



Regional Planning Commission Agenda

June 22, 2026 at 5:30 PM

Jefferson City Municipal Building

1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
 - a. Minutes from 05 18 2026 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
5. **New Business**
 - a. Josue Garduno - Two Separate Shifting Lot Lines (Plat Review) - The First is Located Off Flat Gap Rd. and the Second is off Mill Springs Rd in Growth Boundary
 - b. Eva Larrieu - Use Review for an Existing Building Located in the R-1 District as a Child Care Facility - Located Off Russell Ave. and E. Nelson St.
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Regional Planning Commission

May 18th, 2026

5:30 P.M.

Members' Present

Spencer Gatlin, Chair

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

James Gallup, City Manager

Minutes

Chairman Gatlin called the meeting to order at 5:30 P.M. Motion by Mr. Chitwood, second by Mr. Cutshaw to approve April 27th, 2026, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

None.

New Business

Shawn Bowling - Shifting Lot Lines - Plat Review/Approval - Located off Flat Gap Rd.

After review, the Plat was found to meet the requirements of the Jefferson City Subdivision Regulations and was approved unanimously, on a motion by Mr. Chitwood, and a second by Mr. McMinn.

Other Items for Discussion

None.

Adjourn

Having no further business, the meeting was adjourned at 5:35 P.M.



Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 06/22/2026

Date of Application 06/08/2026

Name & Phone Number Josue Garduno

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 :

Plat Renewal / Approval (shifting lot lines)
(Flat Gap)

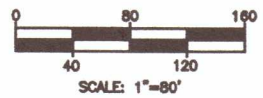
Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.



Applicant Signature

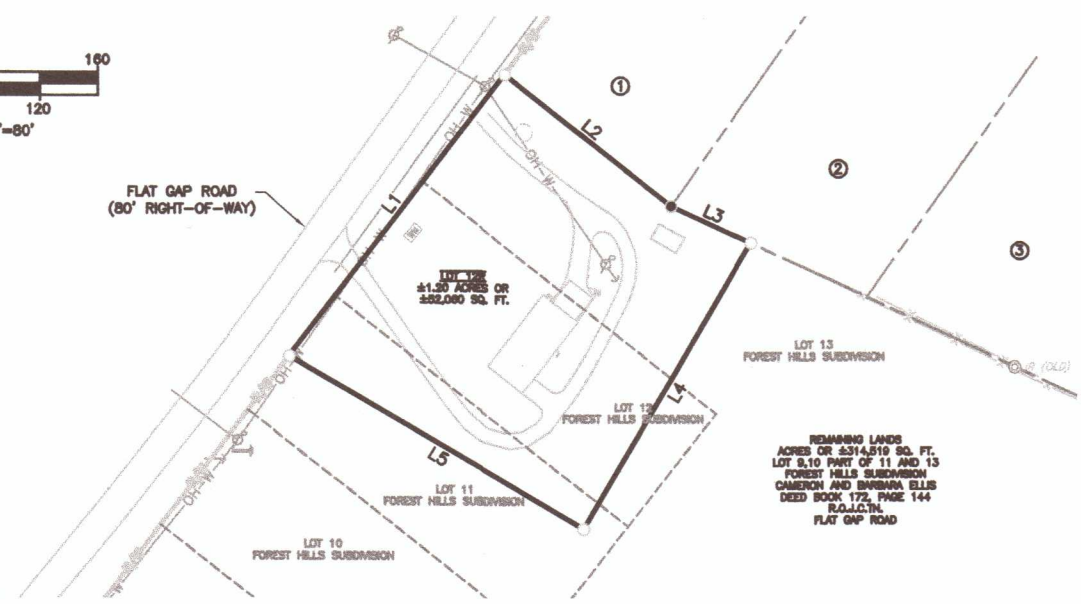
LEGEND

● FOUND 1/2" REBAR	— SUBJECT PROPERTY
○ SET 1/2" REBAR	- - - ADJOINER PROPERTY
→ GUY WIRE	— RIGHT-OF-WAY
⊕ POWER POLE	— OH-W OVERHEAD ELECTRIC
⊞ WATER METER	— BARBED WIRE FENCE
	R.O.J.C.TN. REGISTER'S OFFICE, JEFFERSON COUNTY, TENNESSEE



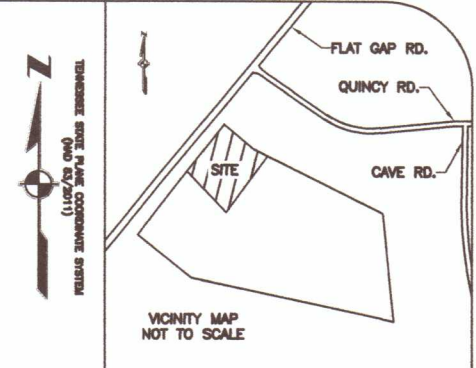
LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 37°28'07" E	246.88'
L2	S 81°52'53" E	148.10'
L3	S 89°17'53" E	61.29'
L4	S 30°21'40" W	230.74'
L5	N 89°38'29" W	238.24'



ADJOINER PROPERTY OWNER INFORMATION

PARCEL TRG NO.	OWNER	MAP-GROUP-PARCEL NO.	DEED BOOK, PAGE	PLAT BOOK, PAGE, LOT	ADDRESS
1	LYLE A. AND MARY L. DANIELS	0340-A-001.00	DEED BOOK 207, PAGE 299	PLAT BOOK 5, PAGE 33, LOTS 1-2	1578 FLAT GAP ROAD
2	GEORGE STEVEN AND DEBRA FAYE WARM	0340-A-003.00	DEED BOOK 283, PAGE 142	PLAT BOOK 5, PAGE 33, LOTS 3 & PART OF 4	808 GURNEY ROAD
3	ANGELA JEANETTE NOE	0340-A-005.00	DEED BOOK 706, PAGE 592	PLAT BOOK 5, PAGE 33, LOT 4A	913 QUINCY ROAD



- OWNERS: CAMERON AND BARBARA ELLIS
- DEED REFERENCE: DEED BOOK 172, PAGE 144
PLAT REFERENCE: PLAT BOOK 7, PAGE 103
- CONTROL MAP: MAP 034, PARCEL 024.03
- ZONING: R-1
- BUILDING SETBACKS: FRONT: 30'
SIDE: 12'
REAR: 12'
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PARCELS FROM MAP 034, PARCEL 024.03.
- THE LOTS ARE SUBJECT TO ALL WRITTEN AND/OR UNWRITTEN COVENANTS AND RESTRICTIONS.
- THERE IS ESTABLISH A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL INTERIOR AND EXTERIOR BOUNDARY LINES.
- FOR THE BOUNDARY SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN THE DATES OF 03/20/2026 AND 03/26/2026 UTILIZING A CARLSON BRO7 DUAL FREQUENCY GNSS RECEIVER. THE GRID COORDINATES OF THE FIXED STATION(S) SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION'S CORS NETWORK REFERENCED TO NAD83 (2011) EPOCH 2010, GEOID 128. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED H: 0.08', V: 0.10'.
- GPS BASE STATION COORDINATES WERE DERIVED FROM THE FOLLOWING SOURCE:
TDOT CORS STATION TH13
LAT: N355637.03189
LONG: W8351226.41818
HORIZONTAL: NAD83 (2011), EPOCH 2010.00
VERTICAL: NAVD83
- THERE IS AN EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) ON LOT 1. HOWEVER, NO RECORDS WERE FOUND ON THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION'S (TDEC) SEPTIC SYSTEMS RECORDS.
- ADJOINER PROPERTY LINES SHOWN ARE BASED ON RECORDED DEED AND PLAT INFORMATION TAKEN FROM THE JEFFERSON COUNTY REGISTER'S OFFICE AND FROM EVIDENCE COLLECTED DURING THE FIELD SURVEY.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" X 18" REBAR IRON PINS WITH PLASTIC CAPS STAMPED "J. GARDUNO 3489".
- NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR THEREFORE OTHER EASEMENTS AND/OR RIGHTS-OF-WAYS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY. THIS DOCUMENT IS A PROFESSIONAL OPINION AND DOES NOT WARRANT TITLE.
- PER FEMA MAP 47086C0132D WITH AN EFFECTIVE DATE OF 12/16/2008, NO PORTION OF THE LOT SHOWN IS WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA)
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT ANY EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THE SURVEY.
- NO ATTEMPT WAS MADE TO HAVE UNDERGROUND UTILITIES LOCATED. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM A FIELD SURVEY BASED ON MARKED LOCATIONS AND OBSERVED EVIDENCE. SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, PRIVATE OR ABANDONED.

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ SECRETARY, JEFFERSON CO. REGIONAL PLANNING COMMISSION

CERTIFICATION OF APPROVAL OF STREET NAMES

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

DATE _____ E-911 COORDINATOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARK OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER

DATE _____ OWNER

CERTIFICATION OF STREETS

I CERTIFY THAT STREETS AND RELATED APPURTENANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATION BY THE MONROE COUNTY PLANNING COMMISSION.

DATE _____ COUNTY HIGHWAY SUPERINTENDENT

CERTIFICATION OF SUBSURFACE DISPOSAL

I CERTIFY THAT ALL LOTS IN THE SUBDIVISION ARE APPROVED FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS (SSDS) SUITABLE FOR HOUSES CONTAINING A MINIMUM OF TWO (2) BEDROOMS.

DATE _____ JEFFERSON COUNTY HEALTH DEPARTMENT

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE _____ TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF ACCURACY

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

DATE _____ TENNESSEE REGISTERED LAND SURVEYOR

WAYPOINT SURVEYING & MAPPING, LLC

8439 RUTLEDGE PIKE
RUTLEDGE, TENNESSEE 37861
865-306-8706
WAYPOINTSURVEYING.COM
WAYPOINTSURVEYING@GMAIL.COM

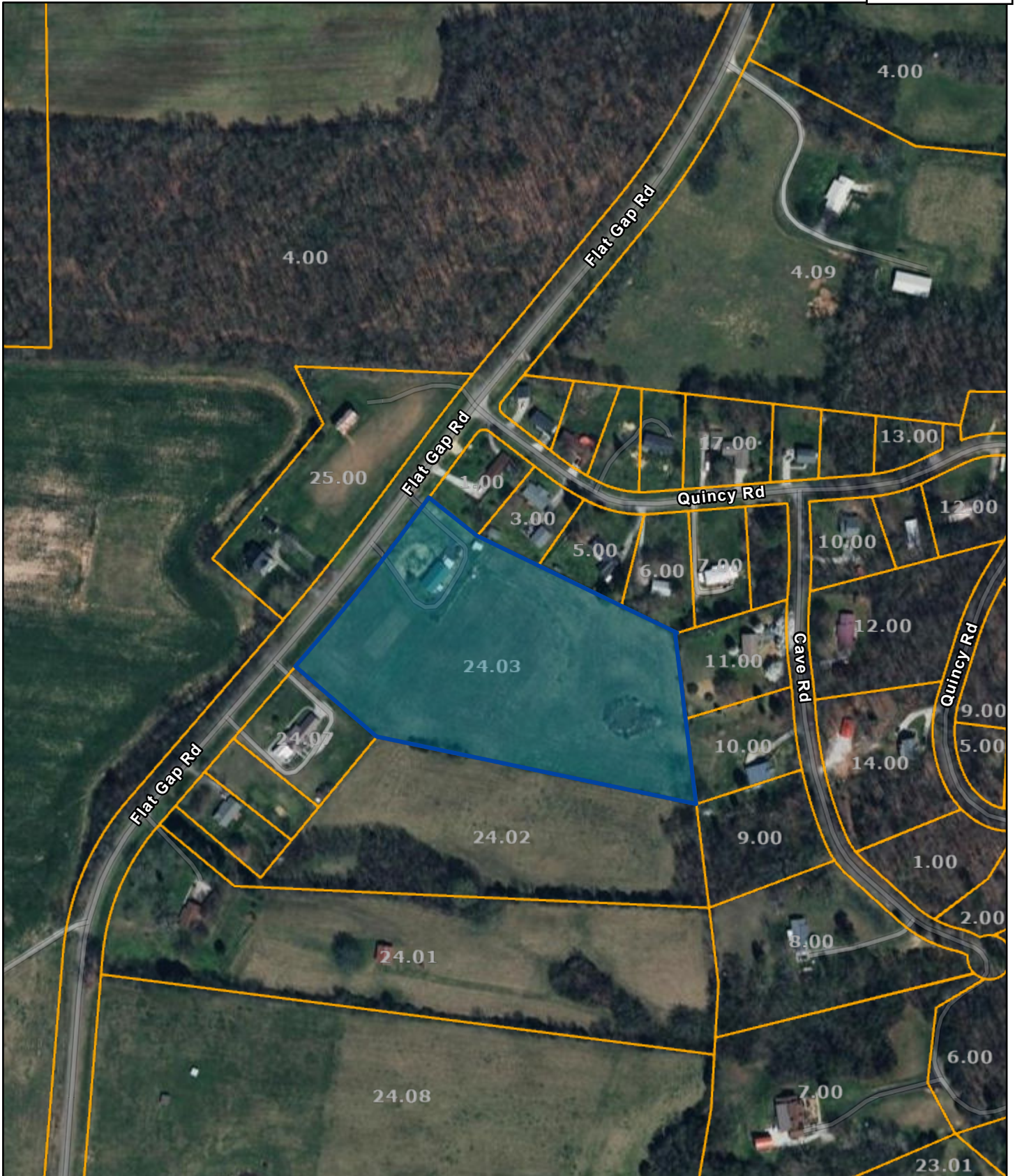
TOTAL AREA : ±8.31 ACRES OR ±361,984 SQ. FT.
AREA (LOT 12R) : ±1.20 ACRES OR ±82,080 SQ. FT.
AREA (REMAINING) : ±7.11 ACRES OR ±309,924 SQ. FT.
REQUESTED BY: CAMERON ELLIS
COORDINATE SYSTEM: TENNESSEE STATE PLANE
DRAWING SCALE: 1" = 80'
PROJECT NUMBER: 026-034
DATE: 05/03/2026

REPLAT
OF
LOTS 9-13 OF THE FOREST HILLS SUBDIVISION
1588 FLAT GAP ROAD JEFFERSON CITY, TENNESSEE,
CIVIL DISTRICT 4, JEFFERSON COUNTY, TENNESSEE

811
Know what's below.
Call before you dig.

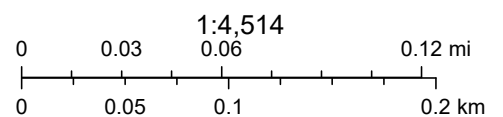
REVISIONS:

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1 OF 1



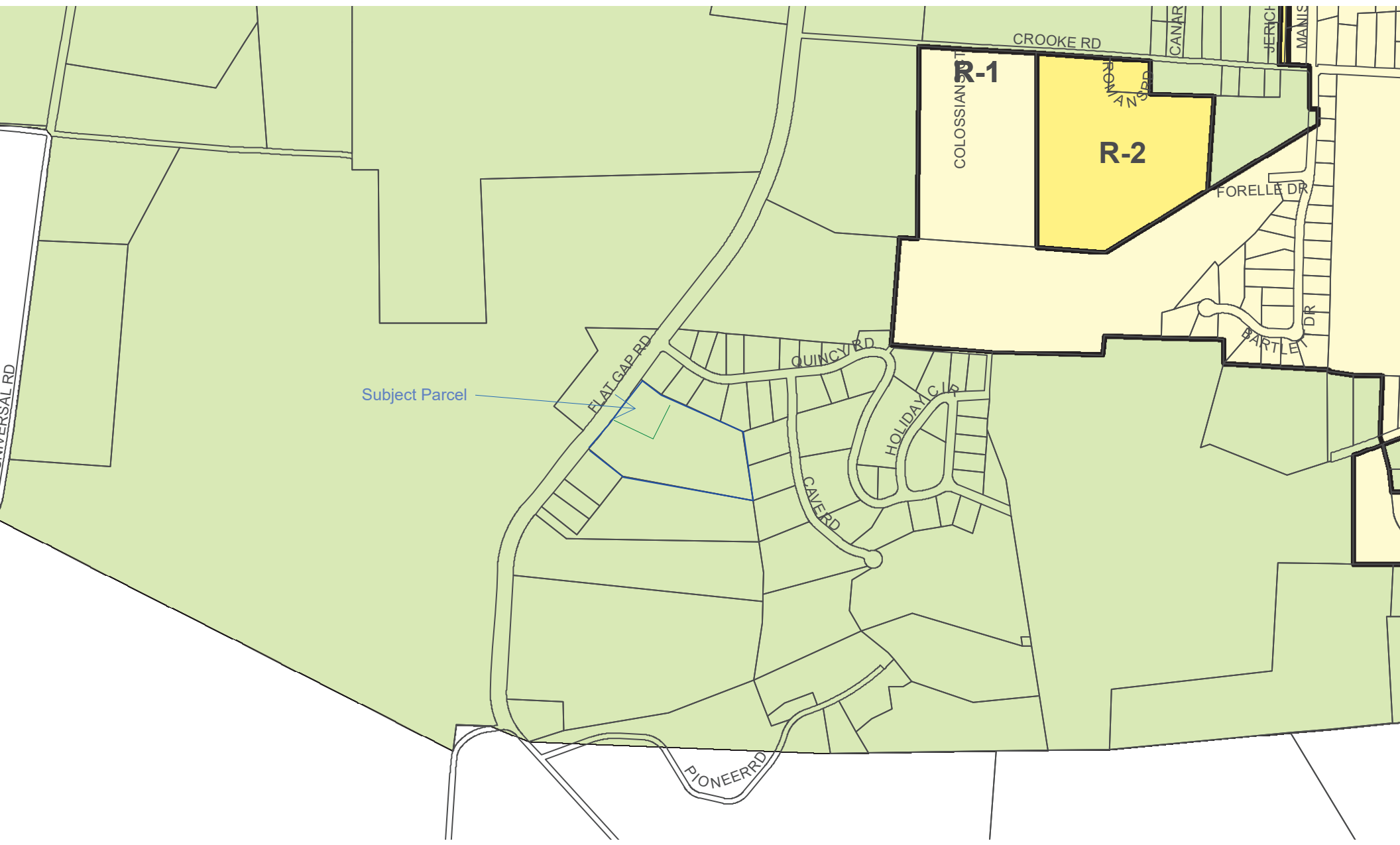
Date: June 12, 2026

County: JEFFERSON
 Owner: CAMERON ELLIS & BARBARA
 Address: FLAT GAP RD 1588
 Parcel ID: 034 024.03
 Deeded Acreage: 8.31
 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.





Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 6/22/2026

Date of Application 06/08/2026

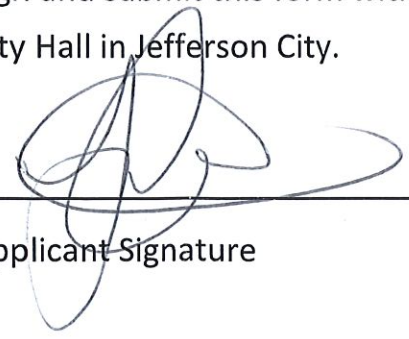
Name & Phone Number Josue Goodino

- 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 :

Plat Review/Approval (Shifting Lot Lines)
(Mill Springs)

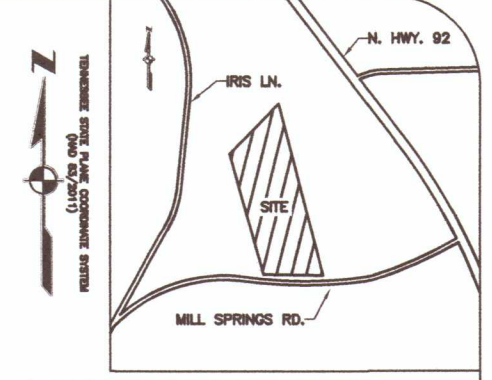
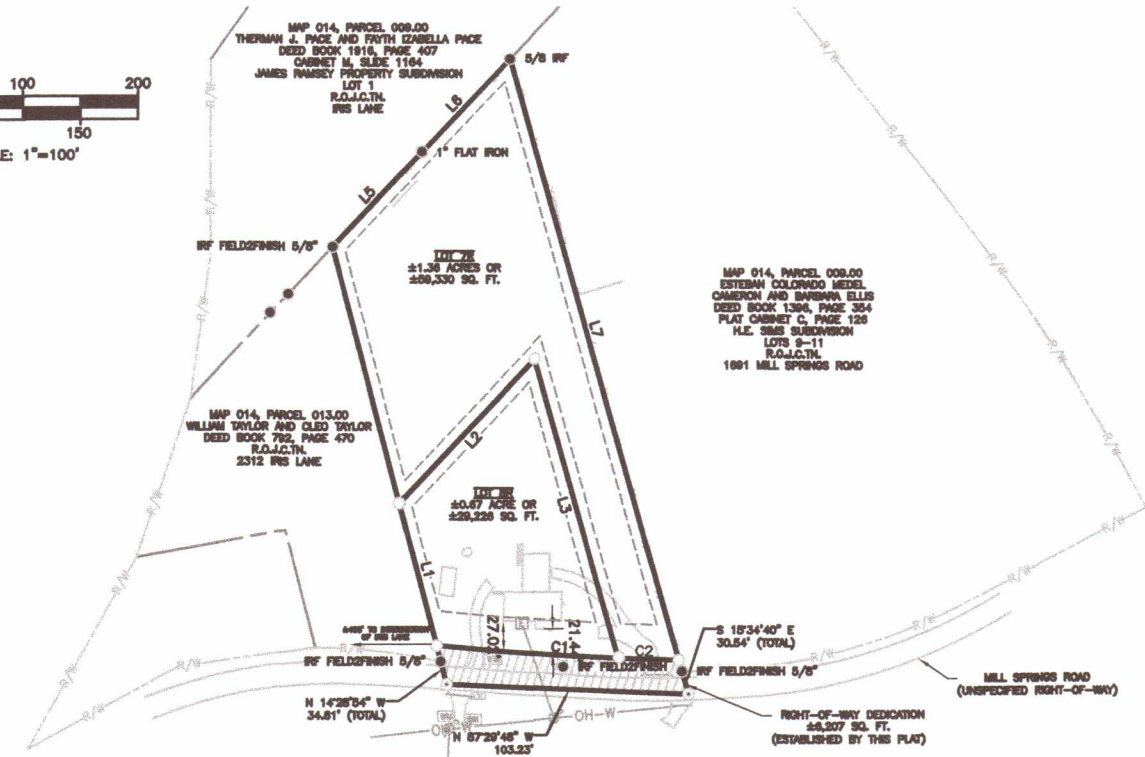
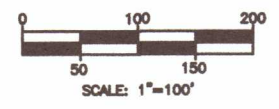
Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.



Applicant Signature

LEGEND

● FOUND 1/2" IRON REBAR (IRF)	— SUBJECT PROPERTY
○ SET 1/2" REBAR	- - - ADJOINER PROPERTY
⊙ CALCULATED POINT	-R/W- RIGHT-OF-WAY
⊕ GUY WIRE	- - - EASEMENT
⊖ POWER POLE	- - - BUILDING SETBACK
⊗ WATER METER	-OH-W- OVERHEAD ELECTRIC
⊘ RIGHT-OF-WAY DEDICATION AREA	-X-X- BARBED WIRE FENCE
	R.O.J.C.T.N. REGISTER'S OFFICE, JEFFERSON COUNTY, TENNESSEE



- OWNER: HAZEL J. WEST (WIFE OF JOHN A. WEST)
- DEED REFERENCE: DEED BOOK 411, PAGE 410
PLAT REFERENCE: PLAT CABINET C, PAGE 126
PLAT REFERENCE: PLAT CABINET M, PAGE 2764
- CONTROL MAP: MAP 014, PARCEL 012.00
- ZONING: A-1
- BUILDING SETBACKS: FRONT: 30'
SIDE: 10'
REAR: 10'
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HORIZONTAL: NAD83 (2011), EPOCH 2010.00
VERTICAL: NAVD83
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HEALTH DEPARTMENT

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

DATE _____ ENVIRONMENTAL SPECIALIST DIVISION OF GROUNDWATER PROTECTION

LOTS: _____ ARE APPROVED FOR AN INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS SERVING A MAXIMUM OF _____ BEDROOMS.

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ SECRETARY, JEFFERSON CITY REGIONAL PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION

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DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATION OF SUBSURFACE DISPOSAL

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DATE _____ JEFFERSON COUNTY HEALTH DEPARTMENT

CERTIFICATION OF APPROVAL OF STREET NAMES

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DATE _____ E-911 COORDINATOR _____

CERTIFICATION OF STREETS

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DATE _____ COUNTY HIGHWAY SUPERINTENDENT _____

CERTIFICATION OF SURVEY

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DATE _____ TENNESSEE REGISTERED LAND SURVEYOR _____

CERTIFICATION OF ACCURACY

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DATE _____ TENNESSEE REGISTERED LAND SURVEYOR _____

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 14°28'54" E	128.87'
L2	S 43°26'49" W	170.60'
L3	N 15°34'40" W	268.07'
L5	N 43°26'48" E	112.99'
L6	N 43°26'50" E	110.83'
L7	S 15°34'40" E	539.37'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	2811.41'	4°37'02"	210.44'	210.38'	N 86°23'17" W
C2	2811.41'	1°09'00"	52.41'	52.41'	N 88°07'18" W

WAYPOINT
SURVEYING & MAPPING, LLC

8409 RUTLEDGE PIKE
RUTLEDGE, TENNESSEE 37861
865-338-3006
WAYPOINTSURVEYING.COM
WAYPOINTSURVEYING@GMAIL.COM

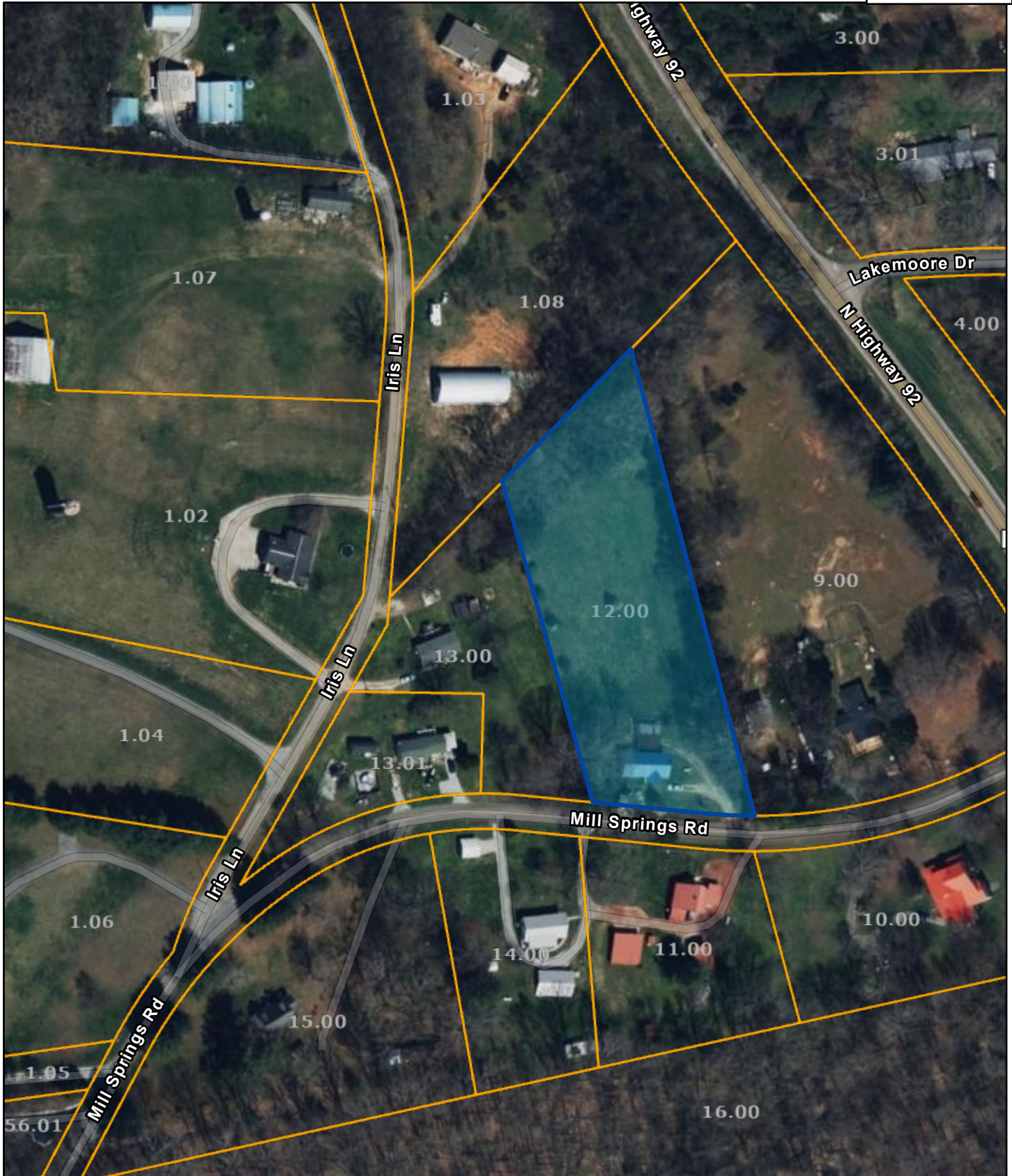
TOTAL AREA : ±2.15 ACRES OR ±93,783 SQ. FT.
AREA (LOT 7R) : ±1.36 ACRES OR ±59,330 SQ. FT.
AREA (LOT 8R) : ±0.67 ACRE OR ±29,226 SQ. FT.
REQUESTED BY: LEON EPLING
COORDINATE SYSTEM: TENNESSEE STATE PLANE
DRAWING SCALE: 1" = 100'
PROJECT NUMBER: 026-040
DATE: 05/04/2026

PRELIMINARY REPLAT
OF
LOTS 7 AND 8 OF THE H.E. SIMS FARM
1681 MILL SPRINGS ROAD NEW MARKET, TENNESSEE,
CIVIL DISTRICT 7, JEFFERSON COUNTY, TENNESSEE

811
Know what's below.
Call before you dig.

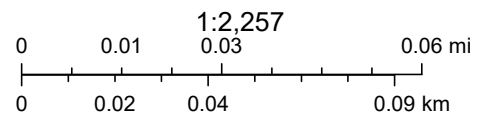
REVISIONS:

SHEET
1 OF 1



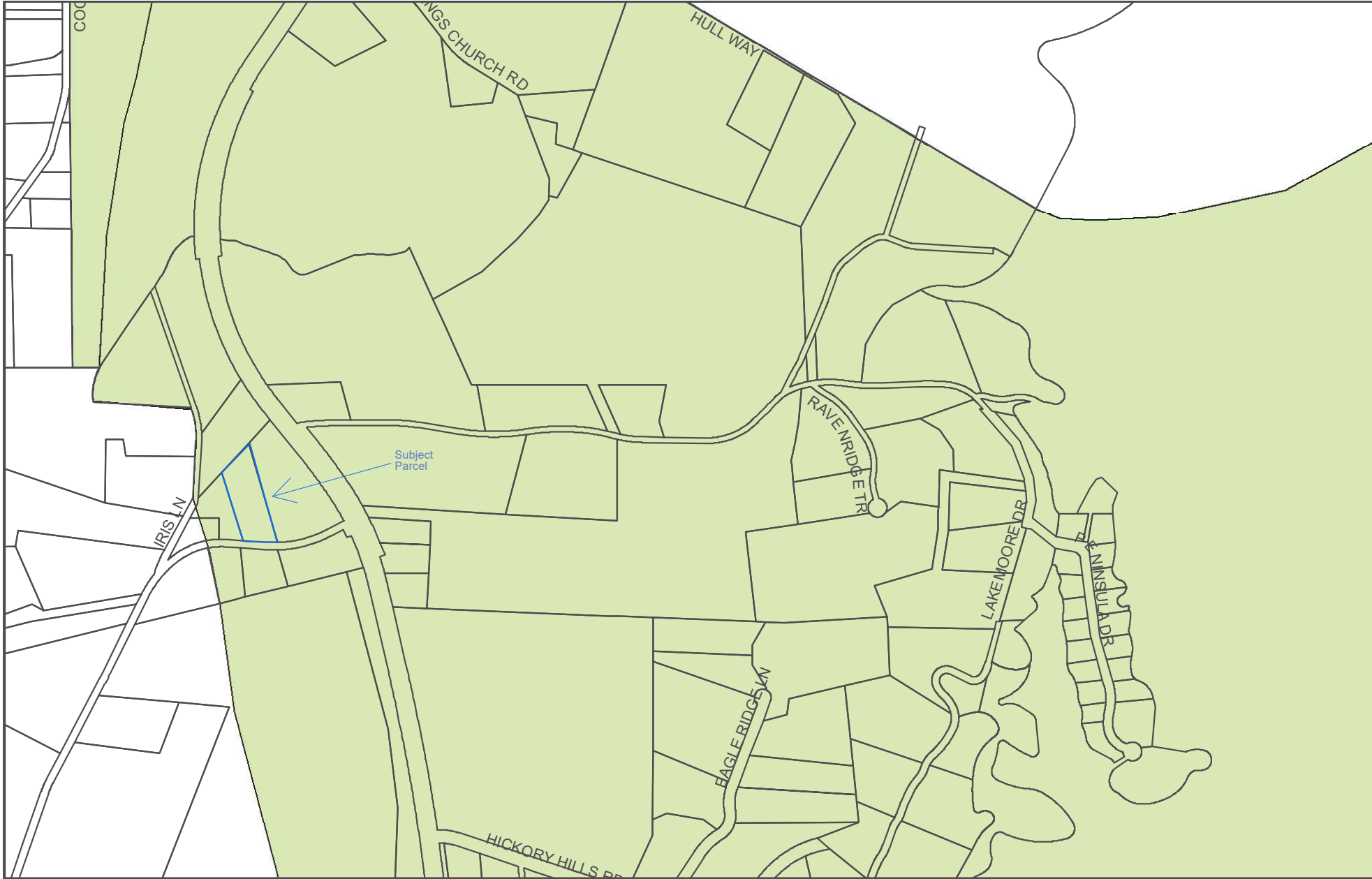
Date: June 12, 2026

County: JEFFERSON
 Owner: WEST HAZEL J
 Address: MILL SPRINGS RD 1681
 Parcel ID: 014 012.00
 Deeded Acreage: 0
 Calculated Acreage: 2
 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.





Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 22 June 26

Date of Application 6/8/26

Name & Phone Number Eva T Larrieu

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 & USG Approval

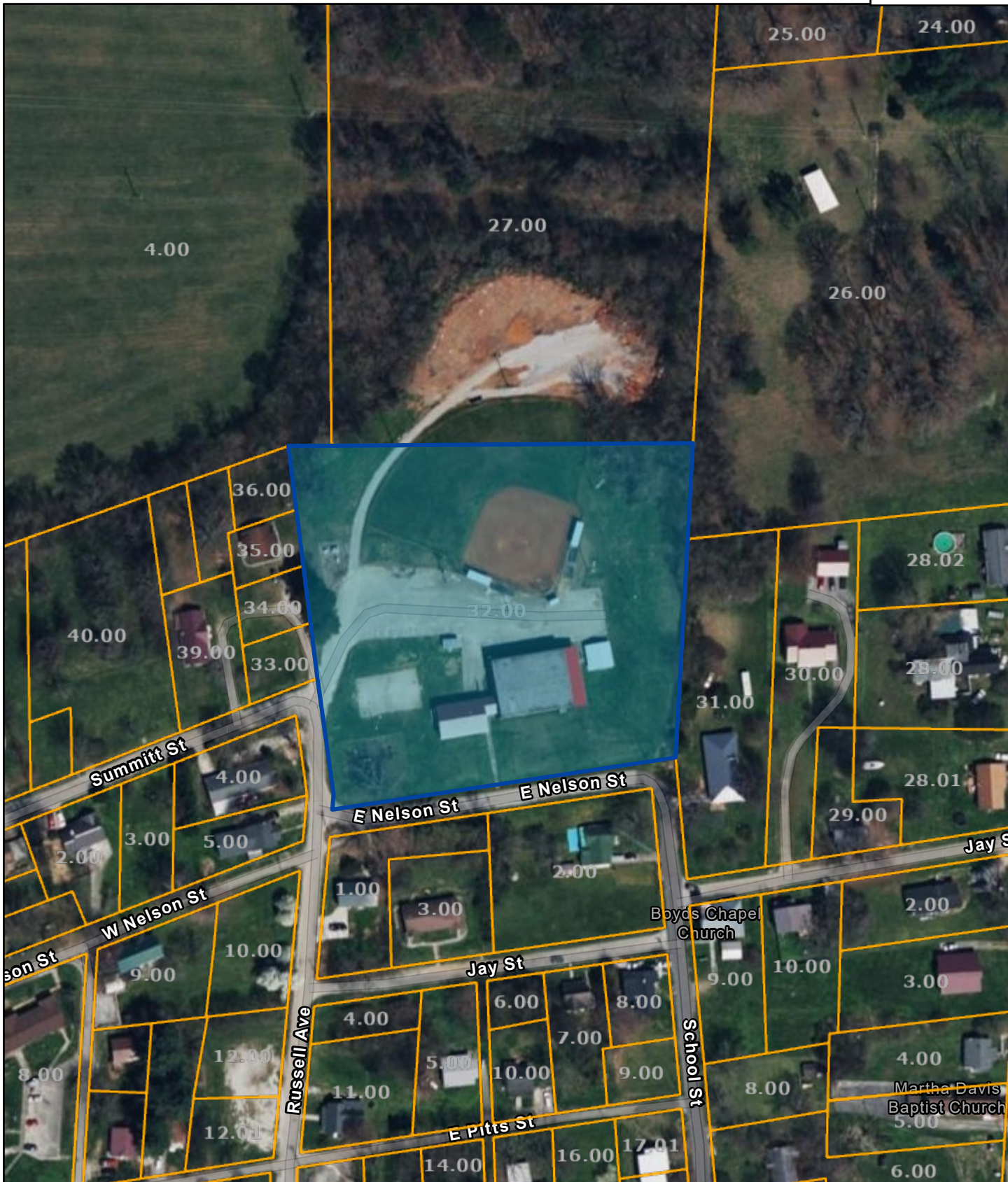
Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

Eva Larrieu

Applicant Signature

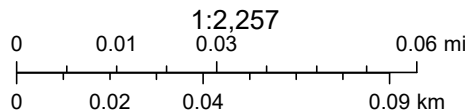
Jefferson County - Parcel: 014L A 032.00

Section 5, Item b.



Date: June 12, 2026

County: JEFFERSON
Owner: JEFFERSON CITY TN
Address: RUSSELL AVE N 2030
Parcel ID: 014L A 032.00
Deeded Acreage: 0
Calculated Acreage: 3.9
Vexcel Imagery Date: 2021



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

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