



Regional Planning Commission Agenda

April 27, 2026 at 5:30 PM

Jefferson City Municipal Building

1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
 - a. Minutes from 03 23 2026 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
5. **New Business**
 - a. Kevin Lamb - Consider Site Plan Revision for Outdoor Storage Facility - Located off N. Chucky Pike
 - b. Jeannine Hurt - Consider Site Plan Revision for To Go Sandwich Shop in Existing Building - Located off E. Broadway Blvd.
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Regional Planning Commission

March 23rd, 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

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Mark Brown, Standard Banner

Ailene Combs, Councilwoman

Sheila Purkey, Councilwoman

Minutes

Chairman Gatlin called the meeting to order at 5:29 P.M. Motion by Mr. Chitwood, second by Mr. Bunch to approve February 23rd, 2026, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

None.

New Business

Jeff Houston - Proposed Stormwater Ordinance Update

The proposed Stormwater Management Ordinance Master list was discussed and highlighted the most significant changes to the Ordinance. The largest changes include a Land Disturbance permit fee schedule as well as treatment calculations for manufactured treatment devices. The primary discussion was on the proposed ordinance being a required action directed by TDEC and the proposed ordinance being an amended version of the 2023 MTAS model stormwater ordinance. It was then discussed that TDEC had reviewed the proposed ordinance and had approved the proposed ordinance update. Having no further discussion, a motion to approve for City Council consideration was made by Mr. Chitwood and seconded by Mr. Bunch. The Motion passes unanimously.

Other Items for Discussion

None.

Adjourn

Having no further business, the meeting was adjourned at 5:42 P.M.



Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date April 27

Date of Application 4-10-28

Name & Phone Number Kevin Lamb 231-972-4777

Planning Commission - (See Pg. 3 Fee Schedule)

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

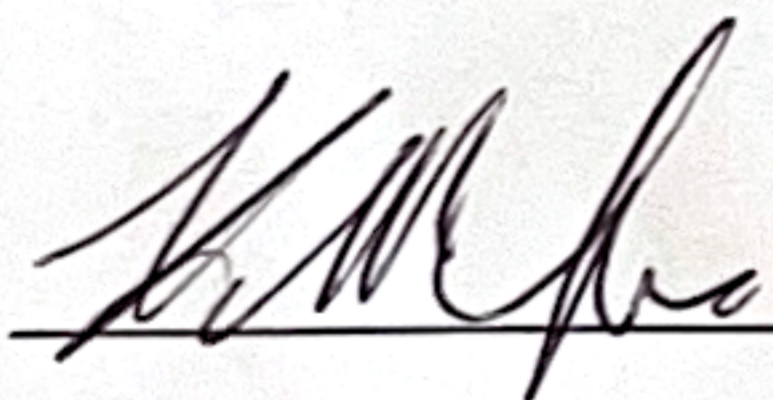
Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

Site Plan Revision

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

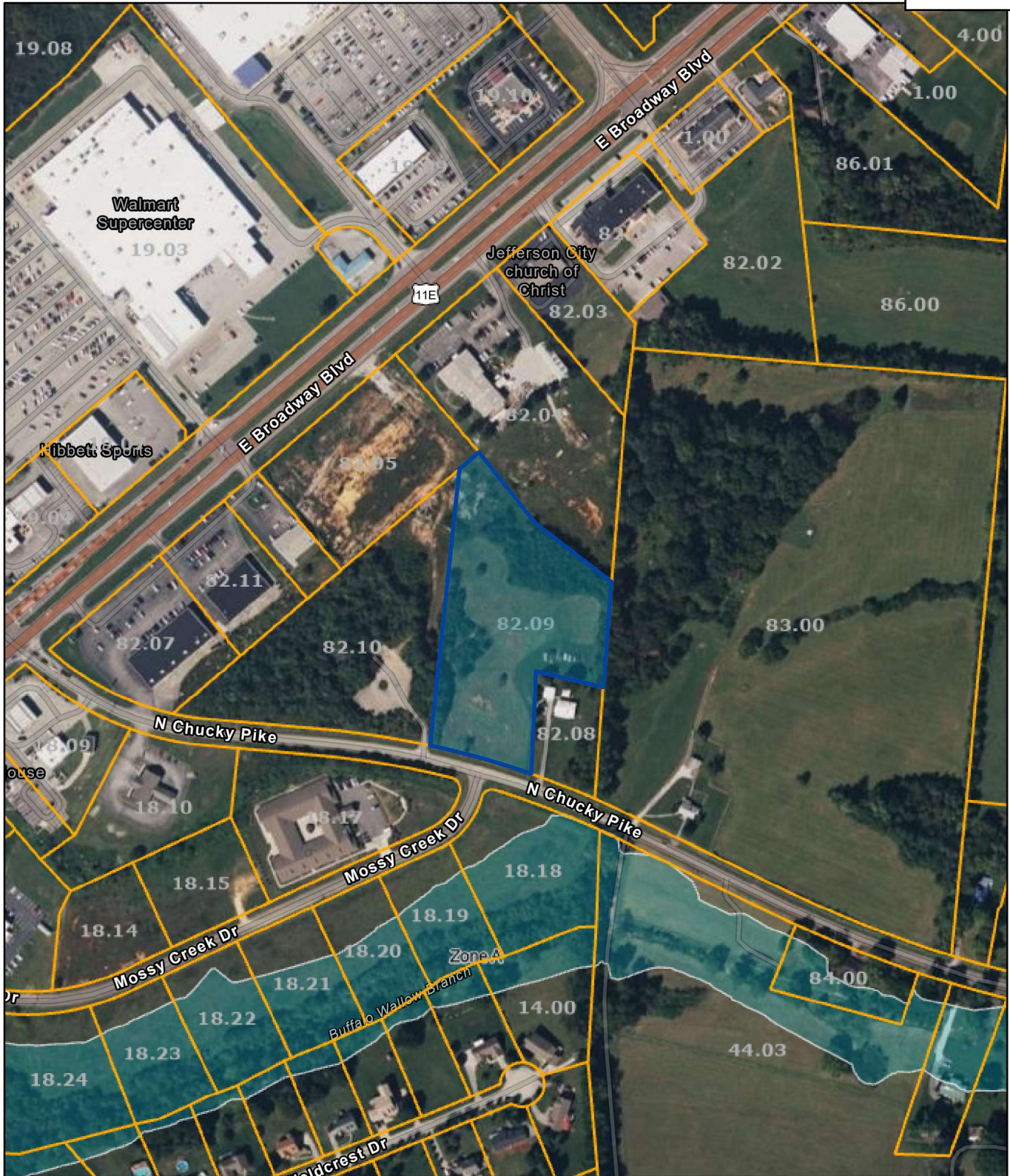
Fee = _____



Payment Date: _____

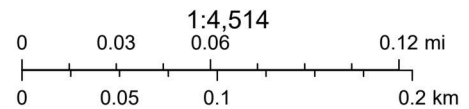
Payment Method: _____

Applicant Signature



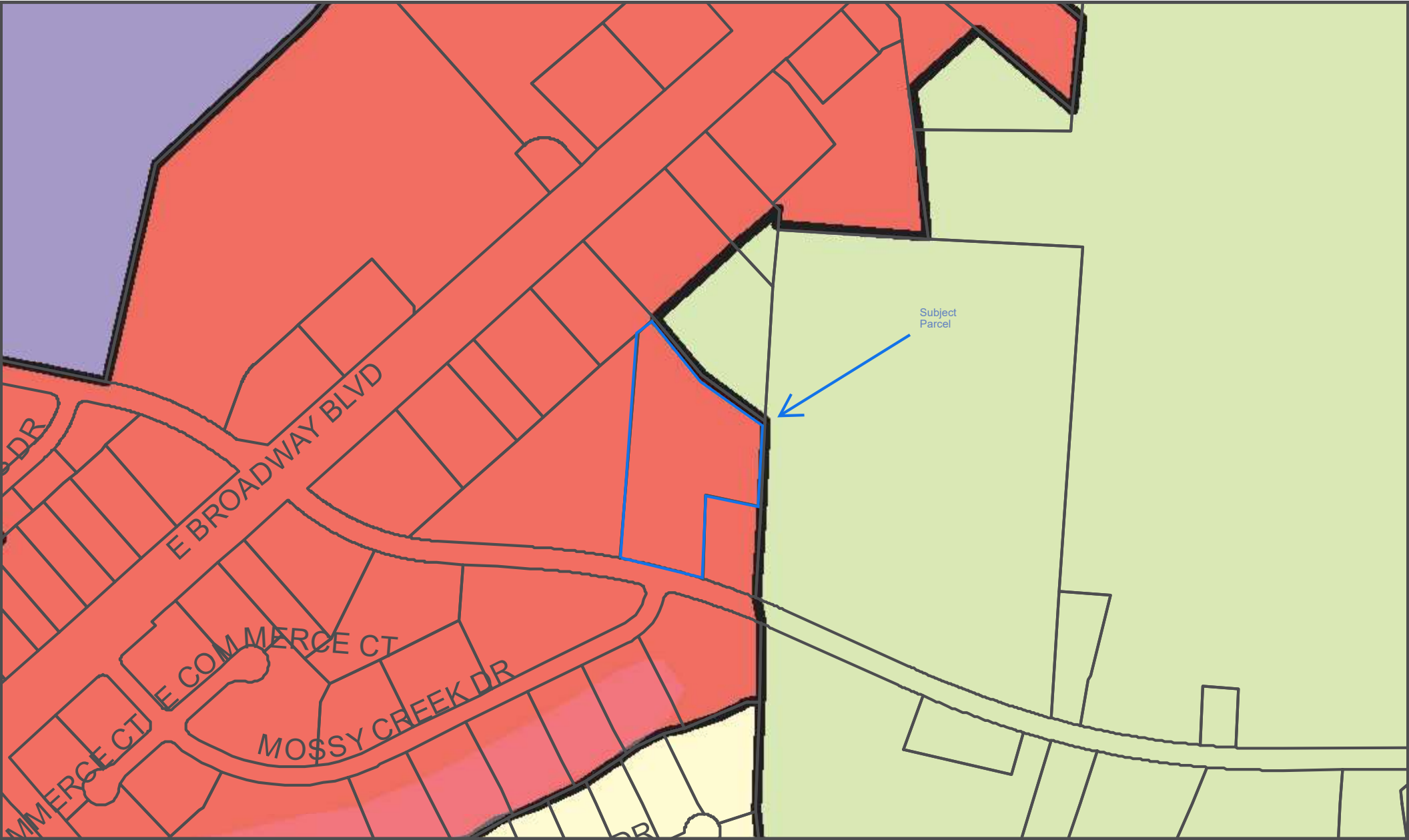
Date: April 20, 2026

County: JEFFERSON
 Owner: EQI EXCHANGE COORDINATOR 1 LLC
 Address: CHUCKY PK N
 Parcel ID: 015 082.09
 Deeded Acreage: 4.44
 Calculated Acreage: 0
 Vexcel Imagery Date: 2021

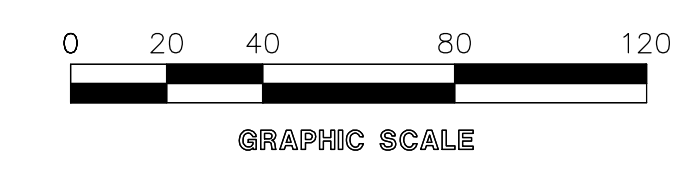
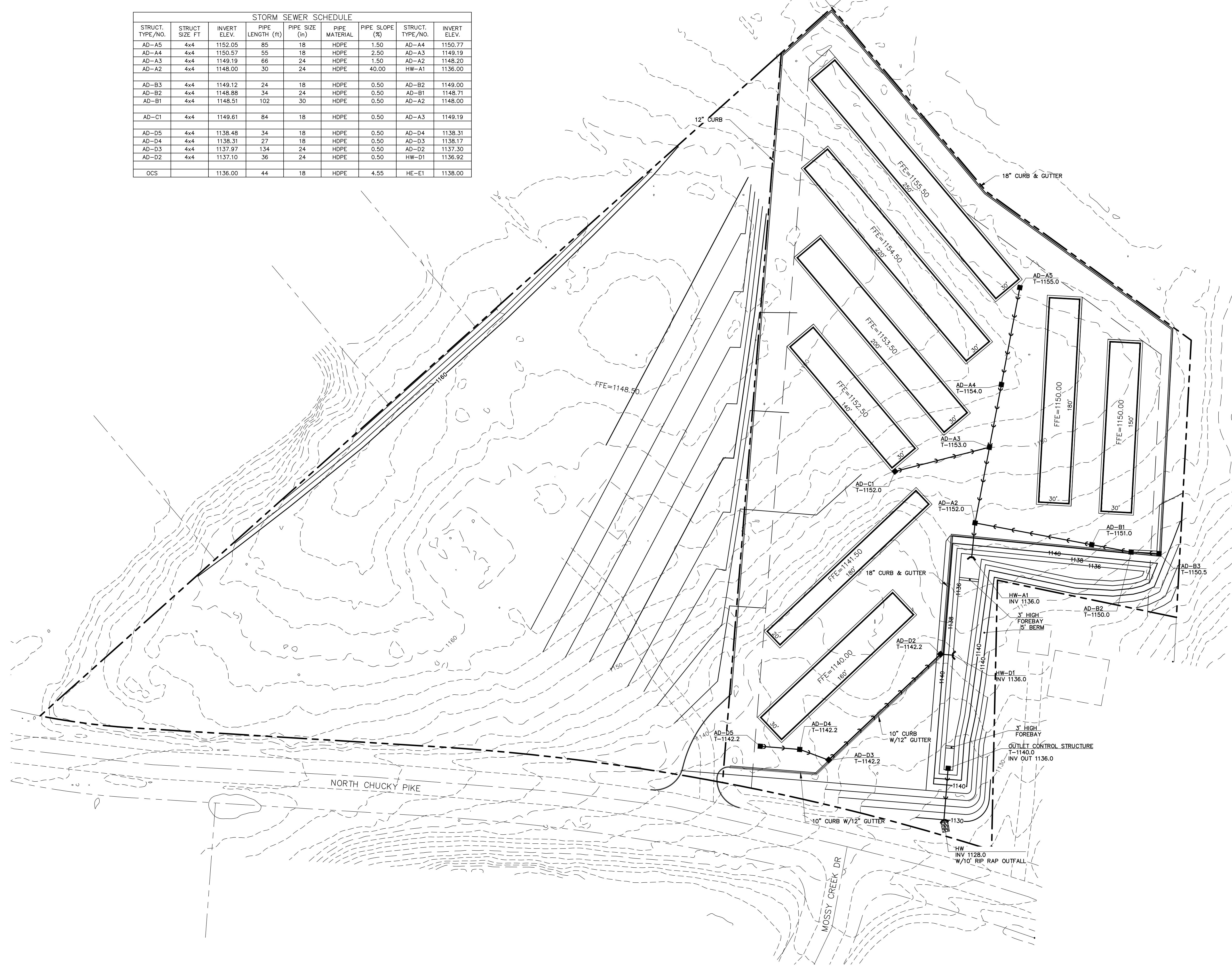
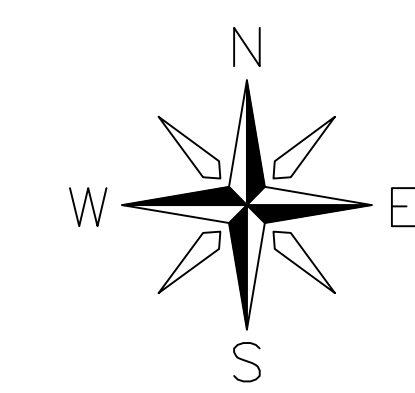


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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



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	1152.05	85	18	HDPE	1.50	AD-A4	1150.77	
AD-A4	4x4	1150.57	55	18	HDPE	2.50	AD-A3	1149.19	
AD-A3	4x4	1149.19	66	24	HDPE	1.50	AD-A2	1148.20	
AD-A2	4x4	1148.00	30	24	HDPE	40.00	HW-A1	1136.00	
AD-B3	4x4	1149.12	24	18	HDPE	0.50	AD-B2	1149.00	
AD-B2	4x4	1148.88	34	24	HDPE	0.50	AD-B1	1148.71	
AD-B1	4x4	1148.51	102	30	HDPE	0.50	AD-A2	1148.00	
AD-C1	4x4	1149.61	84	18	HDPE	0.50	AD-A3	1149.19	
AD-D5	4x4	1138.48	34	18	HDPE	0.50	AD-D4	1138.31	
AD-D4	4x4	1138.31	27	18	HDPE	0.50	AD-D3	1138.17	
AD-D3	4x4	1137.97	134	24	HDPE	0.50	AD-D2	1137.30	
AD-D2	4x4	1137.10	36	24	HDPE	0.50	HW-D1	1136.92	
OCS		1136.00	44	18	HDPE	4.55	HE-E1	1138.00	

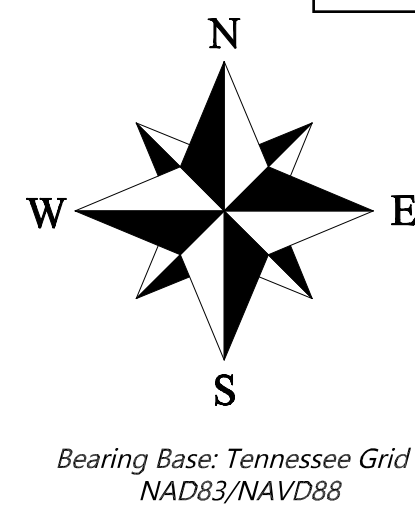


NUMBER	DESCRIPTION OF REVISION	DATE
1	REVISED GRADING PLAN	04-09-2026

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



CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our lines consent and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Owner _____ Date _____

SURVEY REQUESTED BY:
 Allegiant Properties, LLC
 222 Murph Rd
 Jefferson, City, TN 37760
 Contact: Kevin Lamb
 Phone: 231-972-4777
 Email:
 kevinmlamb20@gmail.com



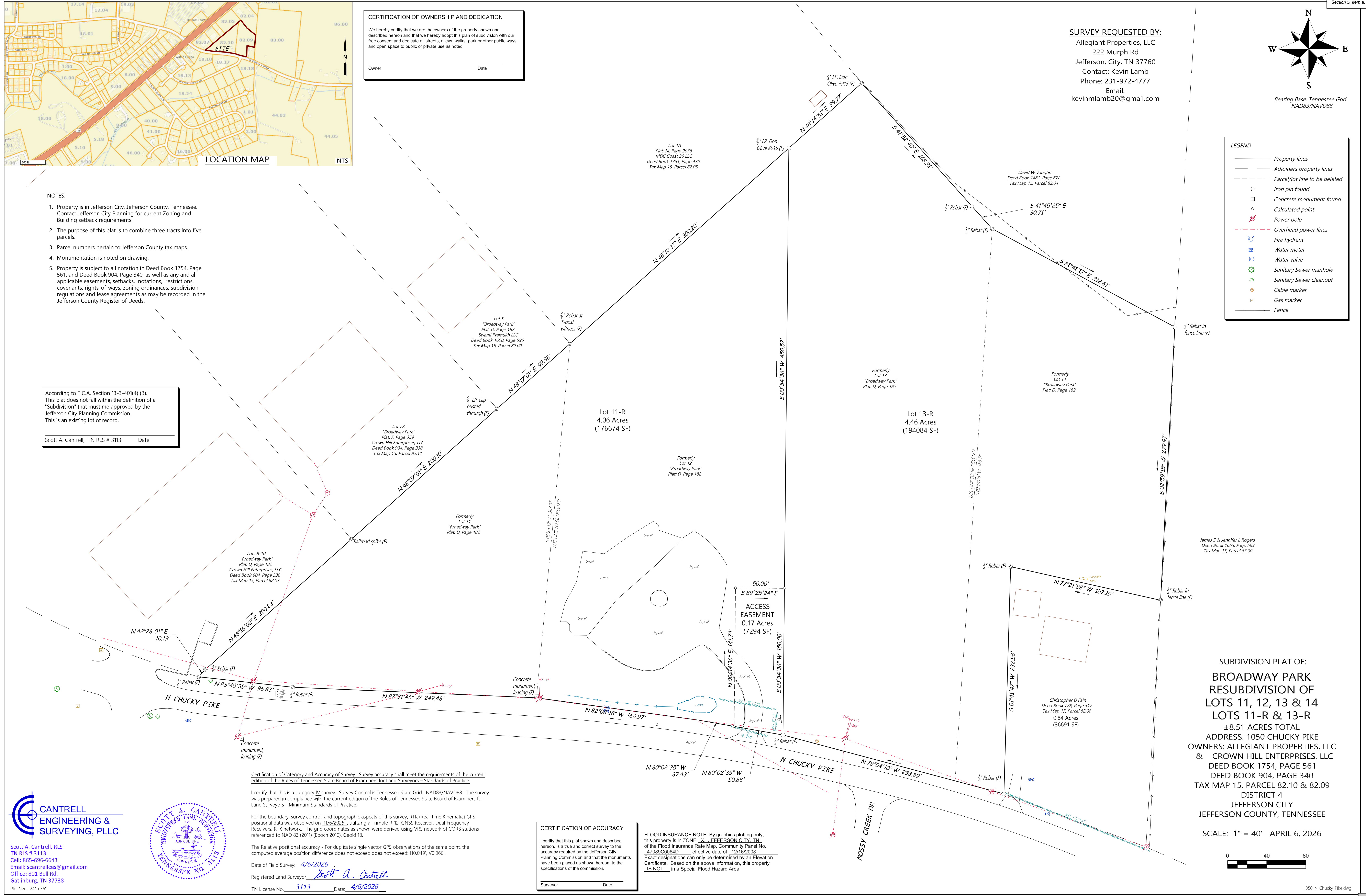
- NOTES:**
1. Property is in Jefferson City, Jefferson County, Tennessee. Contact Jefferson City Planning for current Zoning and Building setback requirements.
 2. The purpose of this plat is to combine three tracts into five parcels.
 3. Parcel numbers pertain to Jefferson County tax maps.
 4. Monumentation is noted on drawing.
 5. Property is subject to all notation in Deed Book 1754, Page 561, and Deed Book 904, Page 340, as well as any and all applicable easements, setbacks, notations, restrictions, covenants, rights-of-ways, zoning ordinances, subdivision regulations and lease agreements as may be recorded in the Jefferson County Register of Deeds.

According to T.C.A. Section 13-3-401(4) (B). This plat does not fall within the definition of a "Subdivision" that must be approved by the Jefferson City Planning Commission. This is an existing lot of record.

Scott A. Cantrell, TN RLS # 3113 Date _____

LEGEND

- Property lines
- Adjoiners property lines
- Parcel/lot line to be deleted
- Iron pin found
- Concrete monument found
- Calculated point
- Power pole
- Overhead power lines
- Fire hydrant
- Water meter
- Water valve
- Sanitary Sewer manhole
- Sanitary Sewer cleanout
- Cable marker
- Gas marker
- Fence



Certification of Category and Accuracy of Survey. Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

I certify that this is a category IV survey. Survey Control is Tennessee State Grid, NAD83/NAVD88. The survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Minimum Standards of Practice.

For the boundary, survey control, and topographic aspects of this survey, RTK (Real-time Kinematic) GPS positional data was observed on 11/6/2025, utilizing a Trimble R-12i GNSS Receiver, Dual Frequency Receivers, RTK network. The grid coordinates as shown were derived using VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Geoid 18.

The Relative positional accuracy - For duplicate single vector GPS observations of the same point, the computed average position difference does not exceed does not exceed: H0.049'; V0.066'.

Date of Field Survey: 4/6/2026

Registered Land Surveyor Scott A. Cantrell

TN License No. 3113 Date: 4/6/2026

CERTIFICATION OF ACCURACY

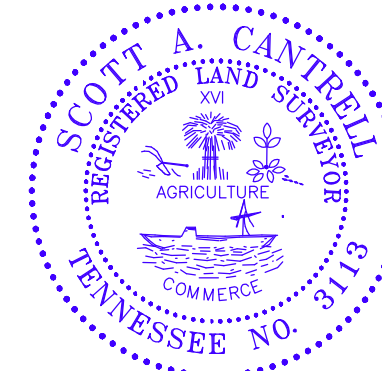
I certify that this plat shown and described hereon, is a true and correct survey to the accuracy required by the Jefferson City Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the commission.

Surveyor _____ Date _____

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X, JEFFERSON CITY, TN, of the Flood Insurance Rate Map, Community Panel No. 47089C0064D, effective date of 12/16/2008. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

SUBDIVISION PLAT OF:
BROADWAY PARK
RESUBDIVISION OF
LOTS 11, 12, 13 & 13-R
 ±8.51 ACRES TOTAL
 ADDRESS: 1050 CHUCKY PIKE
 OWNERS: ALLEGIANT PROPERTIES, LLC
 & CROWN HILL ENTERPRISES, LLC
 DEED BOOK 1754, PAGE 561
 DEED BOOK 904, PAGE 340
 TAX MAP 15, PARCEL 82.10 & 82.09
 DISTRICT 4
 JEFFERSON CITY
 JEFFERSON COUNTY, TENNESSEE

SCALE: 1" = 40' APRIL 6, 2026



Scott A. Cantrell, RLS
 TN RLS # 3113
 Cell: 865-696-6643
 Email: scantrelles@gmail.com
 Office: 801 Bell Rd.
 Gatlinburg, TN 37738
 Plot Size: 24' x 36'





Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 04/27/2020

Date of Application 04/13/2020

Name & Phone Number NCJM LLC DBA Sing-Wich-Aye

Planning Commission - (See Pg. 3 Fee Schedule)

Jeaninne Hua
305) 215-9088

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

Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

TO go only Sandwich shop.
NO indoor cooking - NO indoor sales /seating

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

Fee =

Payment Date: 4/13/2020

Payment Method: _____

[Handwritten Signature]
Applicant Signature

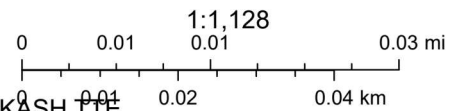
Jefferson County - Parcel: 023E F 009.02

Section 5, Item b.



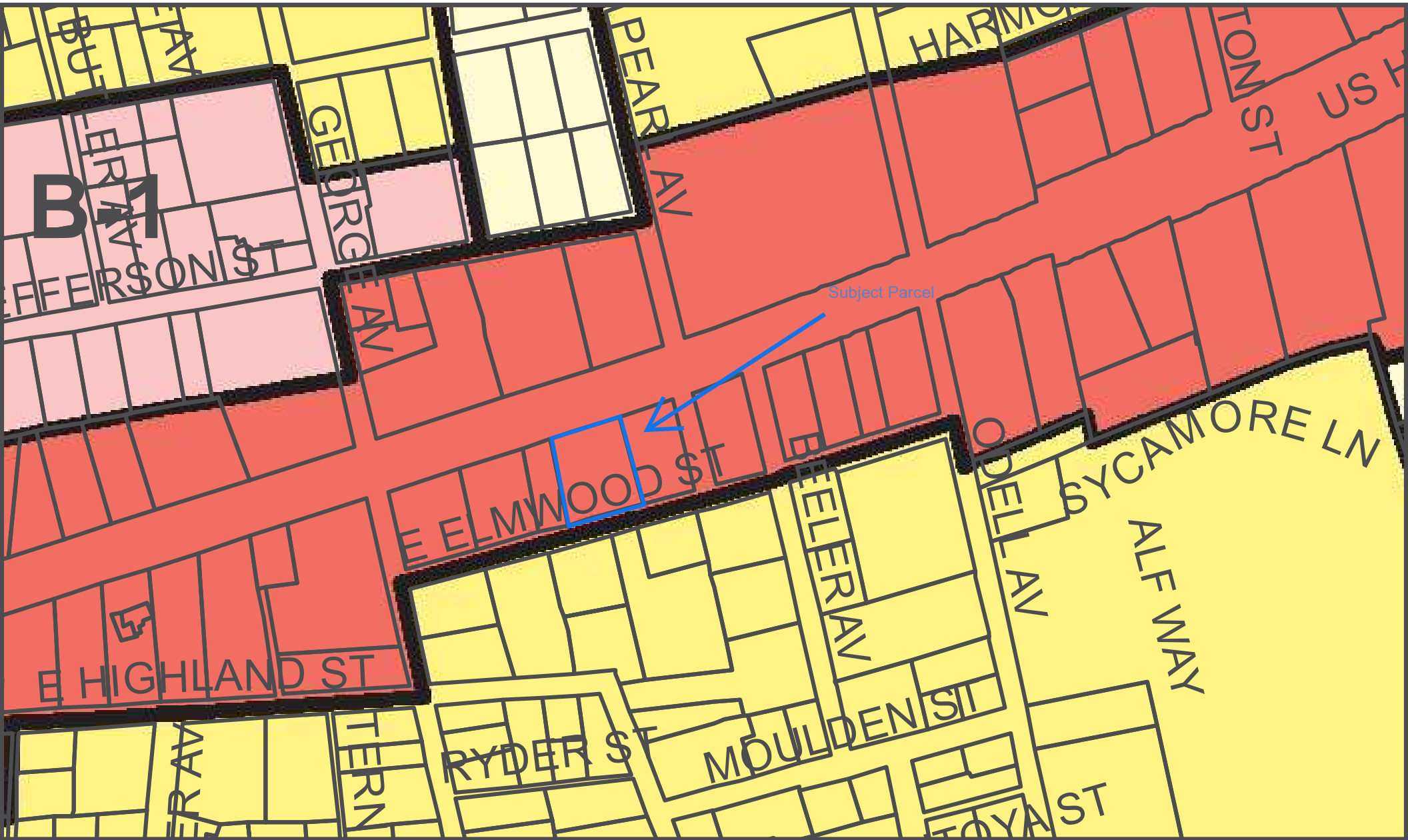
Date: April 20, 2026

County: JEFFERSON
Owner: SF & CO LIVING TRUST SALHOTRA NEELAM DEVI & SURAJ PARKASH TTE
Address: BROADWAY BLVD E 153
Parcel ID: 023E F 009.02
Deeded Acreage: 0
Calculated Acreage: 0
Vexcel Imagery Date: 2021



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Legend

- 1. Ingress
- 2. Egress
- 3. SWA Parking (as needed)
- 4. Overflow Parking (as needed)
- 5. Outdoor Smokers (enclosed)
- 6. Dumpster
- 7. ADA parking & Ramp

