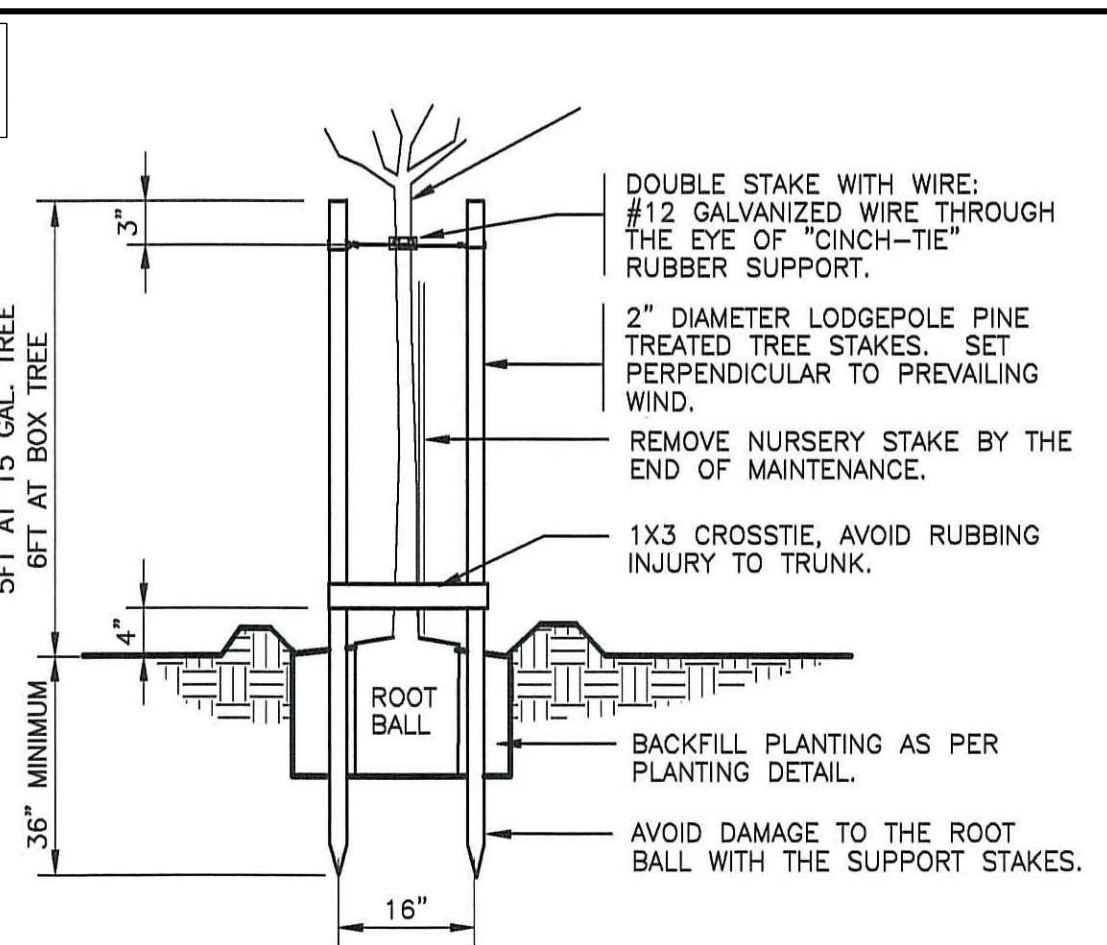
3 SHRUB PLANTING
1" = 1'-0"
DETAIL-FILE



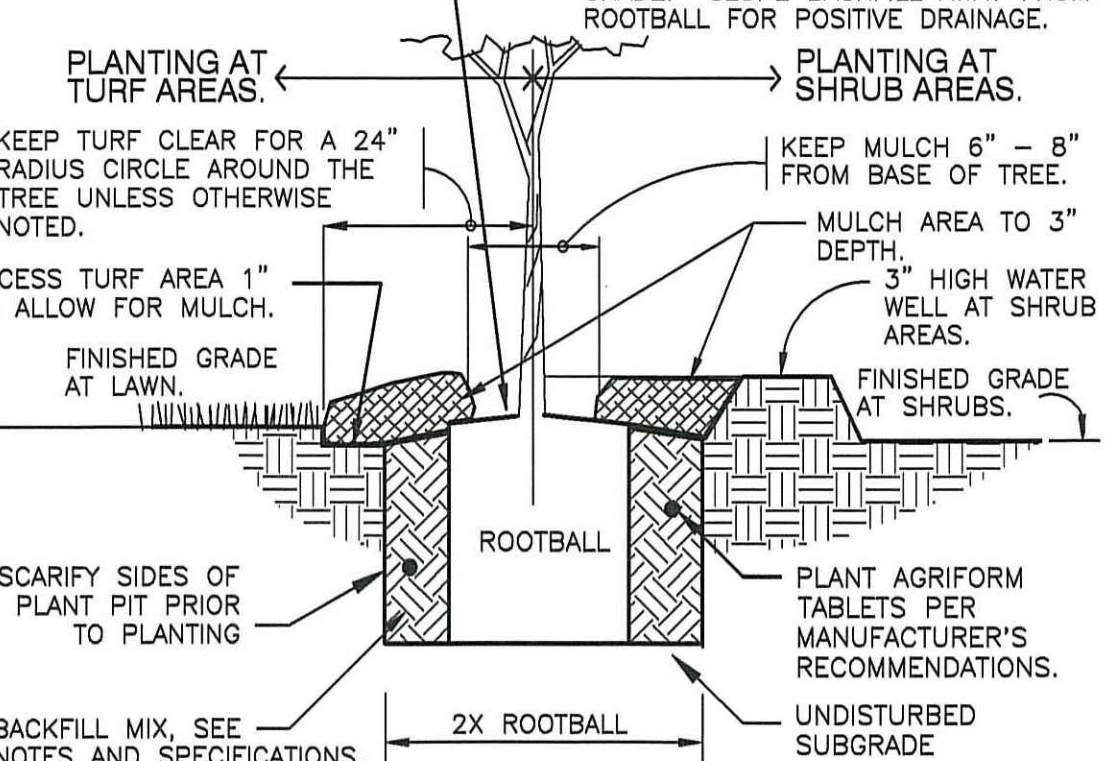
4 TYPICAL PLANT SPACING
1" = 1'-0"
329399-04

- 1 GENERAL PLANTING NOTES**
1" = 1"
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
 - ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.
 - LANDSCAPE AREA SOIL PREPARATION**
 - SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
 - INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
 - RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - WATER THOROUGHLY AFTER PLANTING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

1 GENERAL PLANTING NOTES
1" = 1"
329399-05



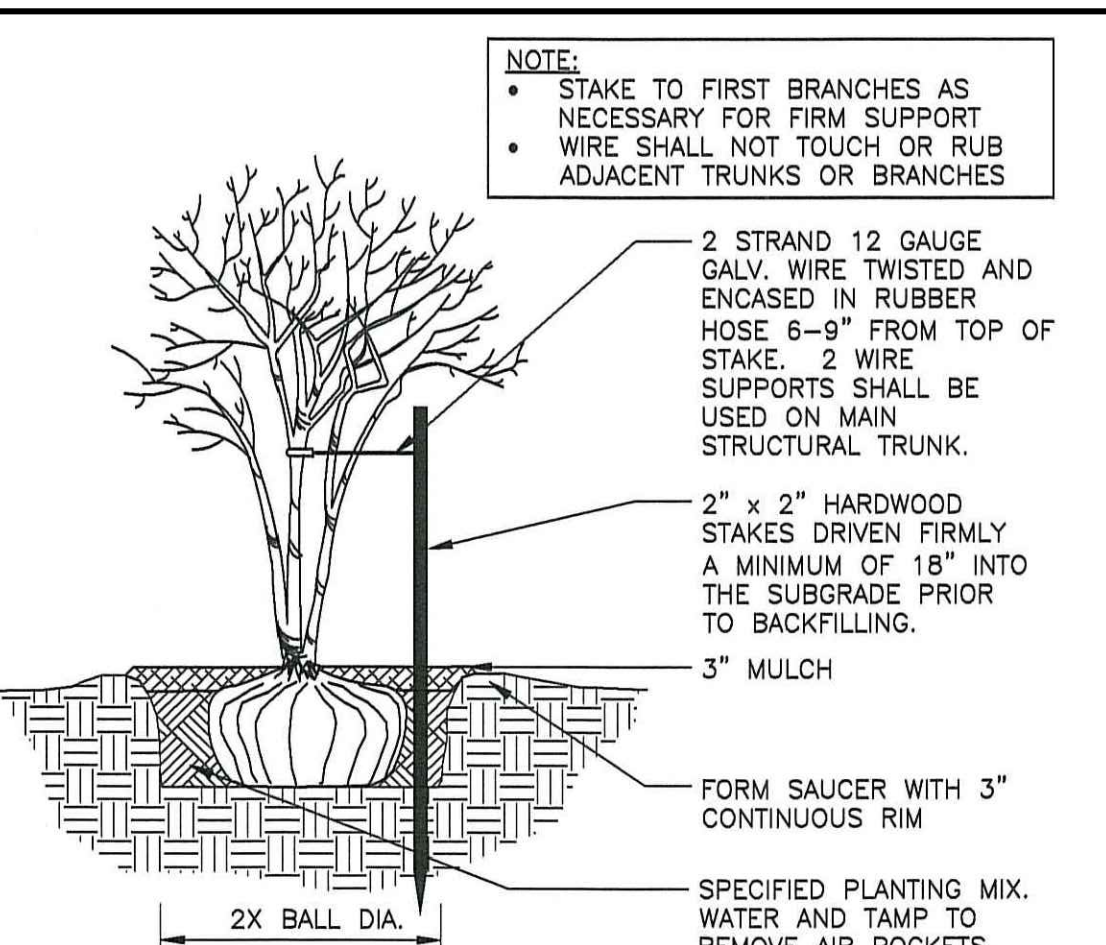
6 TRENCH EDGE
3" = 1'-0"
329413.23-02



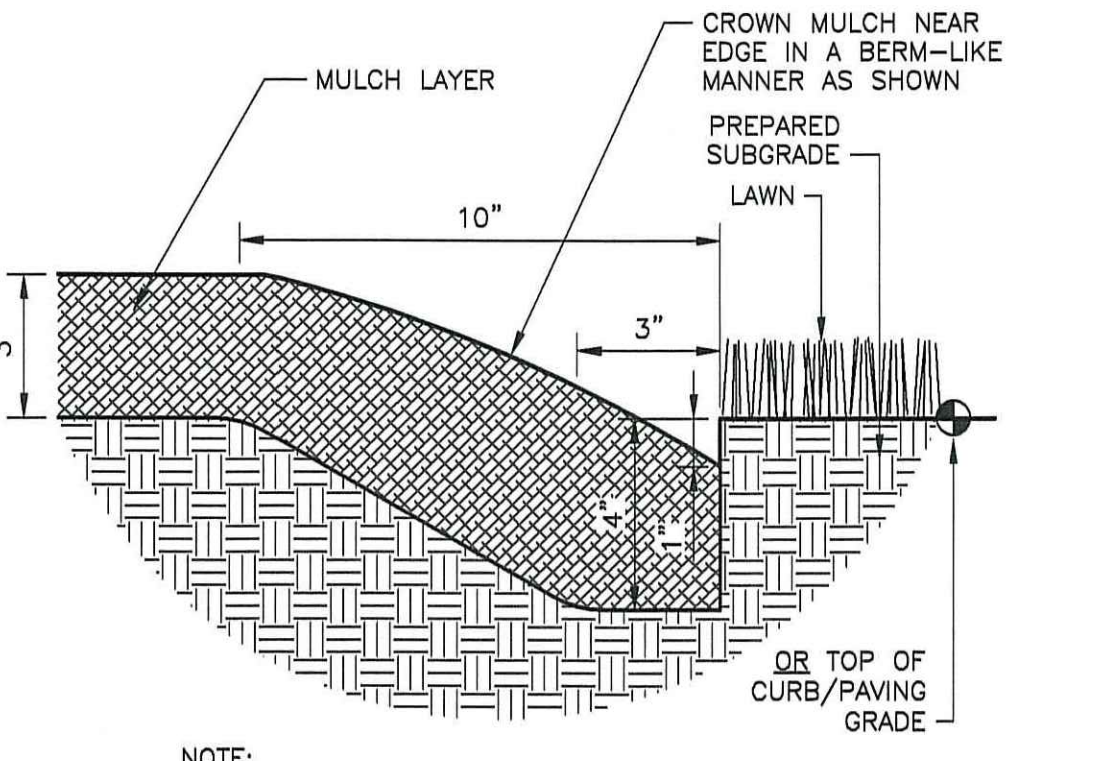
7 MULTI-TRUNK TREE STAKING
1/2" = 1'-0"
329343-01

- 2 TREE PLANTING DOUBLE STAKE**
1" = 12"
329343.19-03
- PLANT MATERIAL AND PLANTING
 - PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
 - ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
 - PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERMEN, INC.
 - UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
 - FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
 - NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OR DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
 - ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:
 - 3" DEPTH PINE BARK
 - 4" DEPTH SHREDDED HARDWOOD MULCH
 - 3" DEPTH LOCAL STONE MULCH
 - TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
 - TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
 - ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.

2 TREE PLANTING DOUBLE STAKE
1" = 12"
329343.19-03



5 GROUNDCOVER PLANTING
3" = 1'-0"
329313-01



3 SHRUB PLANTING
1" = 1'-0"
DETAIL-FILE

- 3 SHRUB PLANTING**
1" = 1'-0"
DETAIL-FILE
- FORM 3" CONTINUOUS SAUCER AROUND PLANTING PIT
 - SET ROOTBALL CROWN 1" HIGHER THAN SURROUNDING FINISHED GRADE.
 - SLOPE FINISHED GRADE AT BACKFILL AWAY FROM ROOTBALL.
 - MULCH TO DEPTH AT WATER WELL.
 - FINISHED GRADE.
 - PLANTING TABLETS, AGRIFORM OR EQUAL, PER MANUF. RECOMMENDATIONS.
 - BACKFILL WITH A MIXTURE OF PLANTING PIT SPOIL AND PREPARED PLANTING SOIL, PER SPECS, FROM ADJACENT PLANTING AREA UNDISTURBED SUBGRADE
 - 2 X ROOTBALL
 - UNDISTURBED SUBGRADE

3 SHRUB PLANTING
1" = 1'-0"
DETAIL-FILE

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LANDSCAPING DETAILS

NORTH CHUCKY PIKE

JEFFERSON CITY, TENNESSEE

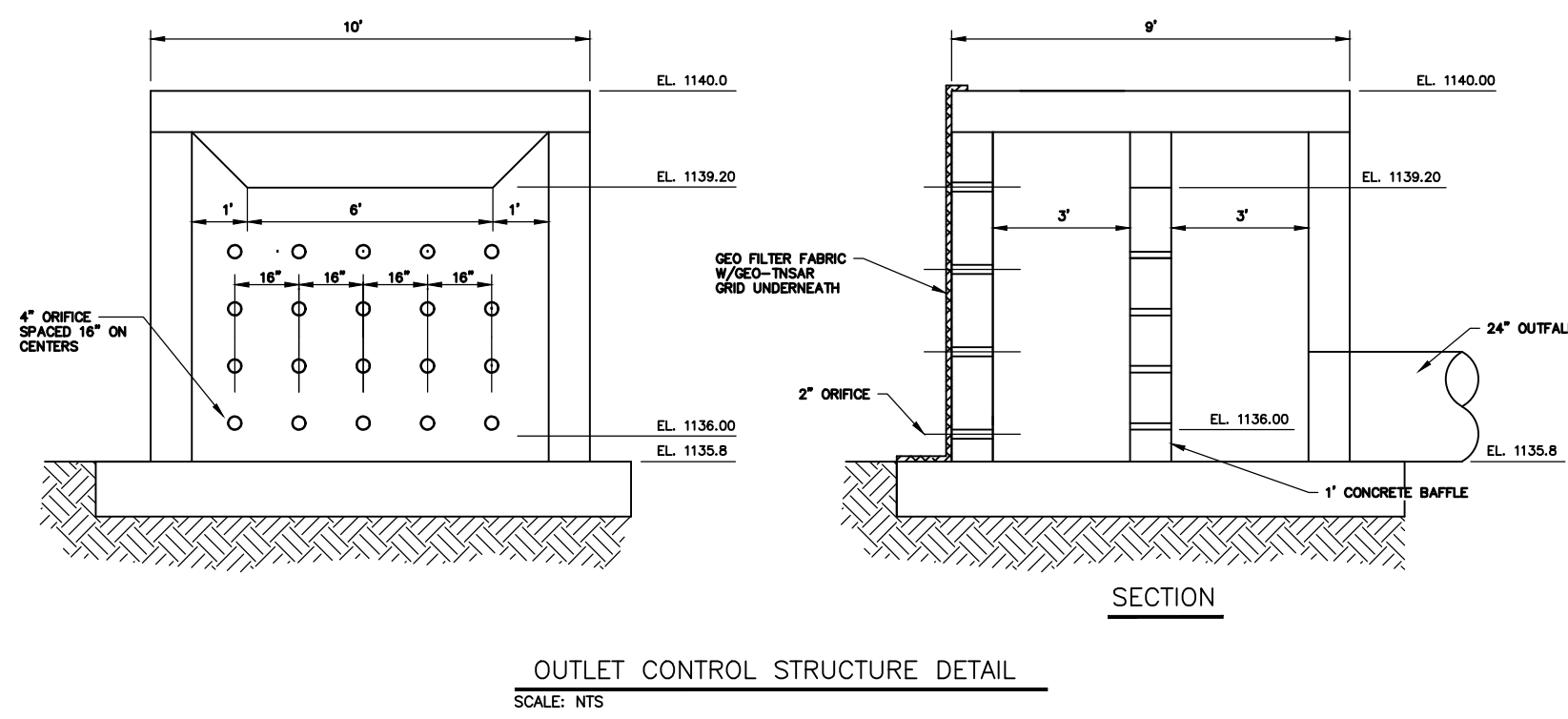
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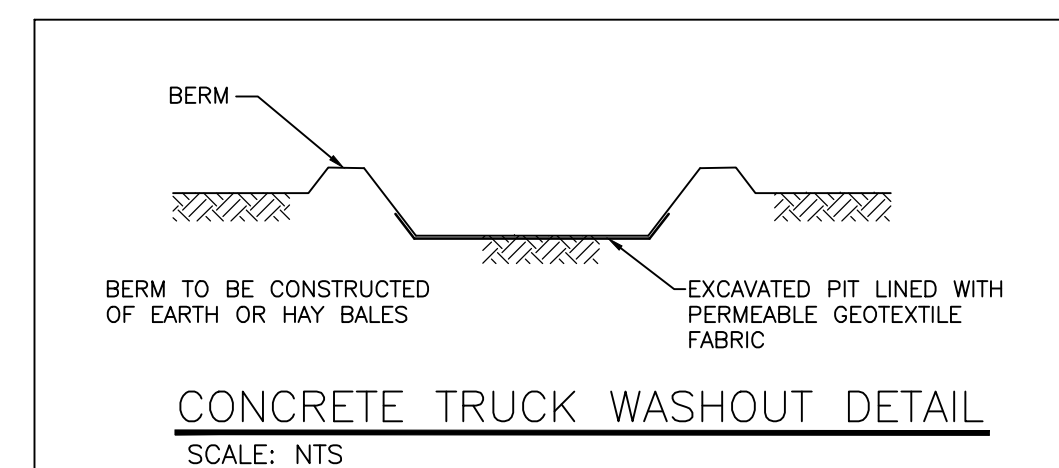


GRADING AND DRAINAGE NOTES

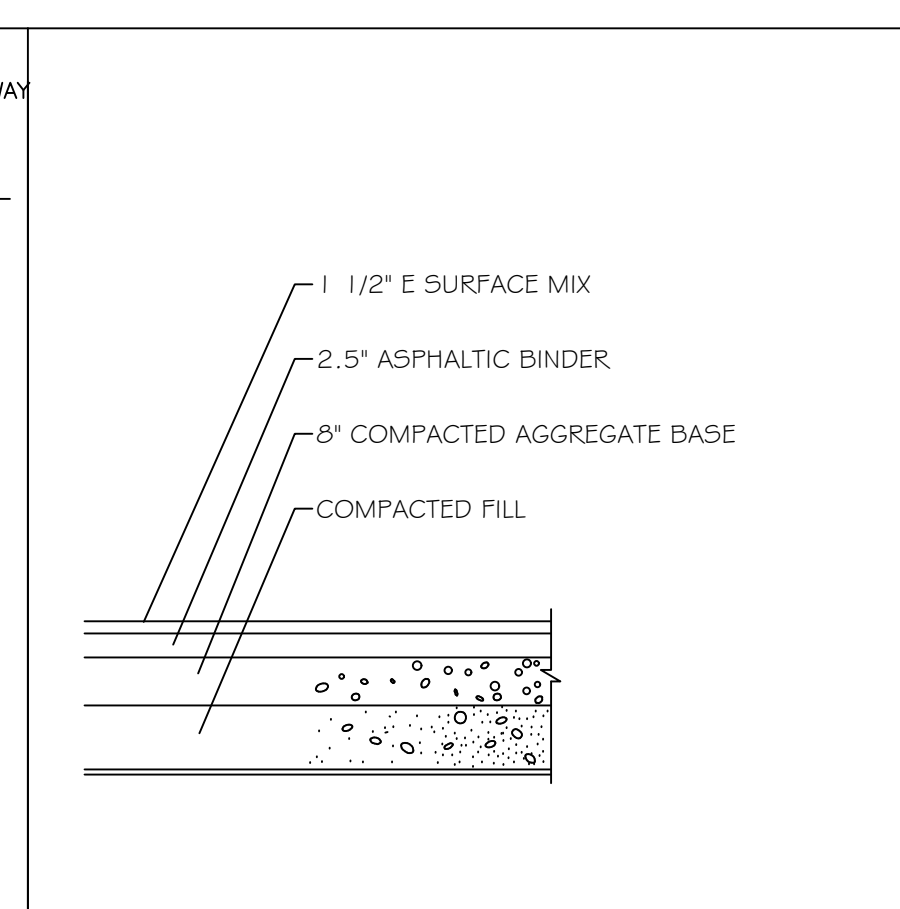
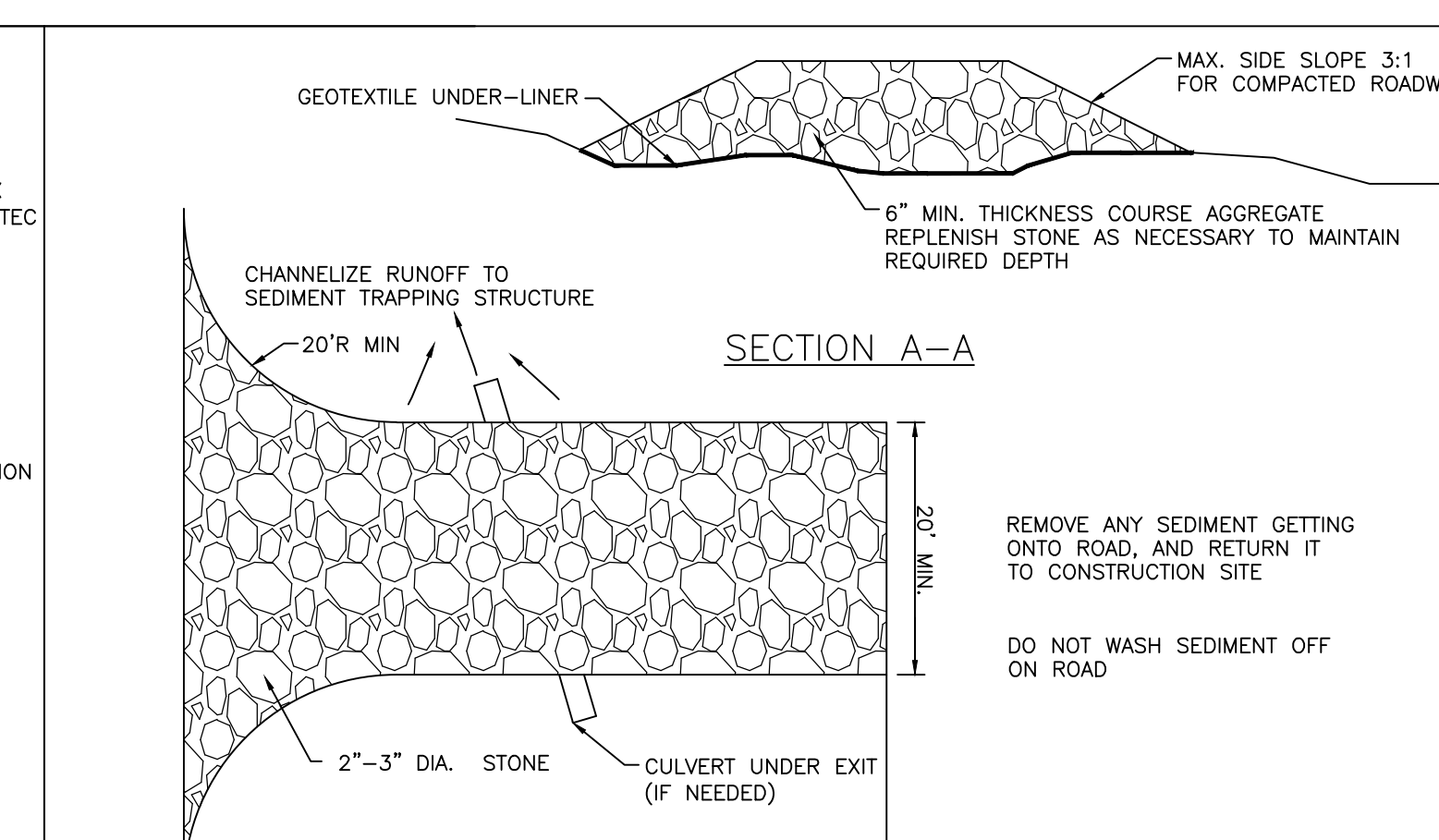
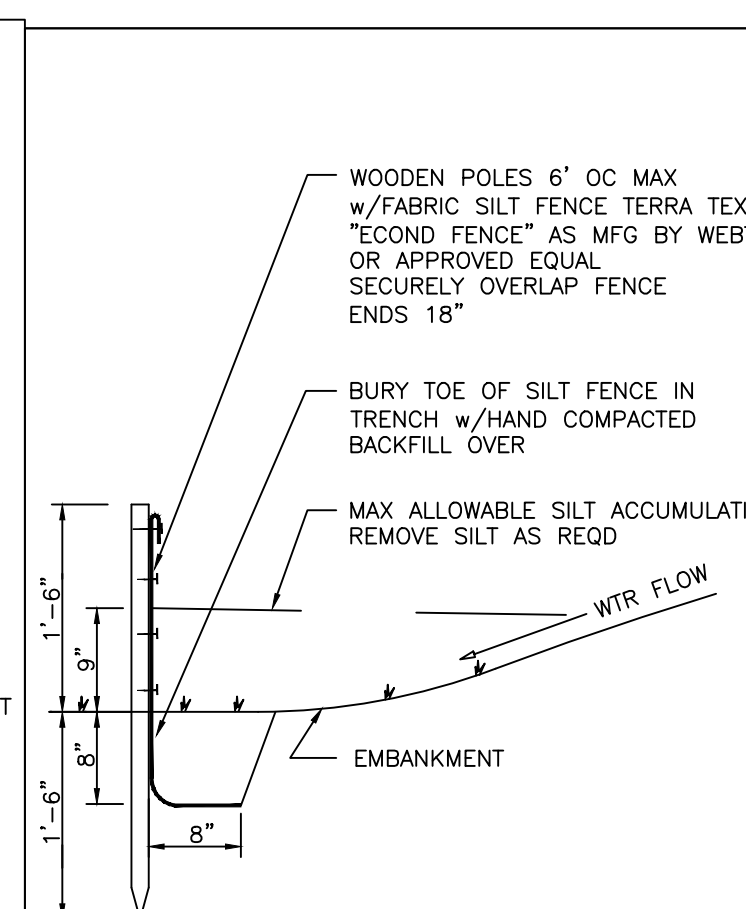
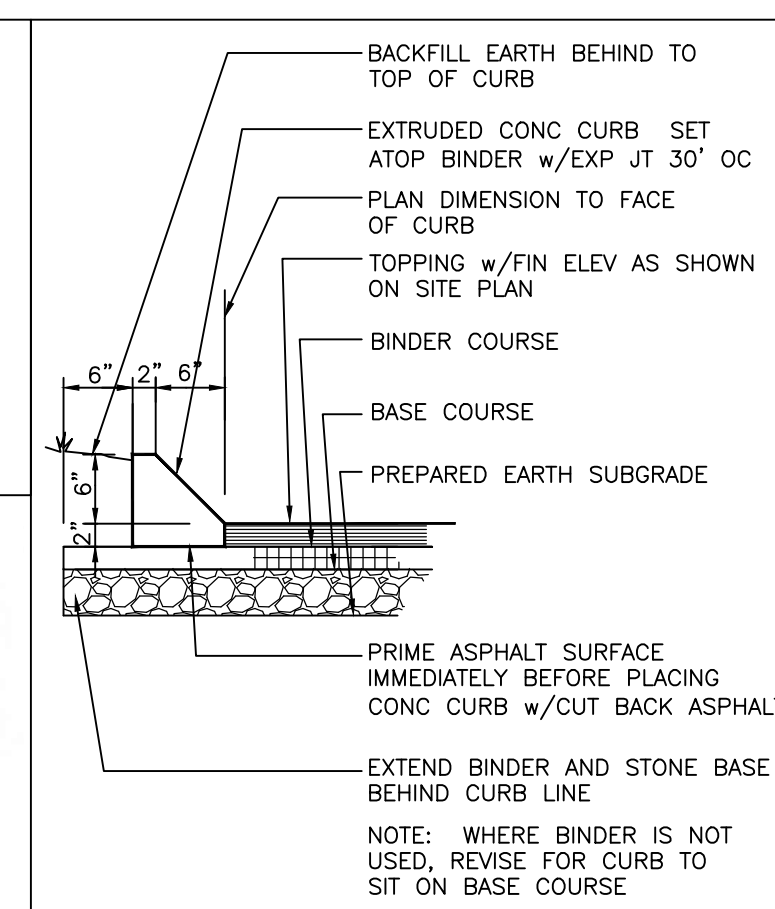
1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
2. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING WILL BE DONE UNTIL SILT BARRIER AND DETENTION FACILITIES ARE CONSTRUCTED.
3. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION GRADING.
4. ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.
5. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS STANDARD PROCTOR WITHIN 1 FOOT BELOW PAVEMENT SUBGRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER WILL BE REQUIRED BY THE LOCAL JURISDICTIONAL INSPECTOR.
7. MAXIMUM SLOPE OF EMBANKMENT SHALL BE 15 FEET HORIZONTAL TO 1.0 FOOT VERTICAL.
8. PROPOSED CONTOUR INTERVALS ARE AS LABELED. ALL PROPOSED CONTOURS ARE FINISHED GRADE.
9. THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES, WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE BUT NOT LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER. EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPREADSHEET LOCATIONS IN AND HAVING SPREADSHEET PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COST INCURRED TO COMPLY WITH THIS REQUIREMENT.
10. EXCESS CUT MATERIAL, IF ANY, SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE APPROVED TO BE PLACED ON SITE BY THE OWNER.
11. ALL STORM DRAINAGE PIPES SHALL BE LINED ON SMOOTH CONTINUOUS GRADES WITH NO VISIBLE BENDS AT JOINTS.
12. THE STORM DRAINAGE INLET STRUCTURES SHALL HAVE METAL FRAME AND COVER FOR ACCESS.
13. THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOILS TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
14. SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
15. CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL FROM LIMITS OF ROADWAY CONSTRUCTION AS DIRECTED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL DRAINAGE SWALES MUST BE GRASSED TO CONTROL EROSION.
2. SILT FENCE MUST MEET THE REQUIREMENTS OF LOCAL JURISDICTIONAL AGENCY. SAID REQUIREMENTS AS SHOWN BY THESE PLANS.
3. DISTURBED AREAS SHALL BE VEGETATED AFTER CONSTRUCTION.
4. ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS SHOWN AND/OR DIRECTED BY THE PROJECT ENGINEER AND/OR LOCAL JURISDICTIONAL INSPECTOR.
5. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE:
 - A. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOIL DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC., FROM THE DRAINAGE AREA SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
 - B. THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE AREAS IMMEDIATELY UPON NOTIFICATION BY THE LOCAL JURISDICTIONAL INSPECTOR AND/OR PROFESSIONAL ENGINEER.
6. FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND STABILIZATION SHALL BE REQUIRED AS PER LOCAL JURISDICTIONAL EROSION LAWS.
7. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ENTRANCE POINTS PRIOR TO LAND DISTURBANCE.
8. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITIES IS IN PROGRESS.
9. CONSTRUCT SILT FENCE ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED FILL CONSTRUCTION.
10. EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
11. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER OR LOCAL JURISDICTIONAL INSPECTOR. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
12. THE CONTRACTOR SHALL REMOVE ACCUMULATION SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL IN THE DETENTION POND. SILT SHALL BE REMOVED WHEN THE DEPTH OF 18" HAS ACCUMULATED AT THE WEIR.
13. ALL EASEMENT DISTURBANCE MUST BE DRESSED AND GRASSED TO CONTROL EROSION IN ACCORDANCE EASEMENT PLATS PRIOR ACCEPTANCE.
14. SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.



- Construction Specifications**
- The storage pit area should be lined with a permeable geotextile fabric.
 - Do not allow runoff from the storage area. Construct a temporary pit or bermed area large enough to contain anticipated slurry amount, solid waste, and direct rainwater.
 - Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.
 - Avoid creating runoff by draining water to a bermed or level area when washing concrete to remove fine particles and expose the aggregate.



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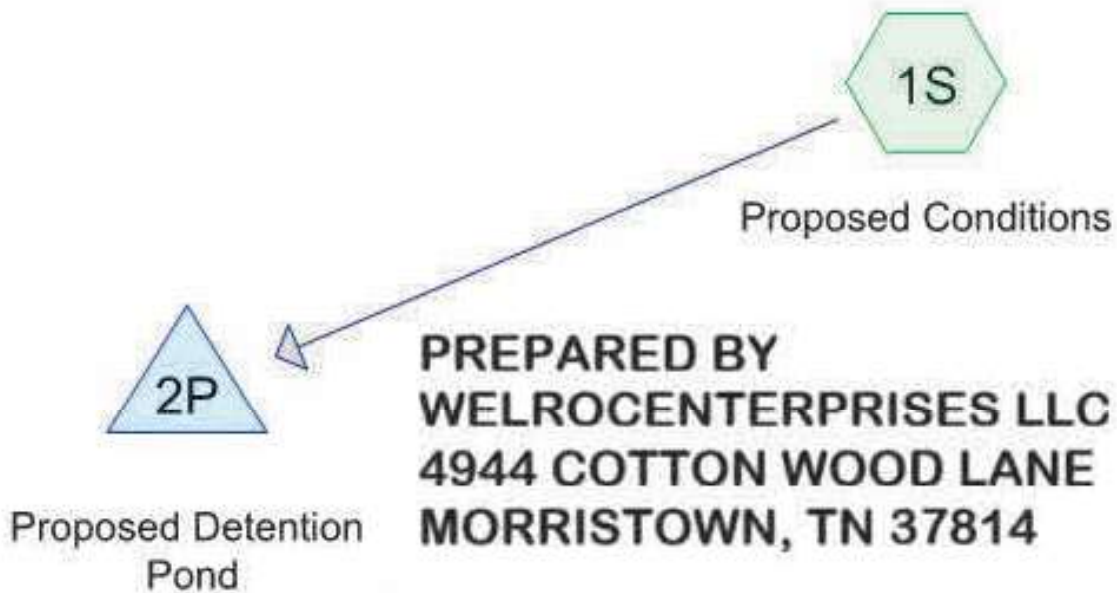
NORTH CHUCKY PIKE

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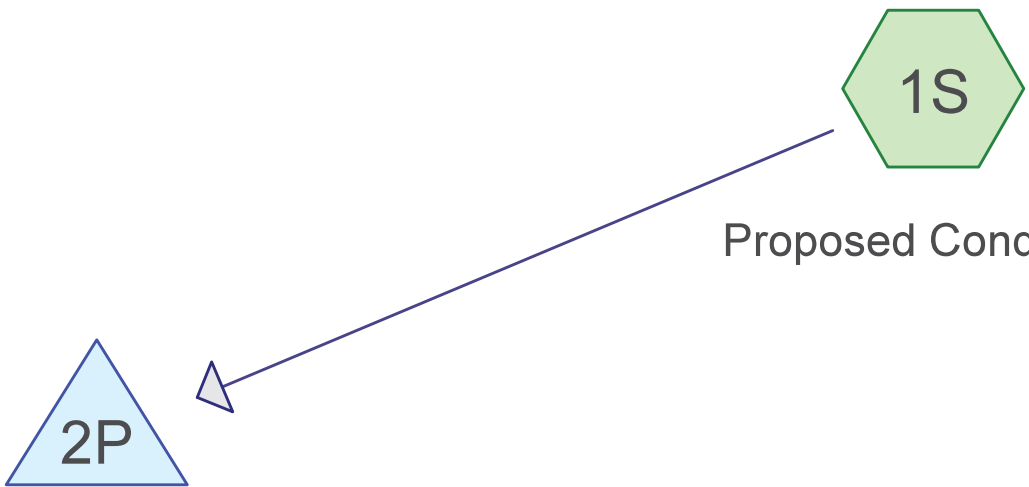
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HYDRAULIC CALCULATIONS NORTH CHUCKY ROAD SELF-STORAGE FACILITY

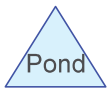
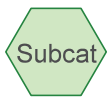
DECEMBER 8, 2025



Routing Diagram for Proposed Storage Units on North Chucky Pike, in Jefferson City SWPPP Report Sept 2025
Prepared by Welrocenterprises LLC, Printed 12/8/2025
HydroCAD® 10.20-7a s/n 12883 © 2025 HydroCAD Software Solutions LLC



Proposed Detention
Pond



Routing Diagram for Proposed Storage Units on North Chucky Plke, In Jefferson City SWPPP Report Sept 2025
Prepared by Welrocenterprises LLC, Printed 12/8/2025
HydroCAD® 10.20-7a s/n 12883 © 2025 HydroCAD Software Solutions LLC

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Executive Summary of Hydraulic Modeling of North Chucky Road

Self- Storage Facility

Prepared by Welrocenterprises LLC

December 11, 2025

The Proposed Self-Storage Facility on North Chucky Road is intended to provide a self-storage facility for the Jefferson City Area. It is intended to initially develop on this lot and will eventually expand to the lot to the North. However, this is not expected to occur for a long time, the detention pond on this site has been developed to serve this initial facility and will also serve the future development with the dredging of the appendage of this pond in a North-South direction. The pond has two inlets on both ends with a three-foot high forebay in each end to detain water for seventy-two hours and keep the first flush from flowing into any navigable waterways outside of the project. Furthermore, in the area before the outlet structure there is a 0.6-foot area that allows flow to build up before discharge to provide additional storage should it overcome the forebay areas. After review by local authorities, we placed junction box and pipe down towards the roadway ditch to ensure the storm water flows off and not into a neighboring residence.

The storm water events are depicted in the attached hydraulics and it's clear to see that the storm water is detained by this pond. Also, the entire Self-storage area will be enclosed with a six-foot fence to secure this site

If you have any questions, please advise me.