



Regional Planning Commission / Board of Zoning Appeals Meeting Agenda

**November 24, 2025 at 5:30 PM
Jefferson City Municipal Building**

- 1. Call to Order**
- 2. Approval of Minutes from Previous Meetings**
 - a. Minutes from 10 27 2025 Meeting
- 3. Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
- 4. Old Business**
 - a. Tanner Drinnen - Final Plat Approval - Located off Black Oak Rd.
 - b. Frank Leonard - Preliminary Plan Approval for 58 Lot Subdivision - Located off Crooke Rd.
- 5. New Business**
 - a. Scott Cantrell - 3 Lot Subdivide - Located off Lakewood Dr.
 - b. Anthony Johnston - 2 Lot Subdivide - Located off Rocktown Rd.
 - c. Eddie Roberts - Rezoning recommendation for Jefferson County and 2 Lot Subdivide - Located In Growth Boundary off Highway 92
 - d. 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
- 6. Other Items for Discussion**
- 7. Adjourn**

Minutes

Jefferson City Regional Planning Commission

October 27th, 2025

5:30 P.M.

Members' Present

Jeff Chitwood, Secretary

Kevin Bunch, Vice Mayor

Kyle Cutshaw

Scott McMinn

Spencer Gatlin, Chairman

Bill Newman

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Mark Brown, The Standard Banner

Libby Moser, Historic Zoning Commission

Sheila Purkey, City Council

Ailene Combs, City Council

Minutes

Chairman Gatlin called the meeting to order at 5:30 P.M. Motion by Mr. McMinn, second by Mr. Cutshaw to approve September 22nd, 2025, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

None.

New Business**Scott Cantrell – 4 Lot Subdivide – Located off Highway 11-E**

After a brief discussion the Plat was found to meet the requirements of the Subdivision Regulations and was approved unanimously on a motion by Mr. Bunch and a second by Mr. McMinn.

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

Primary discussion centered on the road frontage requirement of fifty feet. Lot 2 does not meet the road frontage requirement. There was also some concern with the shape of Lot 1 and a pole barn structure being built on the proposed property line. Mr. Lamb stated that a neighbor was interested in purchasing a portion of that proposed lot and they were just going to remove the proposed lot 1. The suggestion of a joint access easement allowing fifty feet of access be added between Tract A access and lot 2 to meet the road frontage requirements. Mr. Cantrell and Mr. Lamb were agreeable with this amendment. The item was suspended to allow for the amendments to the plat unanimously, on a motion by Mr. Bunch and a second from Mr. McMinn.

Tanner Drinnen - Performance Bond Submittal for Subdivision - Located off Black Oak Rd.

The bond estimates were approved by the Director of Public works. The bond was accepted unanimously on a motion by Mr. Newman and a second by Mr. Bunch.

Kenneth Wicker - Site Plan Approval for Additional Parking Spaces - Located off N. Highway 92 and Kildare Dr.

The site plan was found to meet all requirements for parking and would be paved. However, the current site plan shows the additional parking would be located on a separate parcel from the primary use for parking. Since parking lots are not an allowed use on an individual parcel in the P-1 zone, these lots will need to be combined to meet zoning requirements. The site plan was approved unanimously with the added contingency that the parcels be combined on a motion by Mr. McMinn and a second by Mr. Bunch.

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

The discussion focused on the change in plan from the initial concept that was presented during the annexation process. Mr. Leonard stated, “the second ingress/ egress was removed due to lack of visibility based on the slope of the land making the plan a single cul-de-sac”. It was pointed out that the preliminary plan did not show any sidewalks, green space, streetlights, and the t-type turnaround driveways seemed small to allow for enough space for residents. Mr. Leonard stated, “the sidewalks could be added along with the streetlights”. Mr. Leonard also stated, “that lot 24 could be subdivided to allow for more usable greenspace for the residents”. Mr. Leonard was asked if he could also provide the standard length of the t-type turnarounds. Mr. Bunch made a motion to table the item so the changes could be made. It was seconded by Mr. Newman. The item was tabled unanimously to allow for the changes to be made and the standard for T-type driveways to be provided.

Brittany Youngblood - Site Plan Review/ Approval for an Express Oil - Located off Broadway Blvd.

After a brief discussion it was pointed out that the site plan was 4 parking spaces short of what is required. Ms. Youngblood pointed out that the spaces were removed due to the fact some customers would be parked inside the oil change bays which would reduce the number of parking spaces needed. The commissioners agreed with Ms. Youngblood and took that into account. The site plan was found to meet all zoning and site plan requirements and was approved unanimously on a motion by Mr. Bunch and a second by Mr. McMinn.

Other Items for Discussion**Adjourn**

Having no further business, the meeting was adjourned at 6:43 P.M.



Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date October 27 - @ 5:30 pm

Date of Application 10/10/25

Name & Phone Number Tanner Drinnen

☒ Planning Commission - \$10.00 Fee

☐ Board of Zoning Appeals - \$10.00 Fee

☐ Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

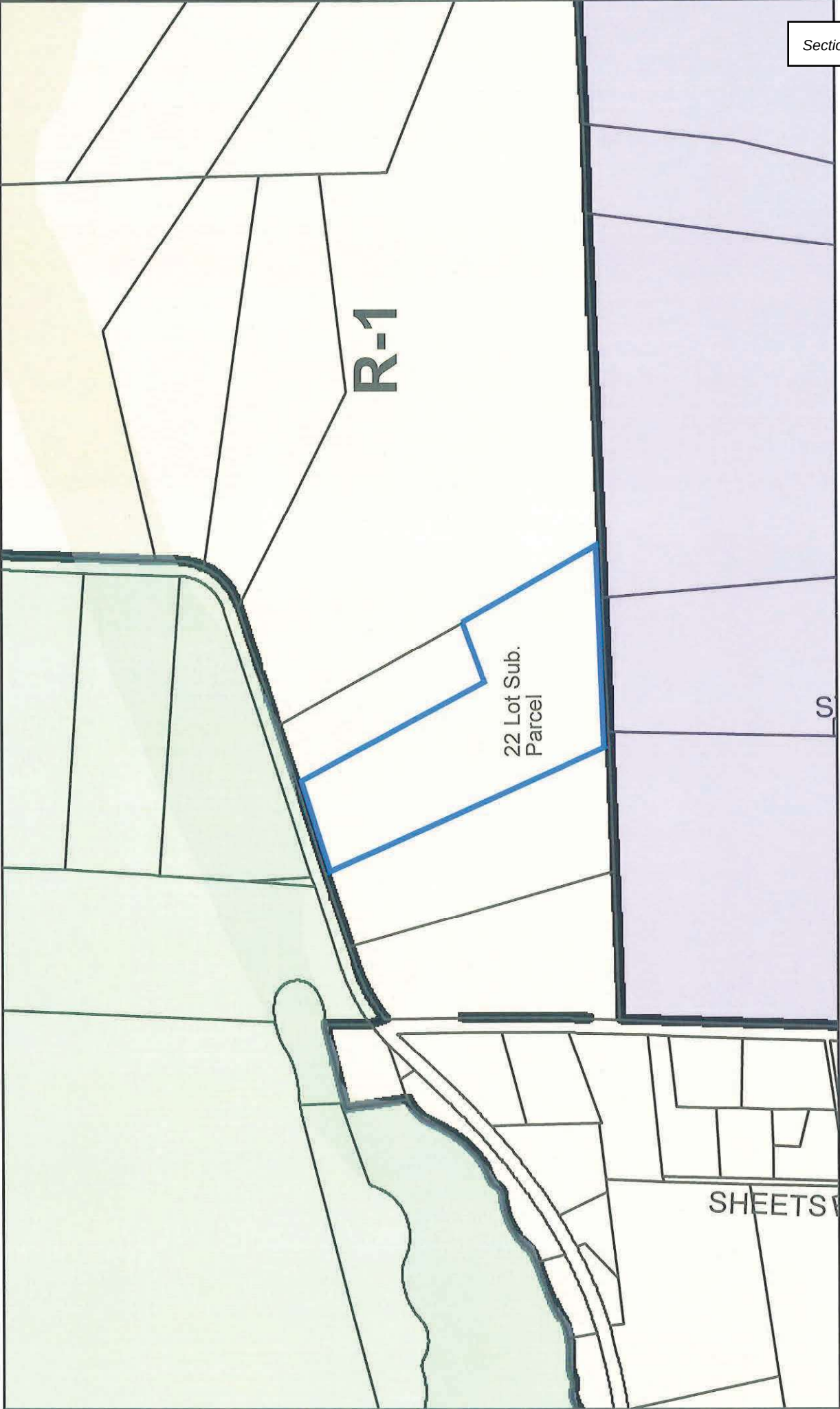
Final Plat Approval

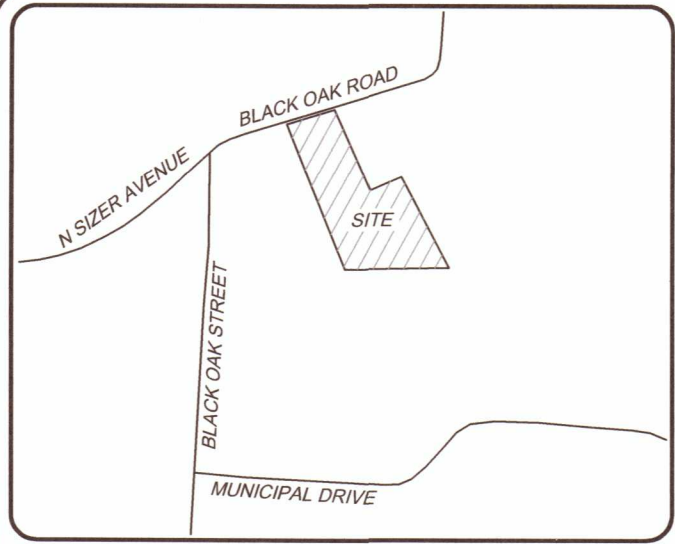
Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

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

Section 4, Item a.





LOCATION MAP N.T.S.

CURVE TABLE				
CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C1	S66°30'47"E	26.53'	20.00'	29.00'
C2	S33°32'22"E	52.15'	175.00'	52.34'
C3	S50°17'34"E	49.83'	175.00'	50.00'
C4	S66°39'44"E	49.83'	175.00'	50.00'
C5	S84°25'08"E	58.20'	175.00'	58.47'
C6	S68°59'36"E	16.90'	20.00'	17.45'
C7	S82°10'08"E	61.80'	50.00'	66.62'
C8	N36°44'23"E	38.94'	50.00'	40.00'
C9	N09°05'47"W	38.94'	50.00'	40.00'
C10	N55°05'47"W	39.20'	50.00'	40.29'
C11	S68°55'05"W	54.32'	50.00'	57.43'
C12	S61°00'43"W	16.90'	20.00'	17.45'
C13	N71°39'45"W	94.98'	125.00'	97.43'
C14	N37°09'09"W	52.75'	125.00'	53.15'
C15	N23°29'13"E	29.94'	20.00'	33.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°00'33"E	15.71'
L2	S86°00'33"W	15.71'
L3	S87°36'54"W	28.72'
L4	S87°44'38"W	21.57'
L5	S87°44'38"W	5.92'

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

Drinnen Enterprises, LLC
by Tanner Drinnen

Date

CERTIFICATE OF ACCURACY

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

Registered Surveyor: Stephen W. Ward

Date

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

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

County Health Officer or
Authorized Representative Thereof

Date

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

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

Public Works Director

Date

and/or

County Road Superintendent

Date

CERTIFICATE OF APPROVAL FOR STREET NAMES AND NUMBERS

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

E-911 Director

Date

CERTIFICATE OF APPROVAL FOR RECORDING

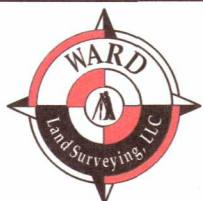
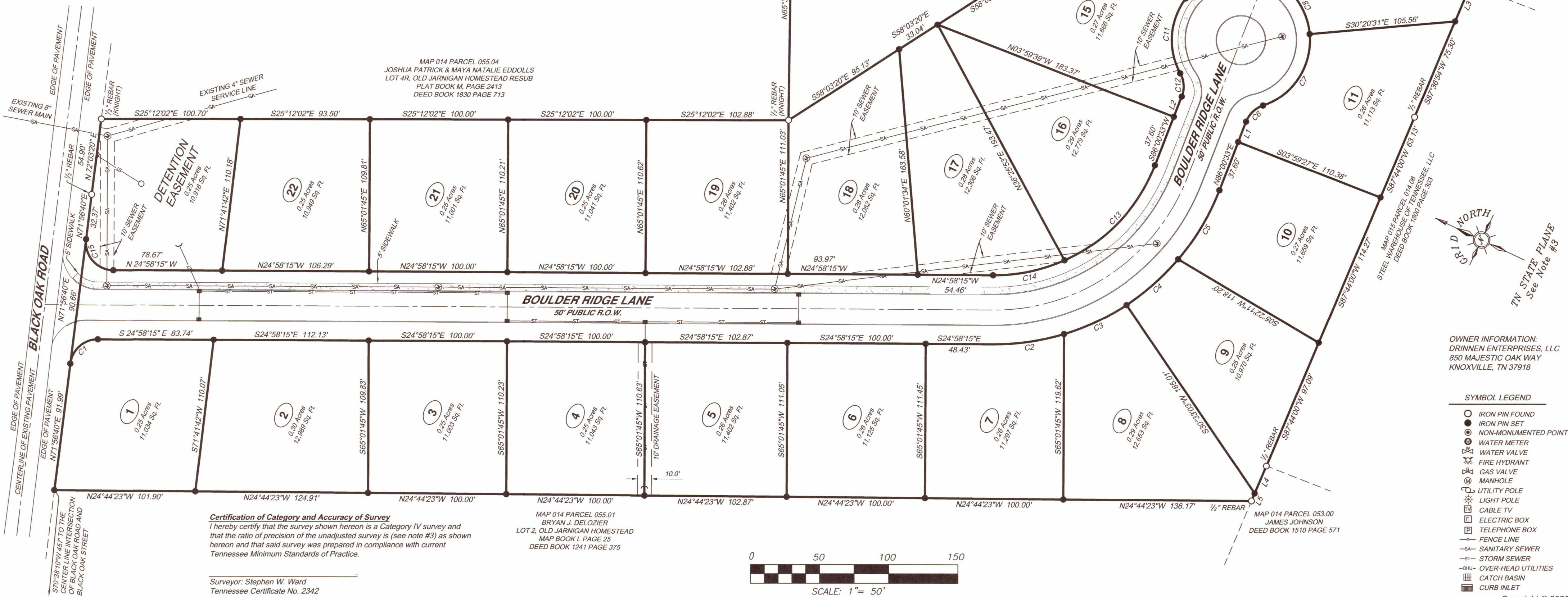
I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Jefferson City, Tennessee, and its regional planning area, with the exception of such variances, if any, as are noted in the minutes of the Jefferson City Regional Planning Commission and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

Secretary, Jefferson City
Regional Planning Commission

Date

NOTES:

- 1) VERIFY EXACT SIZE, DEPTH, AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 2) UTILITY, DRAINAGE, CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROAD LINES, 5' UTILITY, DRAINAGE, CONSTRUCTION EASEMENT ALONG ALL INTERIOR LOT LINES.
- 3) RTK GPS POSITIONAL DATA WAS OBSERVED ON 03/21/2025 USING A TRIMBLE R10-2. THE GRID COORDINATES OF THE BASE STATION ARE N 866,565.07' E 2,710,250.74' Z: 1,107.34' WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD 83(2011) (EPOCH 2010). NAVD83 GEOID 18. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.03, V 0.06 COMBINED GRID FACTOR: 0.999914352929 CENTERED ON THE BASE. REMAINDER OF THE SURVEY WAS COMPLETED USING A TRIMBLE R10-2 BASE WITH A TRIMBLE R12I ROVER. RMS VALUE DID NOT EXCEED H 0.02', V 0.05' AT 1-SIGMA.
- 4) STREET LIGHTS WILL BE INSTALLED ON AEC POLES



WARD LAND SURVEYING, LLC

ALTA-ACSM - RESIDENTIAL - COMMERCIAL - TOPOGRAPHIC - GPS
P.O. Box 30654, Knoxville, TN 37930-0654
Office: 865.690.0104 Email: SWard@WardLS.com



CITY: JEFFERSON CITY	CLT MAP: 014
COUNTY: JEFFERSON	GROUP:
STATE: TENNESSEE	PARCEL: 055.02
DISTRICT: 4th	PLAT: CAB. M PAGE 2413
WARD:	DEED: BK 1846 PG 57
CITY BLOCK:	OLD JARNIGAN HOMESTEAD RESUB
CENSUS TRACT:	UNIT: BLOCK: LOT: 3R

DRAWN BY SWW
CHECKED BY SWW
SURVEY DATE 03/21/2025
DRAWING TITLE 2501014.DWG
DRAWING SCALE 1" = 50'

REVISIONS:
1 sheet of 1

**FINAL PLAT
OF
THE RIDGE AT BLACK OAK**



Jefferson City Tennessee

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

Application to Appear – Meeting Date ~~October 27, 2025~~ 11/24/2025

Date of Application 10/10/2025

Name & Phone Number Leonard Development LLC, Frank Leonard C

- ☒ Planning Commission - \$10.00 Fee
- ☐ Board of Zoning Appeals - \$10.00 Fee
- ☐ Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

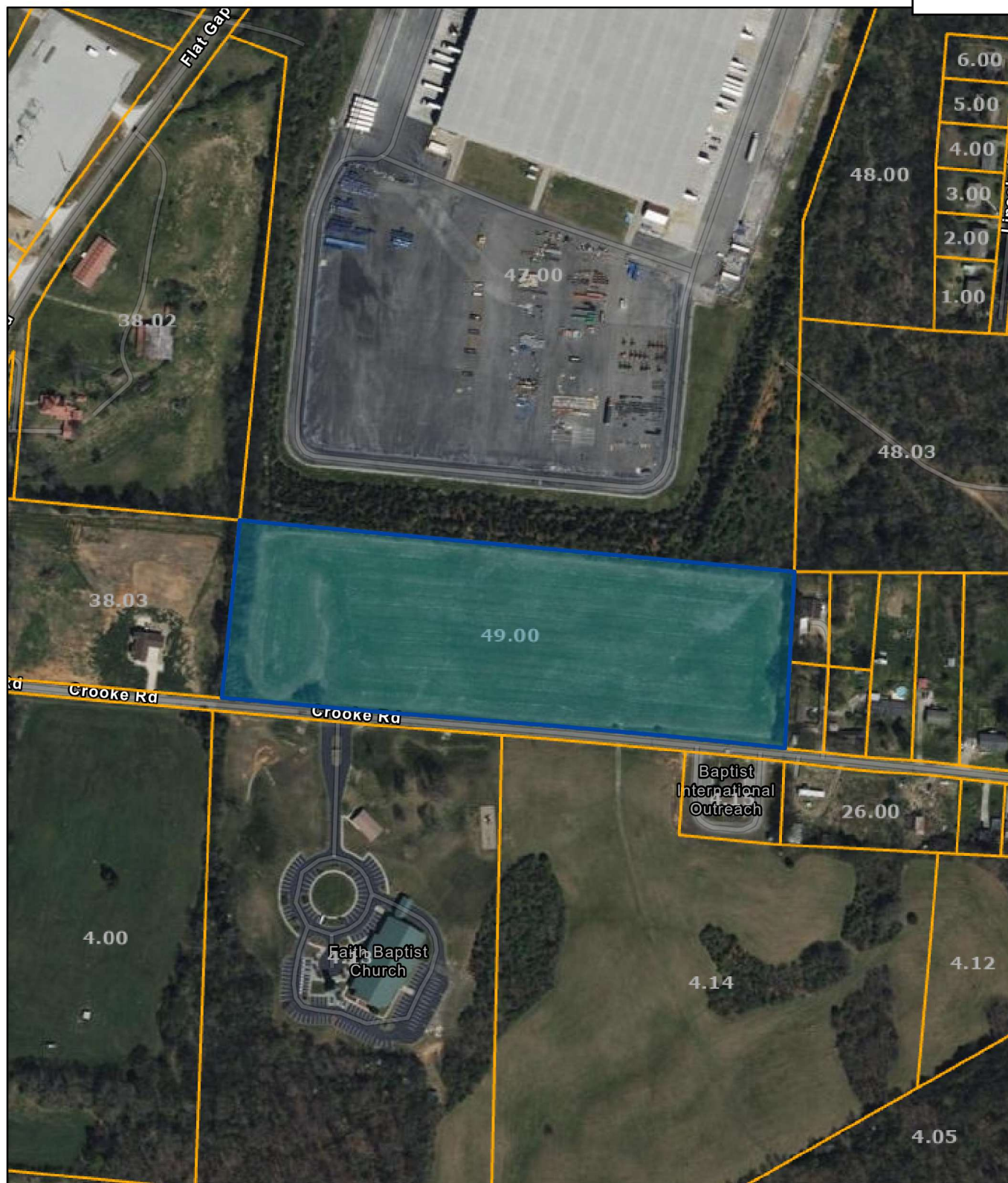
Preliminary Plan Approval for subdivision located at 0 Crooke Rd.

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

A handwritten signature in blue ink, appearing to read "Frank Leonard", is written over a horizontal line.

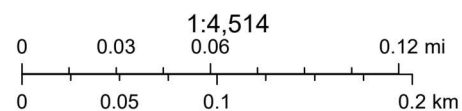
Applicant Signature

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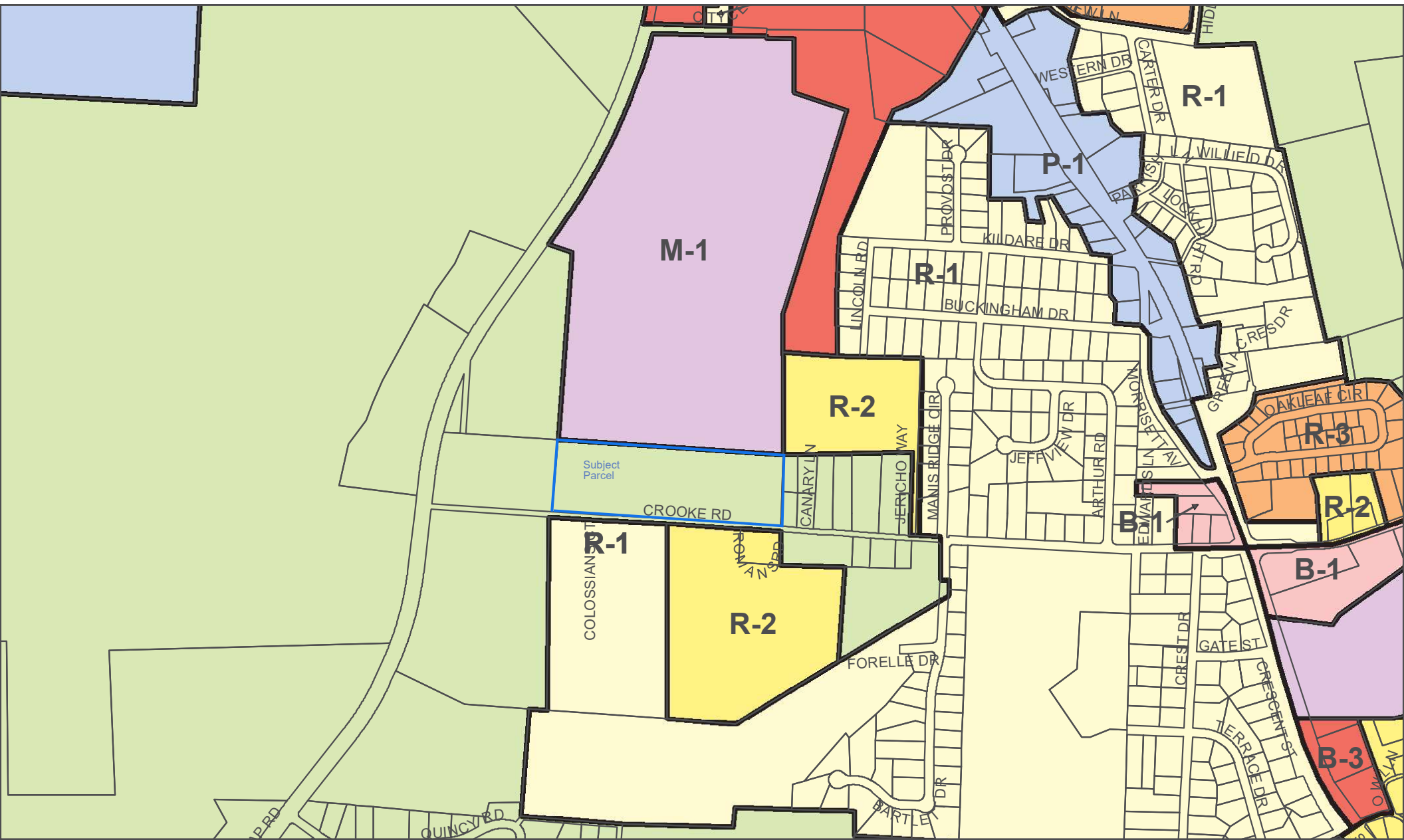
Date: April 30, 2025

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.



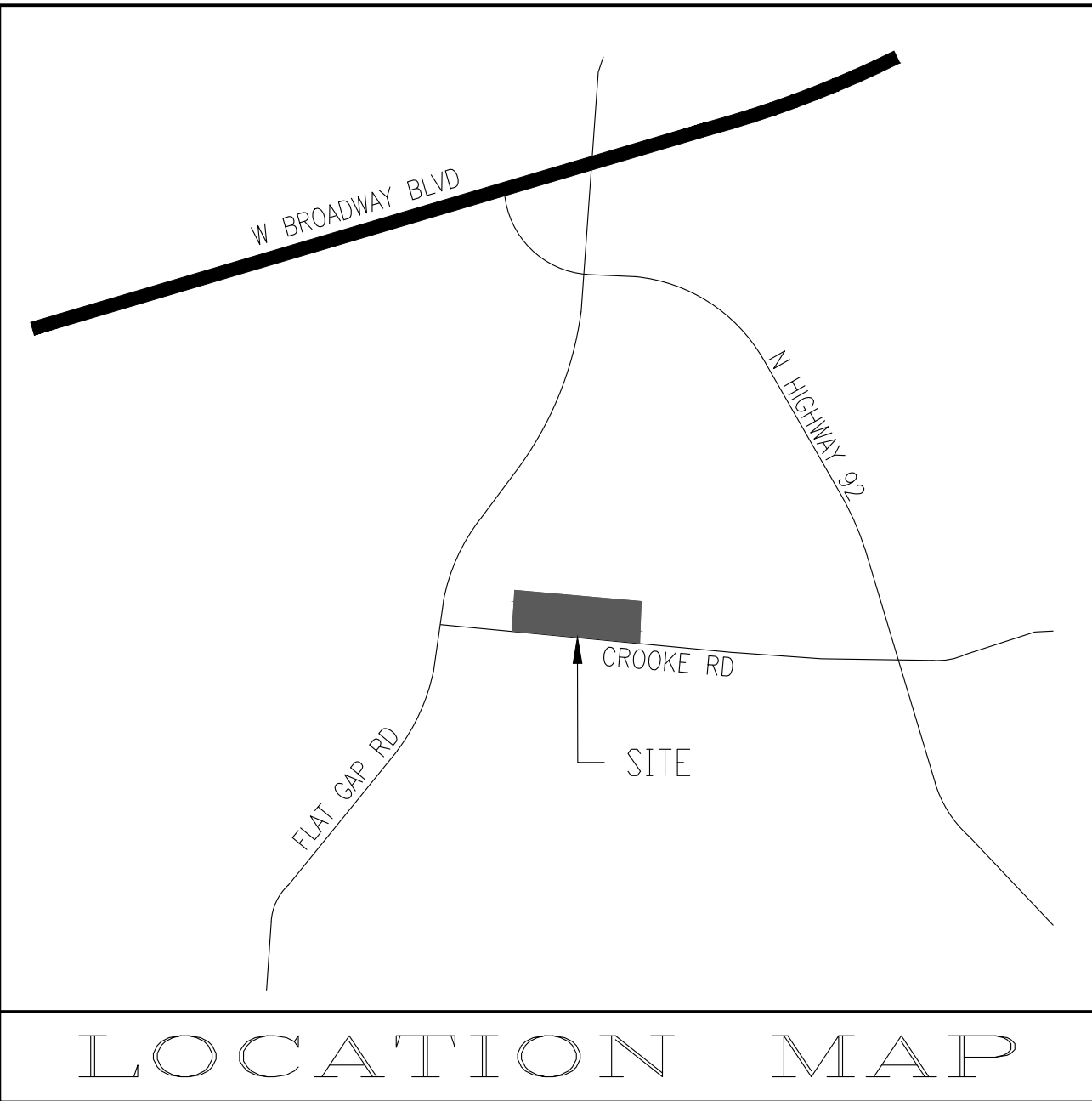
DESIGN PLAN
FOR

LEONARD DEVELOPEMENT, LLC

TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	ROAD PROFILES
5	GRADING & DRAINAGE
6-8	EROSION & SEDIMENT CONTROL PLAN
9	DETAILS

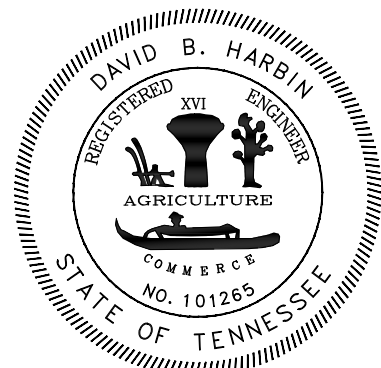


OWNER/DEVELOPER

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) 588-6473

REVISED: NOVEMBER 4, 2025
OCTOBER 8, 2025



SHEET 1 OF 9 SHEETS
25730-TS

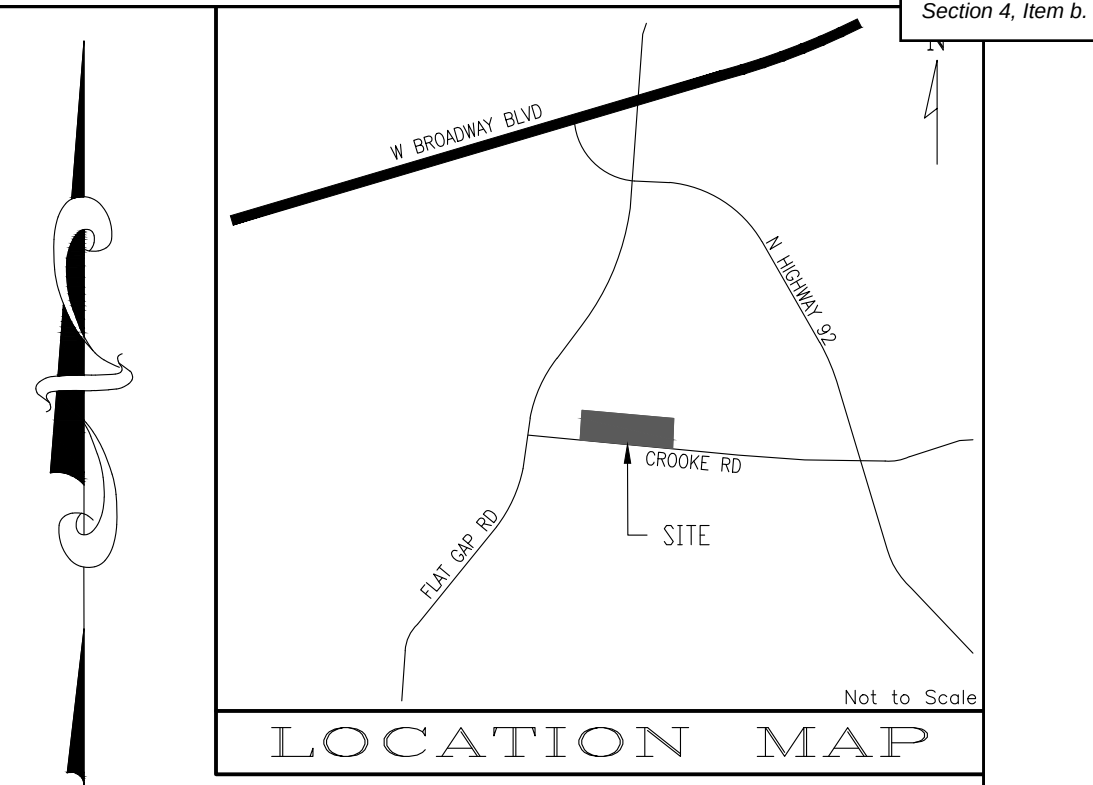
NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.



NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EAST SIDE OF INTERIOR ROAD LINES.
3. A 15' UTILITY EASEMENT EXISTS 15' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4. THIS PROPERTY CONTAINS APPROXIMATELY 11.993 ACRES SUBDIVIDED INTO 58 SINGLE FAMILY LOTS.
5. THIS PROPERTY IS IN THE JEFFERSON CITY URBAN GROWTH BOUNDARY.
6. ALL ROAD PROFILES ARE BASED ON LIAR CONTOURS.
7. UTILITIES:
WATER: JEFFERSON CITY PUBLIC WORKS
SEWER: JEFFERSON CITY PUBLIC WORKS
ELECTRIC: APPALACHIAN POWER
GAS: EASTERN-COOKIE COUNTY UTILITY DISTRICT
TELEPHONE:
8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
9. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT- 20'
REAR- 20'
SIDE- 10'
10. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
11. STREET LIGHTS TO BE PROVIDED FOR THIS PROJECT. DETAILS AND STANDARDS TO BE COORDINATED WITH APPALACHIAN ELECTRIC COOPERATIVE.
12. ALL STORM DRAINAGE ON PRIVATE PROPERTY WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.



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

25730-EX

OF 9 SHEET(S)

Q:\25730\25730.DWG



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DBH

DRAWN SEW

CHECKED DBH

1	11-4-25
NO.	DATE

PLANNING COMMISSION COMMENTS
REVISION

	APPR

NO.	DATE
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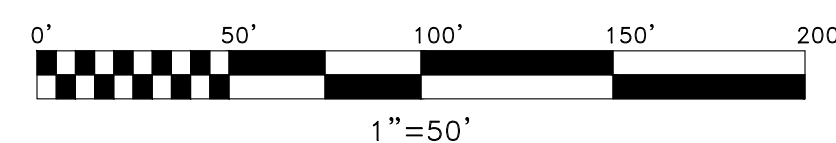
REVISION

APPF

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL

DATE
10/8/25

DEED REFERENCES: DEED BK 199 PG 489



EXISTING CONDITIONS FOR
LEONARD DEVELOPEMENT, LLC

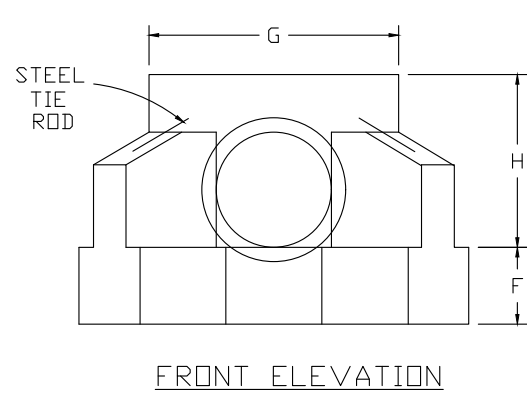
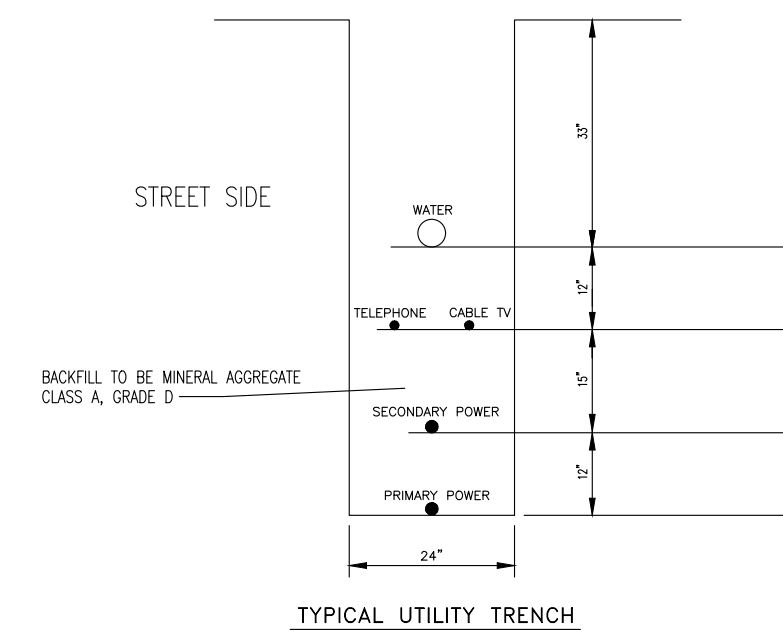
TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

NOTE:
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BEFORE START OF CONSTRUCTION

NOTE:
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SAFETY

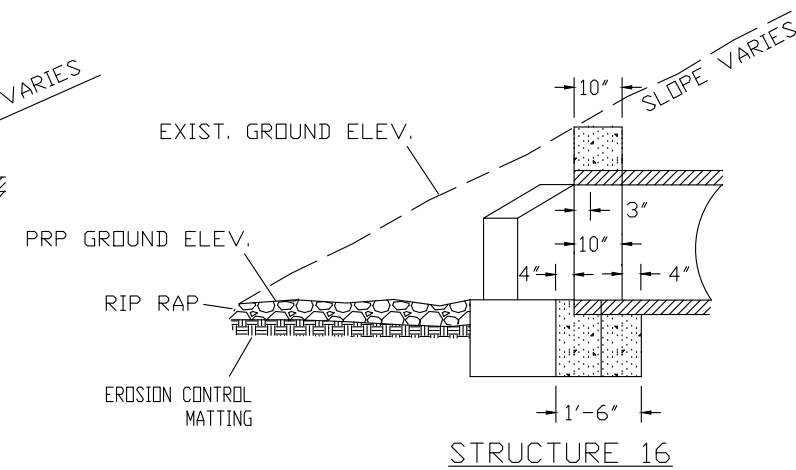
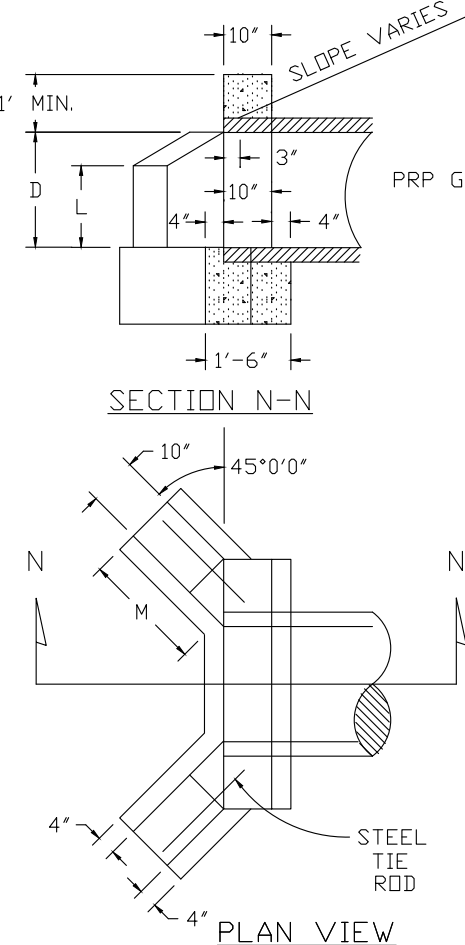
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN
TRENCHES AS REQUIRED BY STATE AND
FEDERAL LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS SET FORTH IN
ACI MANUAL OF ACCIDENT PREVENTION IN
CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR
WORK; TO AVOID EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.

OSHA RULES SHALL BE ADHERED BY.



NOTE:

1. CHAMFER ALL EXPOSED EDGES 3/4" MIN. BEARING CAPACITY 2000 P.S.I.
2. WHERE TIE RODS ARE REQUIRED, THE COST OF SAME SHALL BE INCLUDED IN THE UNIT BID PRICE BID.
3. CONCRETE DESIGN STRENGTH 3000 P.S.I.



DIMENSIONS							QUANTITIES IN ONE ENDWALL			
OPENING		WALL			FOOTING		CONCRETE 3,000 P.S.I.		STEEL	
AREA S.O.F.T.		H	G	L	M	F	TOTAL CU. YARDS		TIE RODS	
							CONC.PIE	CM.PIE	GI.PIE	
15'	1.2	2'-3"	3'-7"	1'-0"	1'-3"	1'-3"	0.58	0.61	0.61	NONE
18"	1.8	2'-6"	3'-10"	1'-2"	1'-7"	1'-3"	0.76	0.79	0.79	NONE
24"	3.1	3'-0"	4'-4"	1'-5"	2'-1"	1'-4"	1.03	1.08	1.08	2-3/4" x#2-0"
36"	4.9	3'-6"	4'-10"	1'-9"	2'-5"	1'-6"	1.34	1.42	1.41	2-3/4" x#2-0"
36"	7.1	4'-0"	5'-4"	2'-0"	2'-11"	1'-8"	1.74	1.85	1.84	2-3/4" x#3-0"
42"	9.6	4'-6"	5'-10"	2'-3"	3'-5"	2'-0"	2.36	2.49	2.49	2-3/4" x#3-0"
48"	12.6	5'-0"	6'-4"	2'-6"	4'-0"	2'-0"	2.76	2.92	2.92	2-3/4" x#3-0"

CONCRETE HEADWALL DETAIL
WITH 45° WINGS FOR PIPE CULVERTS



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
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ELECTRIC: APPALACHIAN ELECTRIC
GAS: JEFFERSON-COCKE COUNTY UTILITY DISTRICT
TELEPHONE:
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11. EXISTING LOT LINES TO BE PROVIDED FOR THIS PROJECT, DETAILS AND STANDARDS TO BE COORDINATED WITH APPALACHIAN ELECTRIC COOPERATIVE.
12. ALL STORM DRAINAGE ON PRIVATE PROPERTY WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION
CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

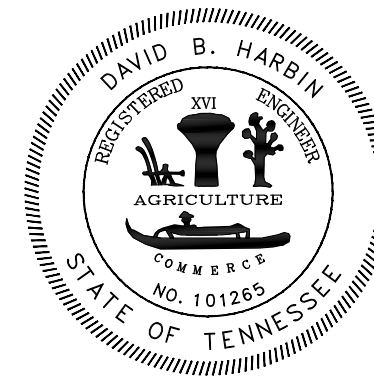
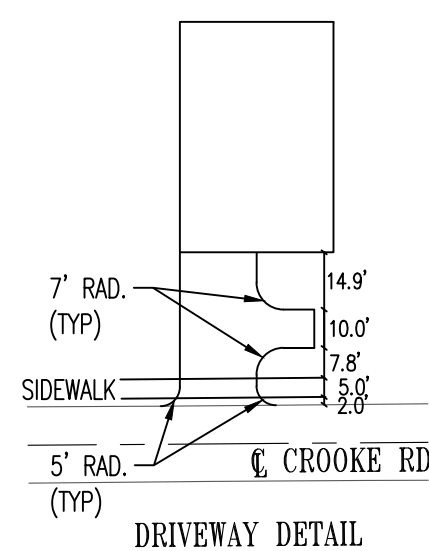
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UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.



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

25730-SP

SHEET 3

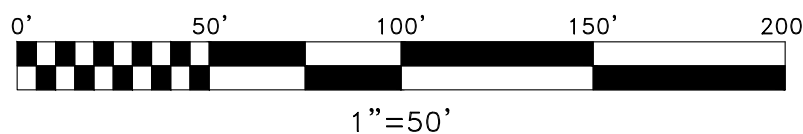
9 SHEET(S)

Q:\25730\25730.DWG

[illegible]

SCALE HORIZONTAL: 1" = 50' VERTICAL: 2' INTERVAL
DATE 10/8/25

DEED REFERENCES: DEED BK 199 PG 489



SITE PLAN FOR
LEONARD DEVELOPEMENT, LLC

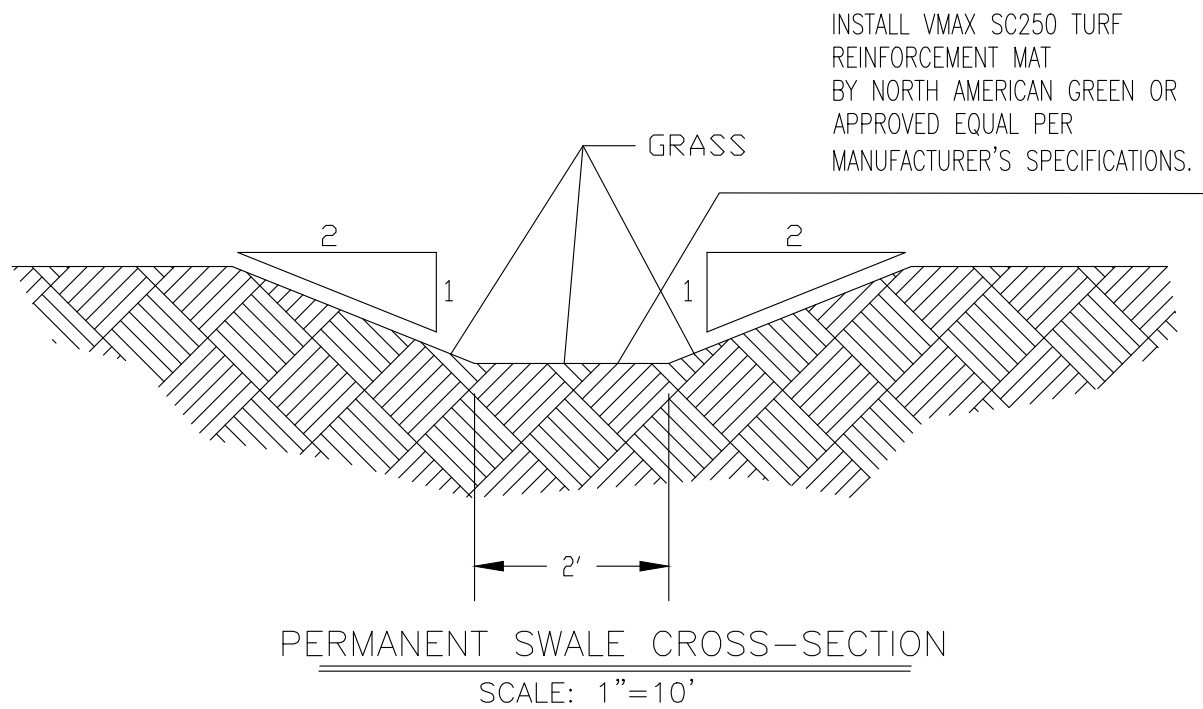
TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

DATE
10/8/25

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION
CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

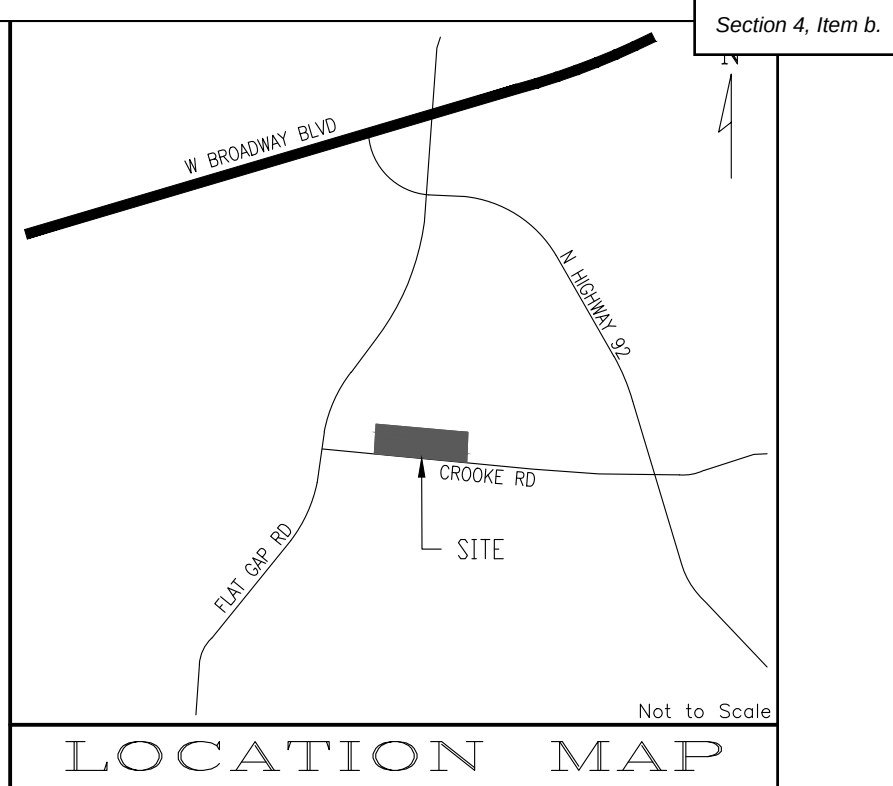
NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH
SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN
CUT TRENCHES AS REQUIRED BY STATE AND
FEDERAL LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS SET FORTH IN
AGC MANUAL OF ACCIDENT PREVENTION IN
CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR
WORK; TO AVOID EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.



Pipe Schedule and Capacity Chart - Post Development

PIPE NO. #	UPSTREAM T.O.G. EL.	INV. EL.	DOWNSTREAM T.O.G. EL.	INV. EL.	LENGTH (FT)	SLOPE (FT/FT)	SIZE (IN.)	PIPE MATERIAL	MANNING N	VELOCITY FPS	PIPE CAPACITY PROVIDED (CFS)
P1	1295.20	1289.30	1300.00	1286.10	320.00	0.0100	24	HDPE	0.009	10.43	32.76
P2	1300.00	1286.10	1301.60	1284.20	190.00	0.0100	24	HDPE	0.009	10.43	32.76
P3	1301.50	1284.20	1284.00	1282.00	144.00	0.0153	24	HDPE	0.009	12.89	40.50
P4	POND 1	1258.50	HW	1258.00	32.00	0.0156	15	RCP	0.013	6.60	8.10
P5	1277.60	1274.60	1278.00	1273.10	146.00	0.0103	15	HDPE	0.009	7.73	9.48
P6	1278.00	1273.10	1267.60	1264.60	128.00	0.0664	15	HDPE	0.009	19.65	24.11
P7	1267.80	1264.40	HW	1262.00	45.00	0.0533	15	HDPE	0.009	17.61	21.61
P8	1267.30	1264.30	1267.30	1264.00	24.00	0.0126	15	HDPE	0.009	8.52	10.46
P9	1267.30	1264.00	1264.45	1261.45	181.00	0.0141	15	HDPE	0.009	9.05	11.10
P10	1264.45	1261.45	1262.00	1258.75	106.00	0.0255	15	HDPE	0.009	12.17	14.93
P11	1262.00	1258.75	HW	1258.00	64.00	0.0117	24	HDPE	0.009	11.29	35.47
P12	1262.00	1259.00	1262.00	1258.75	24.00	0.0104	15	HDPE	0.009	7.78	9.55
P13	POND 2	1264.60	HW	1254.00	28.00	0.0214	15	RCP	0.013	7.73	9.48
P14	1276.00	1273.00	1271.80	1268.80	220.00	0.0191	15	HDPE	0.009	10.53	12.93
P15	1271.80	1268.80	1267.90	1264.90	224.00	0.0174	15	HDPE	0.009	10.06	12.34
P16	1267.90	1264.90	1264.45	1261.45	105.00	0.0329	15	HDPE	0.009	13.82	16.96

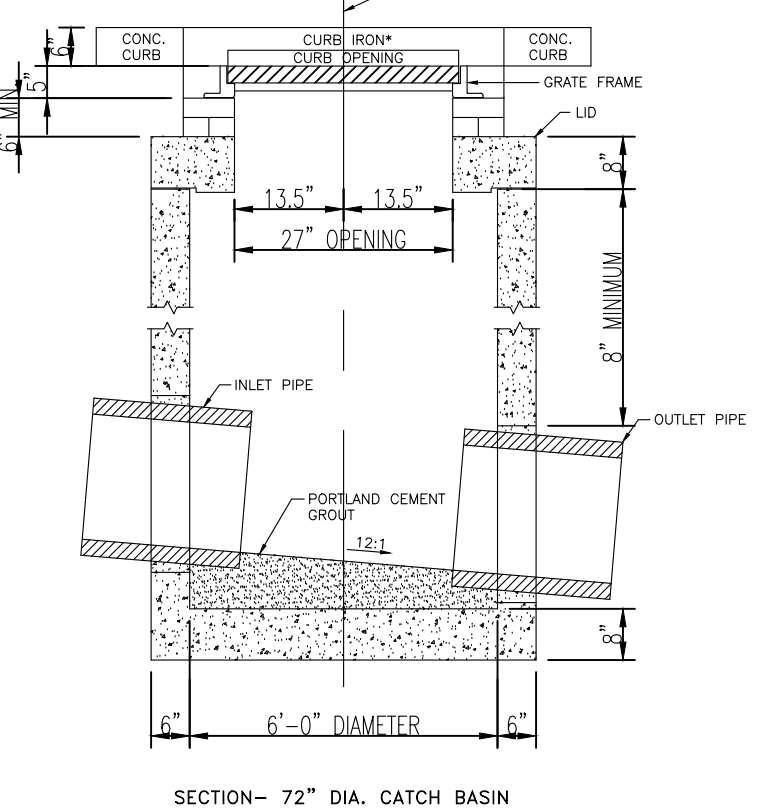
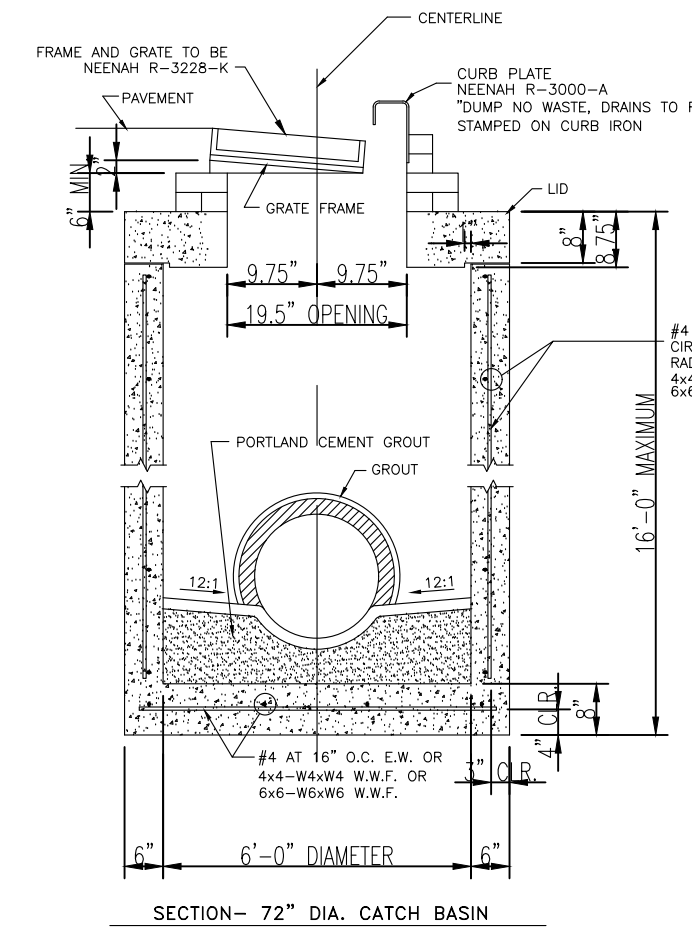
ALL HDPE PIPE TO BE DUAL WALLED WITH SMOOTH INTERIOR WALLS.



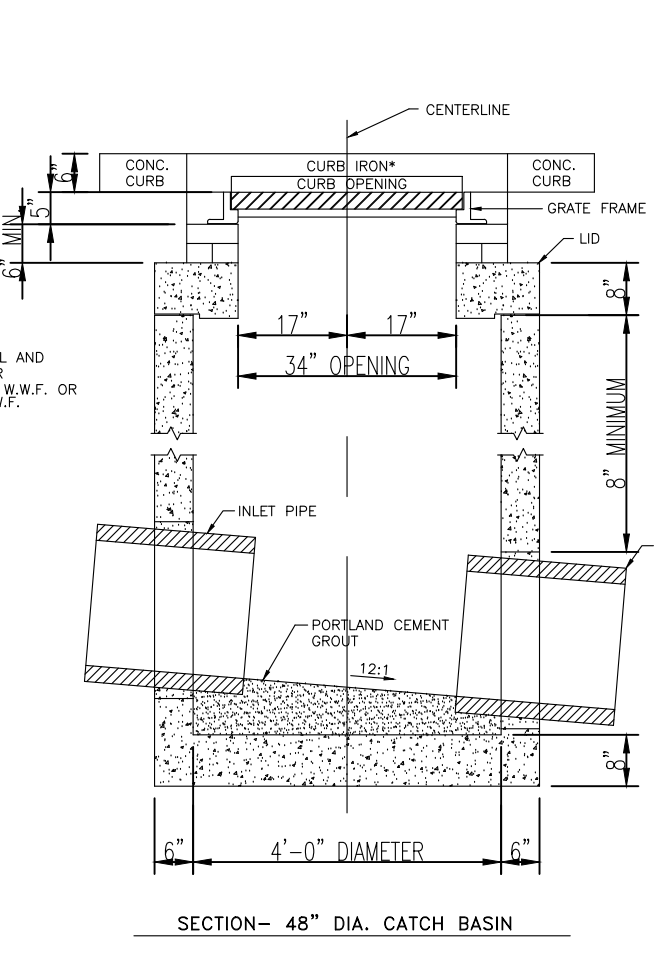
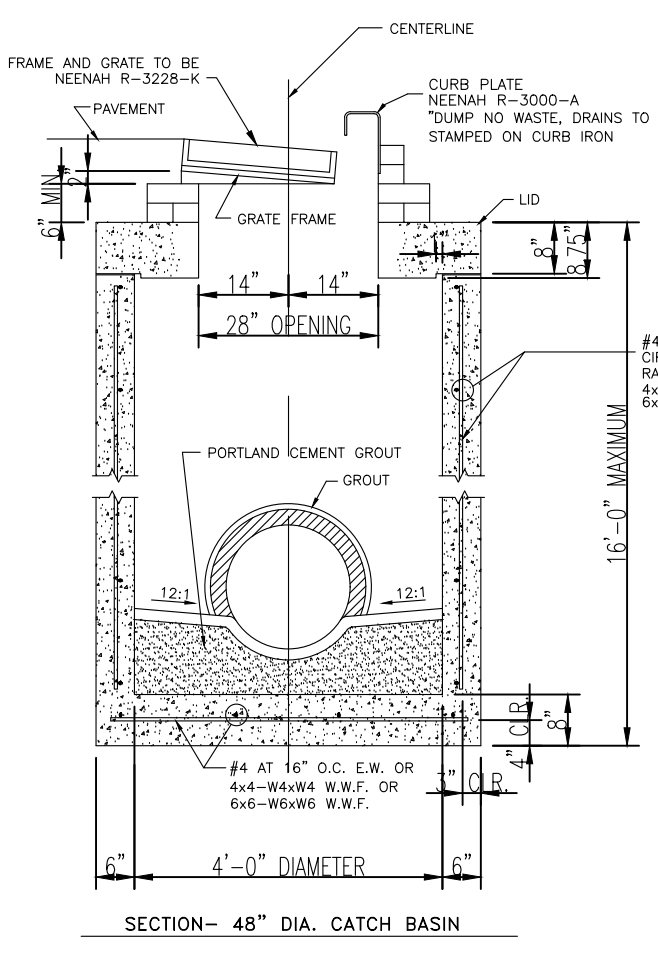
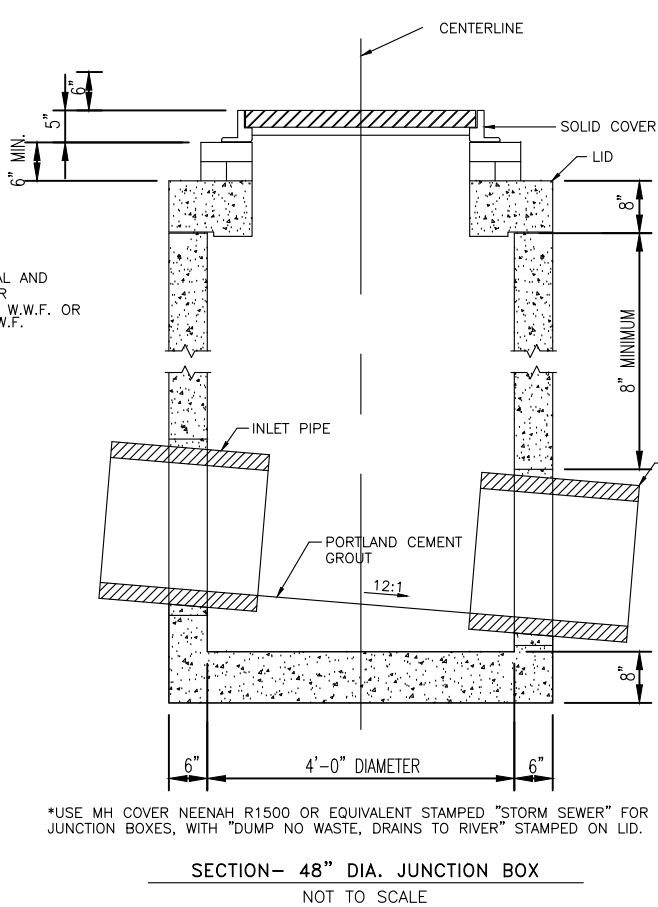
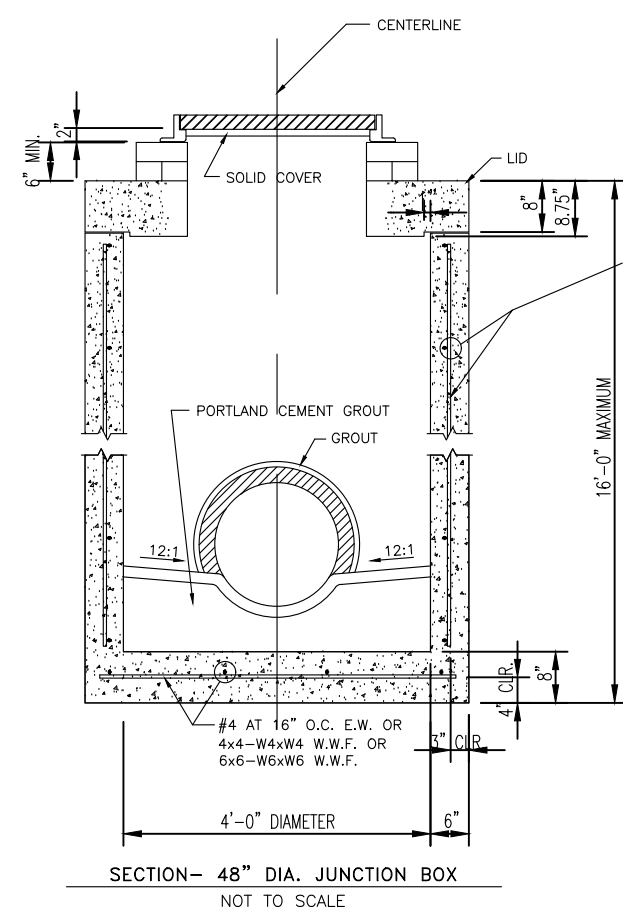
NOTES:

- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
- A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
- A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
- THIS PROPERTY CONTAINS APPROXIMATELY 11.593 ACRES SUBDIVIDED INTO 58 SINGLE FAMILY LOTS.
- THIS PROPERTY IS IN THE JEFFERSON CITY URBAN GROWTH BOUNDARY.
- ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
- UTILITIES:
WATER: JEFFERSON CITY PUBLIC WORKS
SEWER: JEFFERSON CITY PUBLIC WORKS
ELECTRIC: APPALACHIAN ELECTRIC
GAS: JEFFERSON-COOK COUNTY UTILITY DISTRICT
TELEPHONE:
GEO/TECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
- BUILDING SETBACKS ARE AS FOLLOWS:
FRONT- 20'
REAR- 20'
SIDE- 8'
- EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
- STREET LIGHTS TO BE PROVIDED FOR THIS PROJECT. DETAILS AND STANDARDS TO BE COORDINATED WITH APPALACHIAN ELECTRIC COOPERATIVE.
- ALL STORM DRAINAGE ON PRIVATE PROPERTY WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

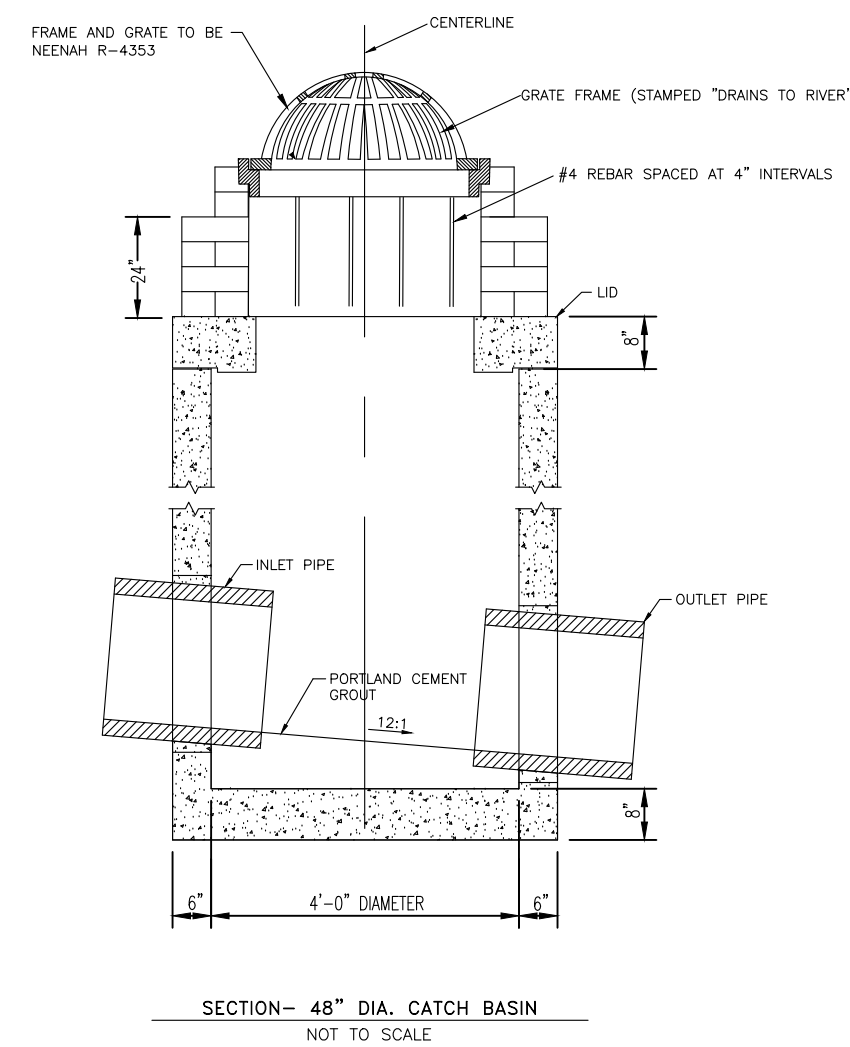
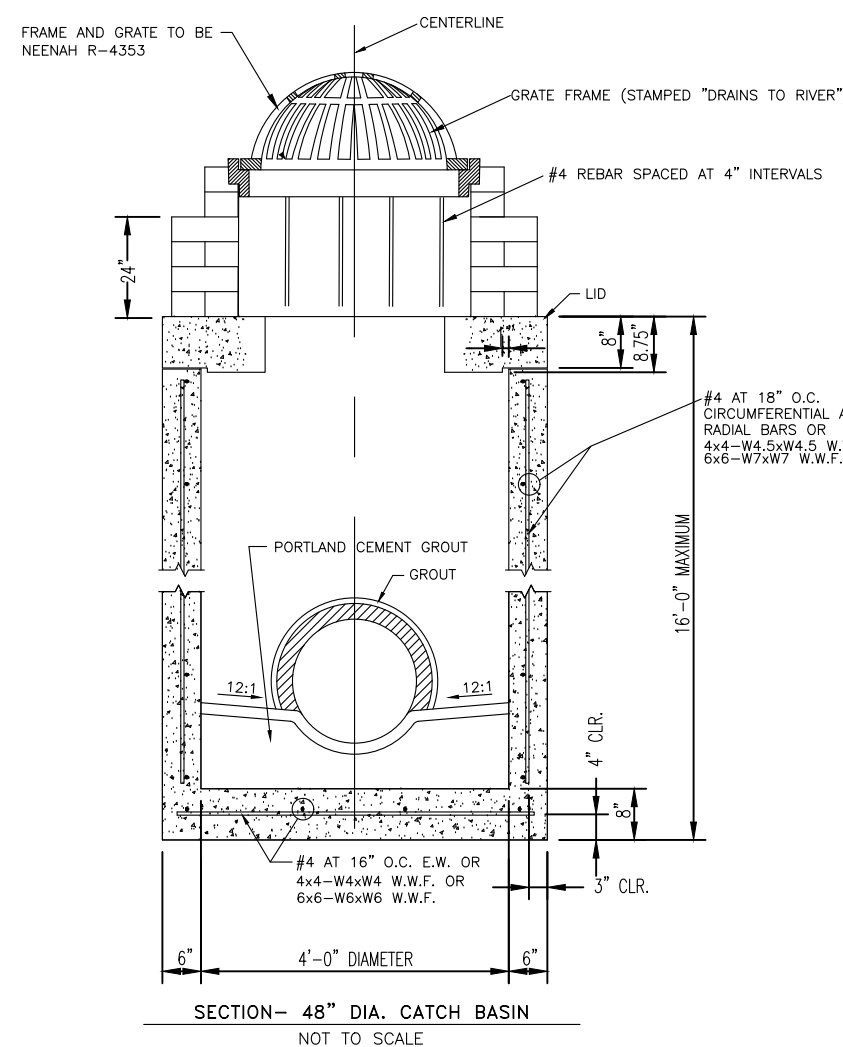
SEE PIPE SCHEDULE FOR INVERTS



SEE PIPE SCHEDULE FOR INVERTS



SEE PIPE SCHEDULE FOR INVERTS



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) 588-6473
email@bhn-p.com

DESIGNED DBH

DRAWN SEW

CHECKED DBH

NO.

DATE

NO.

11-4-25

PLANNING COMMISSION COMMENTS

REVISION

APPR.

NO.

DATE

REVISION

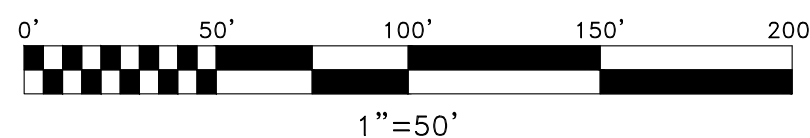
APPR.

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2" INTERVAL

DATE

10/8/25

DEED REFERENCES: DEED BK 199 PG 489



GRADING & DRAINAGE PLAN FOR
LEONARD DEVELOPEMENT, LLC

TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

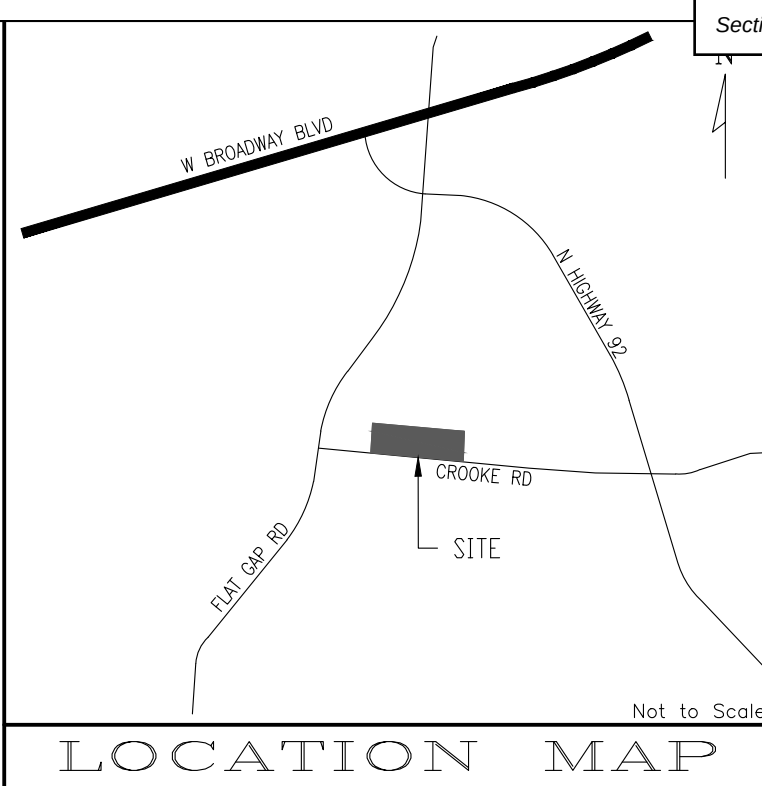
25730-GP

SHEET 5

OF

9 SHEET(S)

Q:\25730\25730.DWG



STANDARD NOTES:

1. THIS IS A PRIMARY CONSTRUCTION ACTIVITY.
2. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION AND SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
3. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING SITE ASSESSMENT AT EACH OUTLET INVOLVING DRAINAGE TOTALING 10 TO MORE ACRES, OR FIVE OR MORE ACRES OF DRAINAGE TO IMPAIRED OR EXCEPTIONAL WATERS. THIS ASSESSMENT SHALL BE CONDUCTED AT EACH QUALIFYING OUTLET WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE CDP SEC 3.12 FOR ASSESSMENT LANGUAGE)
4. FLOUSTE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE TRACKED DOWN AND REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR FLOOD. IF IT DOES NOT, IT MAY BE DANGEROUS TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJACENT PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJACING LAND OWNER.
5. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION POUNDS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHANGES EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM CREATING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
7. PARTICULATE MATTER VEGETATION GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DETURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
8. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
9. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE FIRST RAINFALL ACTIVITY IN AN EROSION ACTIVITY IN WHICH THE SITE HAS PERMANENTLY OR TEMPORARILY GRADED. STEEP SLOPES (>3:5%) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
10. SITE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 72 HOURS APART ON ALL UNSTABILIZED SITES.
11. IF BORROW OR WASTE SITES WILL BE REQUIRED FOR THIS PHASE:
12. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION AND SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
13. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 11.35 ACRES.

NOTE:

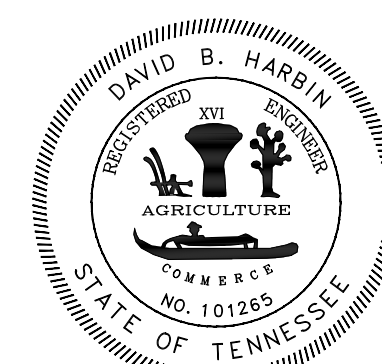
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH
SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.

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NOTE:
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BEFORE START OF CONSTRUCTION

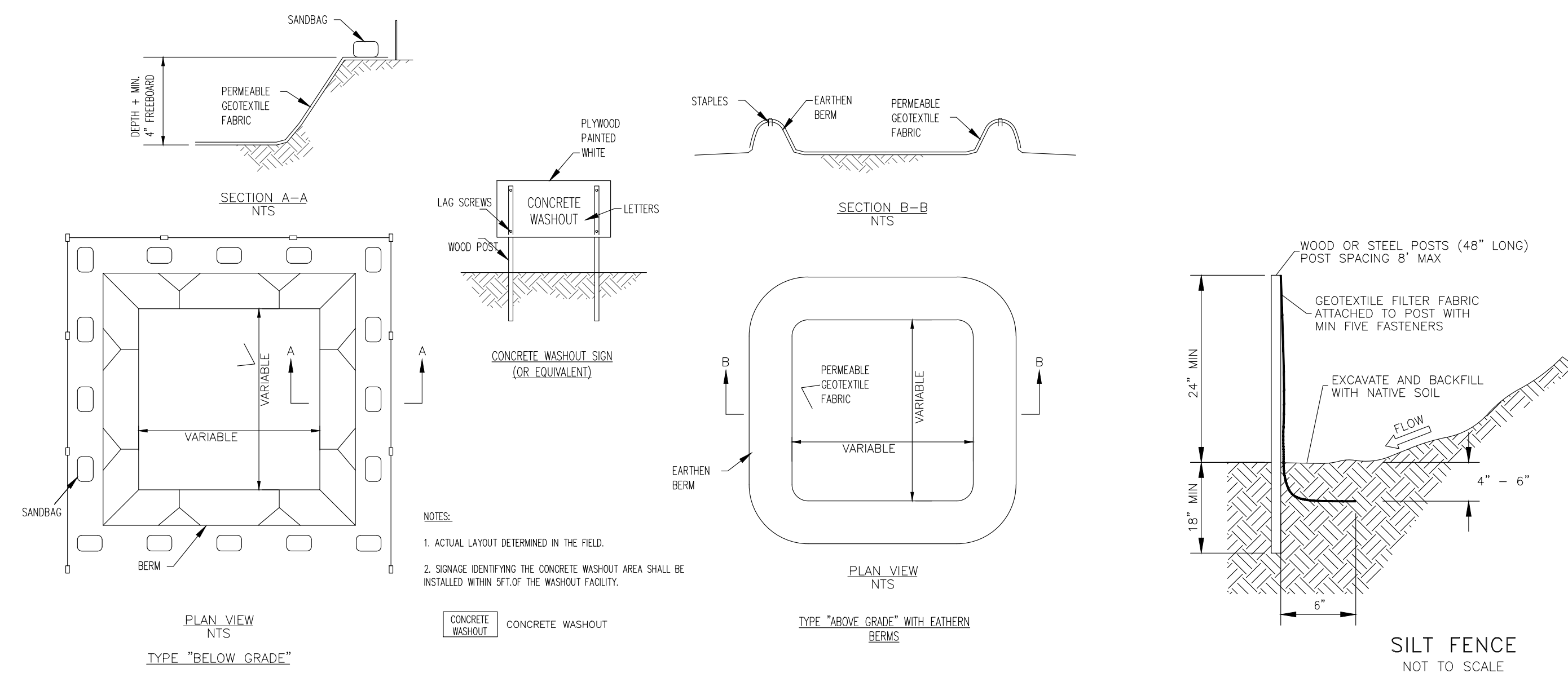
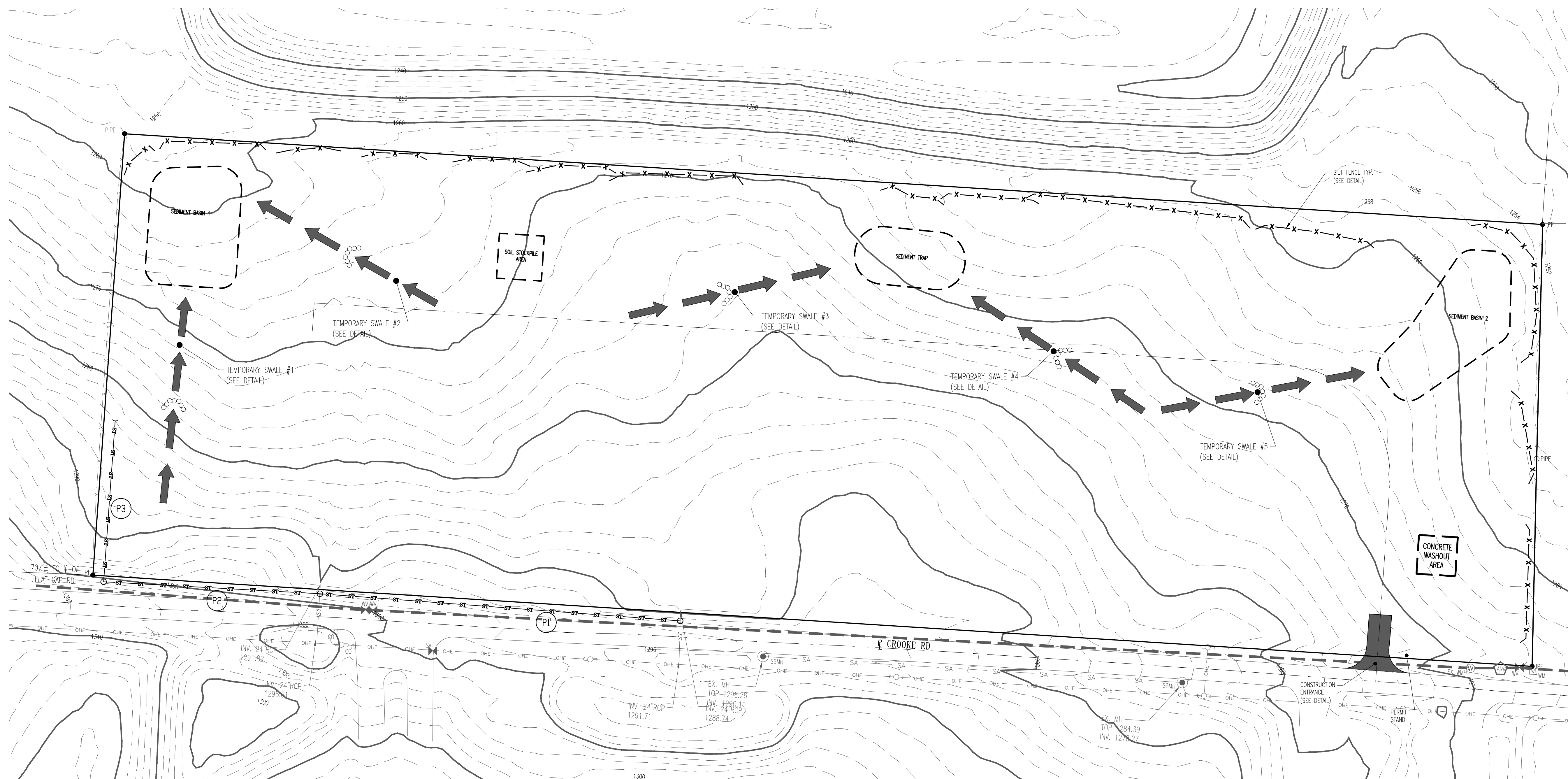


OWNER/DEVELOPER
LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919

25730-E&SC

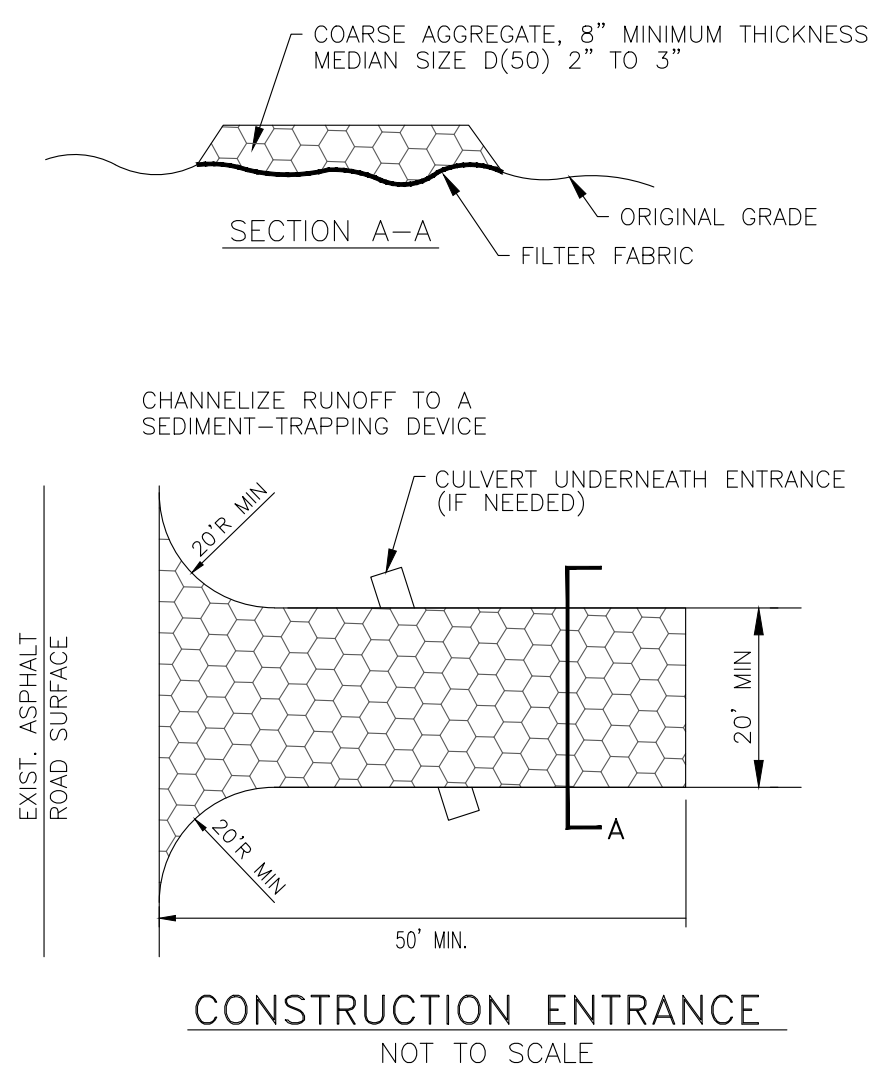
SHEET 6 OF 9 SHEET(S)

Q:\25730\25730.DWG



PHASE I

1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE.
3. INSTALL SEDIMENT TRAP AND SEDIMENT BASINS.
4. INSTALL TEMPORARY SWALES.
5. INSTALL PIPES P1, P2 & P3



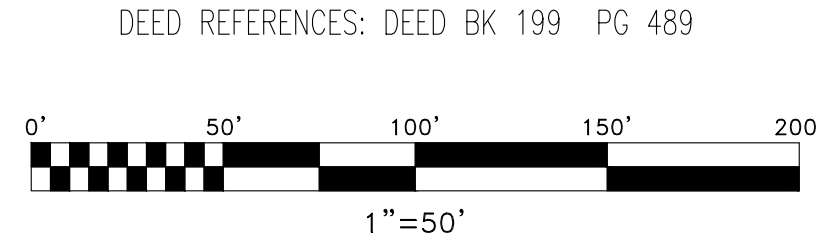
ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

[illegible]

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL

DATE _____

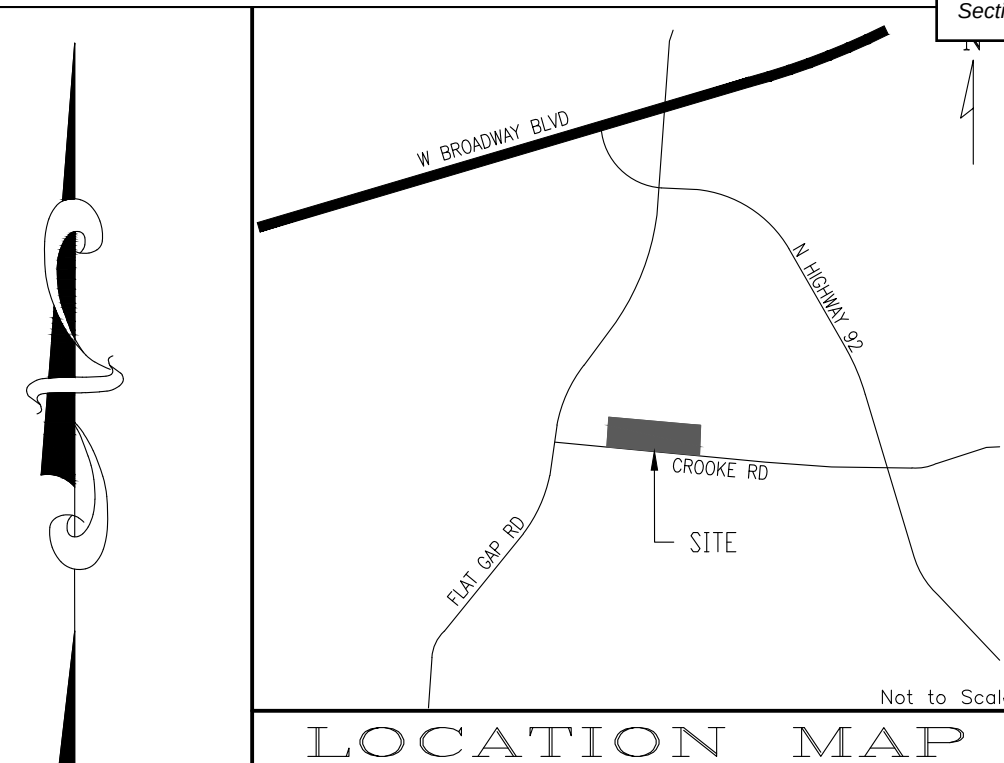
10/8/25



EROSION & SEDIMENT CONTROL PLAN FOR
LEONARD DEVELOPEMENT, LLC

TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN





STANDARD NOTES:

1. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
2. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
3. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES, OR FIVE OR MORE ACRES IF DRAINING TO IMPAIRED OR EXCEPTIONAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE COP SEC 3.1.2 FOR ASSESSMENT LANGUAGE)
4. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE TRACKED DOWN AND REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE PERMITEE WITH THE ADJOINING LAND OWNER.
5. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
7. PRECONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
8. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
9. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STEEP SLOPES (>35%) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
10. SITE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 72 HOURS APART ON ALL UNSTABILIZED SITES.
11. NO BORROW OR WASTE SITES WILL BE REQUIRED FOR THIS PHASE.
12. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
13. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 11.35 ACRES.

NOTE:

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CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.

NOTE:

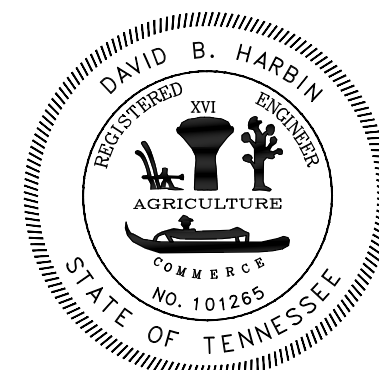
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 TENNESSEE ONE-CALL
 1-800-351-1111

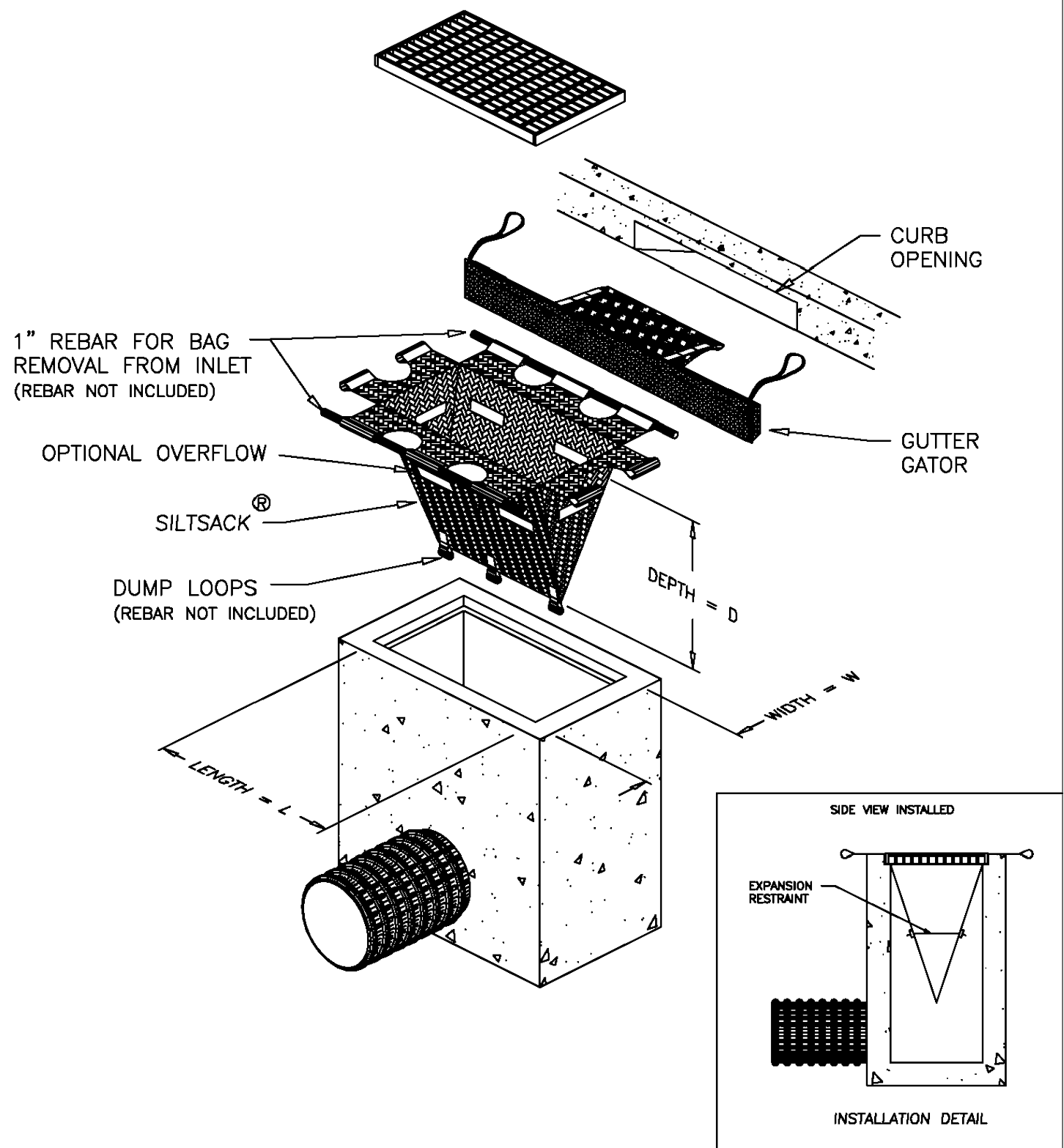
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

NOTE:

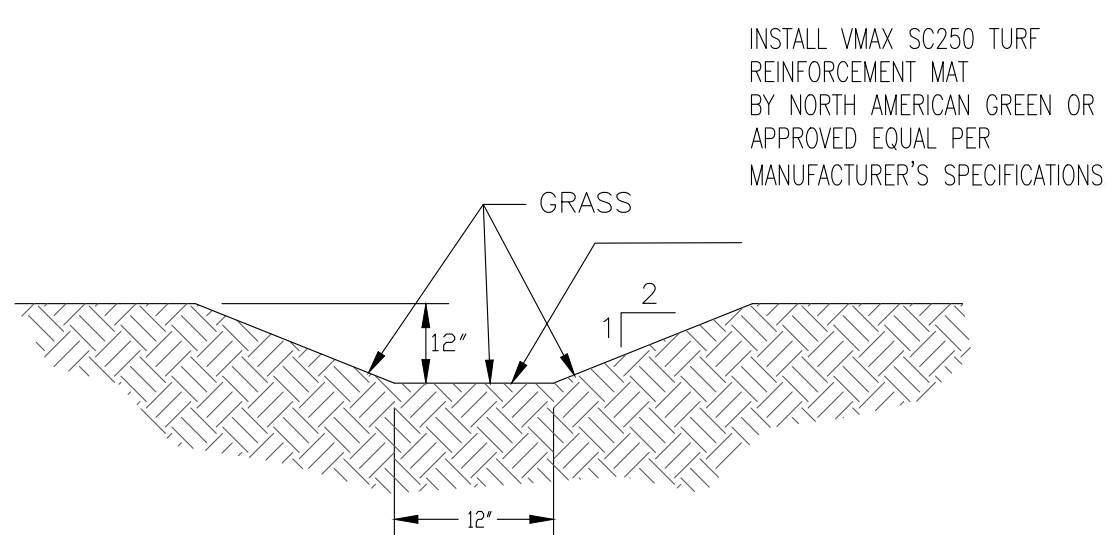
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



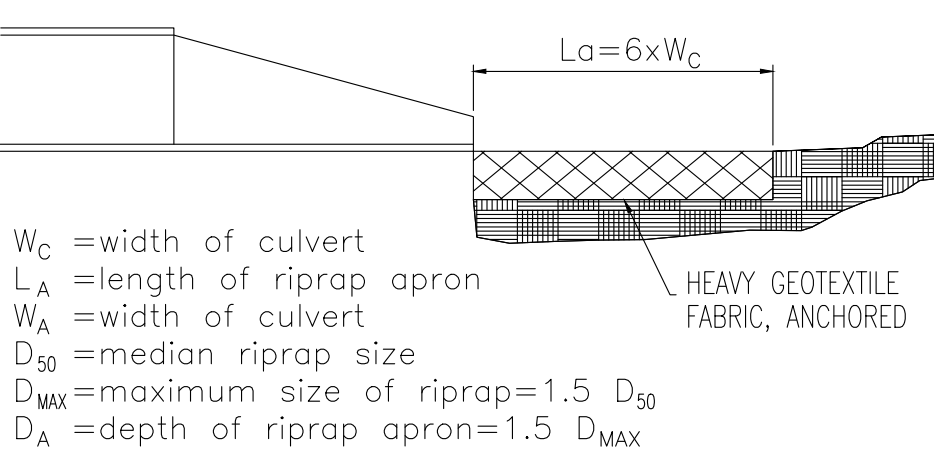
OWNER/DEVELOPER
LEONARD DEVELOPMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919



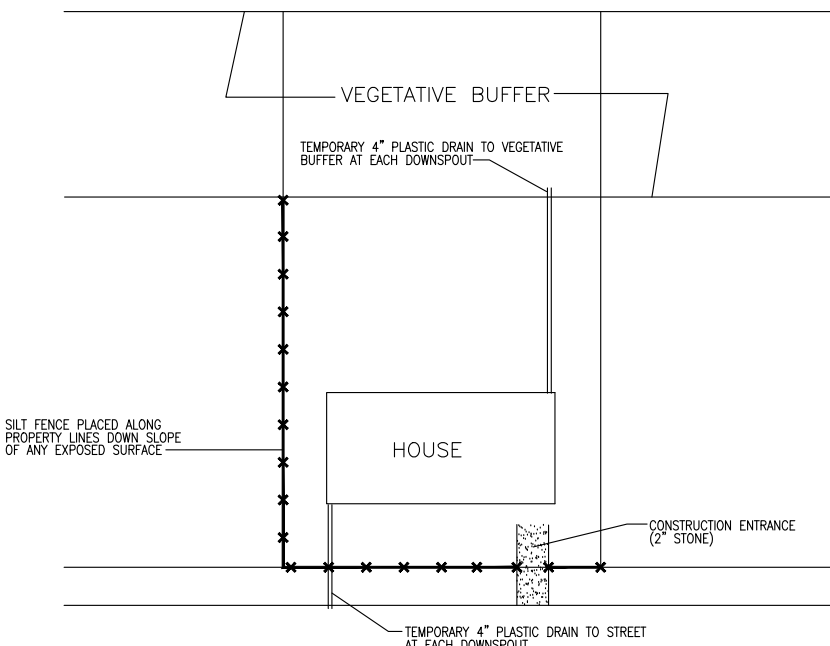
INLET PROTECTION AFTER PAVING
NOT TO SCALE



*MIN. CHANNEL SLOPE = 1.0%
TEMPORARY DRAINAGE SWALE
NOT TO SCALE



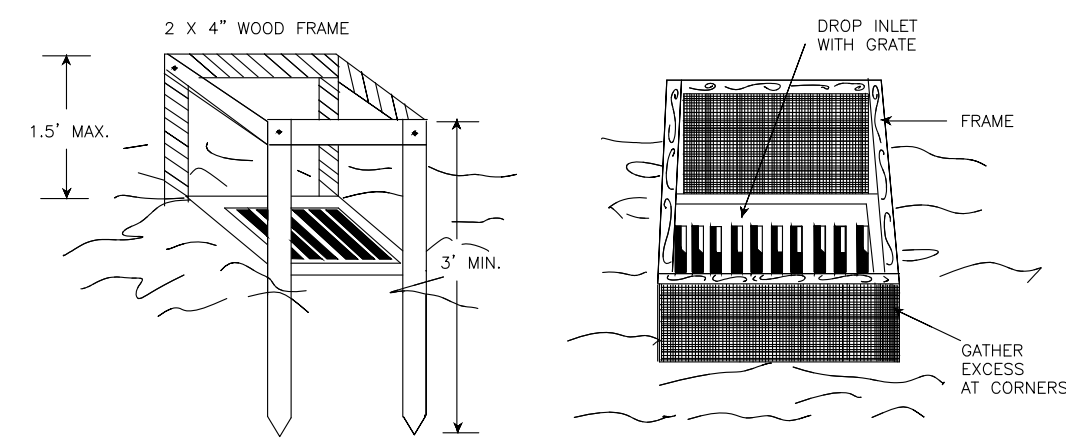
REFER TO TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK
RIPRAP INLET/OUTLET PROTECTION
N.T.S.



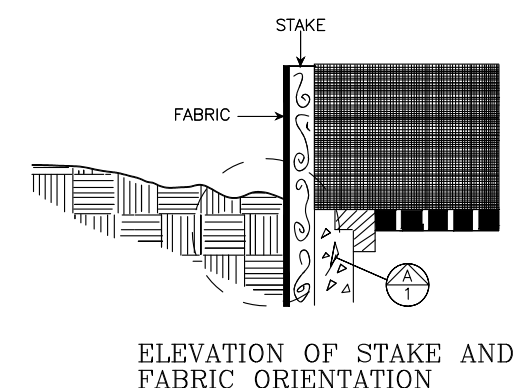
TYPICAL STORMWATER POLLUTION PREVENTION PLAN
FOR INDIVIDUAL LOTS
NO SCALE

OP	Q	LA	D50
---	CFS	FT	IN
1	15	16	7
2	10	12	5
3	35	20	8.5
4	10	12	5
5	35	20	8.5

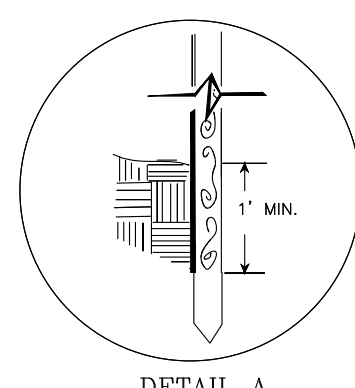
Phase II
1. CUT IN ROADS AND INSTALL ADDITIONAL SILT FENCE.
2. INSTALL STORM WATER INFRASTRUCTURE.
3. INSTALL INLET PROTECTION.



PERSPECTIVE VIEWS



ELEVATION OF STAKE AND
FABRIC ORIENTATION



DETAIL A

BEFORE PAVING
TEMPORARY INLET PROTECTION
NOT TO SCALE

ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DBH

DRAWN SEW

CHECKED DBH

NO.	DATE	REVISION	COMMENTS
1	11-4-25		PLANNING COMMISSION COMMENTS

APPR. NO. DATE REVISION

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2" INTERVAL

DATE
10/8/25

DEED REFERENCES: DEED BK 199 PG 489

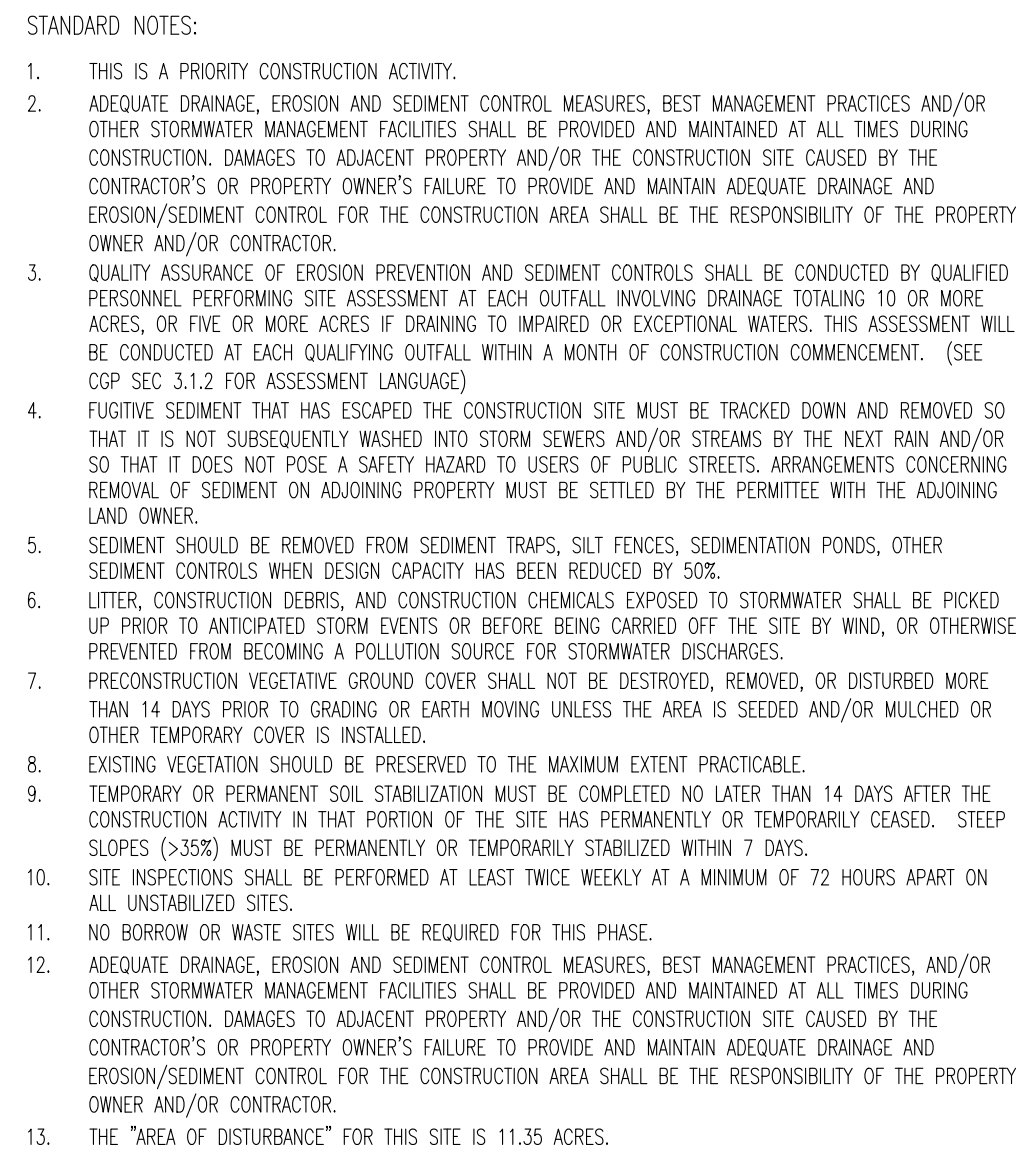
EROSION & SEDIMENT CONTROL PLAN FOR
LEONARD DEVELOPMENT, LLC

TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

25730-E&SC

SHEET 7 OF 9 SHEET(S)

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ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

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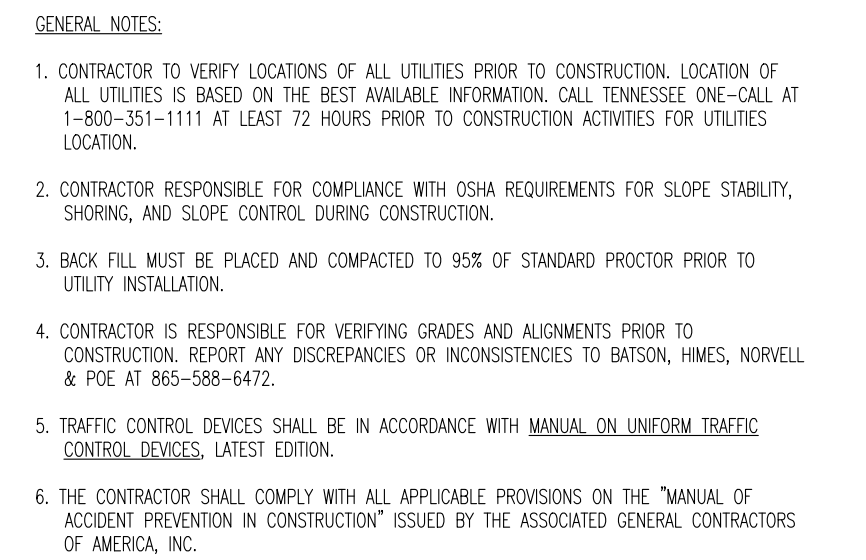
OSHA RULES SHALL BE ABIDED BY.

ALL CONSTRUCTION SHALL ADHERE TO THE TDEC APPROVED STANDARD SPECIFICATIONS FOR THE JEFFERSON CITY PUBLIC WORKS.

CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

ALL UTILITIES SHALL BE INSTALLED WITH
CONSIDERATION OF PROPER COVER OVER UTILITY
LINES WHEN CROSSING FUTURE DRIVEWAYS
IN CUT.

HUB ELEVATIONS ARE NOT FINAL
TOP OF MANHOLES. CONTRACTOR IS
RESPONSIBLE FOR ADJUSTING THE
MANHOLE TO MATCH THE PROPOSED
FINISHED GRADES.



	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY SEWER FORCEMAIN
	EXISTING SANITARY LINE
	PROPOSED SANITARY LINE
	WATER STOP

$\frac{A}{B}$	A=LENGTH OF SERVICE LATERAL IN FEET
$\frac{B}{C}$	B=DEPTH OF TEE-Y IN FEET (AS-BUILT)
	C=DISTANCE FROM DOWNSTREAM MANHOLE IN FEET

A graphic scale bar for a drawing. It is a horizontal bar divided into five equal segments, each representing 50 feet. The segments are labeled at the top: 0', 50', 100', 150', and 200'. The first segment (0' to 50') is further divided into four smaller squares, alternating black and white. Below the bar, the text "1"=50'" is centered.

\\25730\\25730.DWG

[illegible]

NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.

NOTE:

ALL CONSTRUCTION SHALL ADHERE TO THE TDEC APPROVED STANDARD SPECIFICATIONS FOR THE JEFFERSON CITY PUBLIC WORKS.

NOTE:

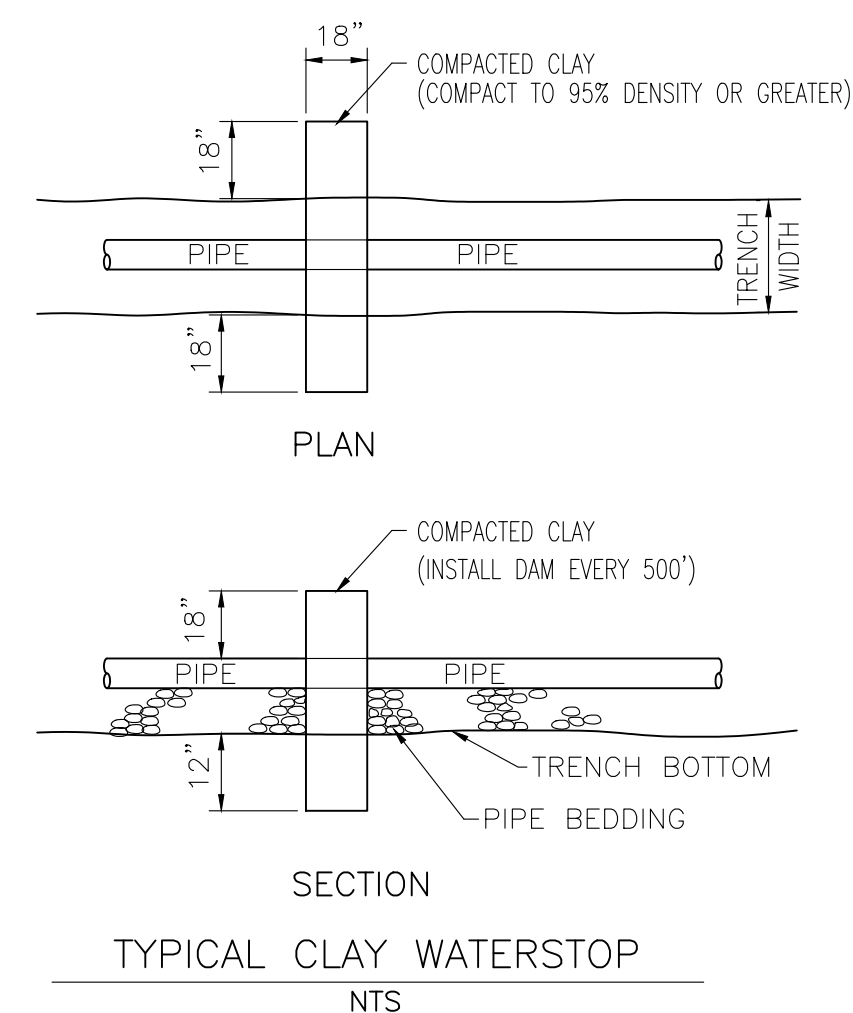
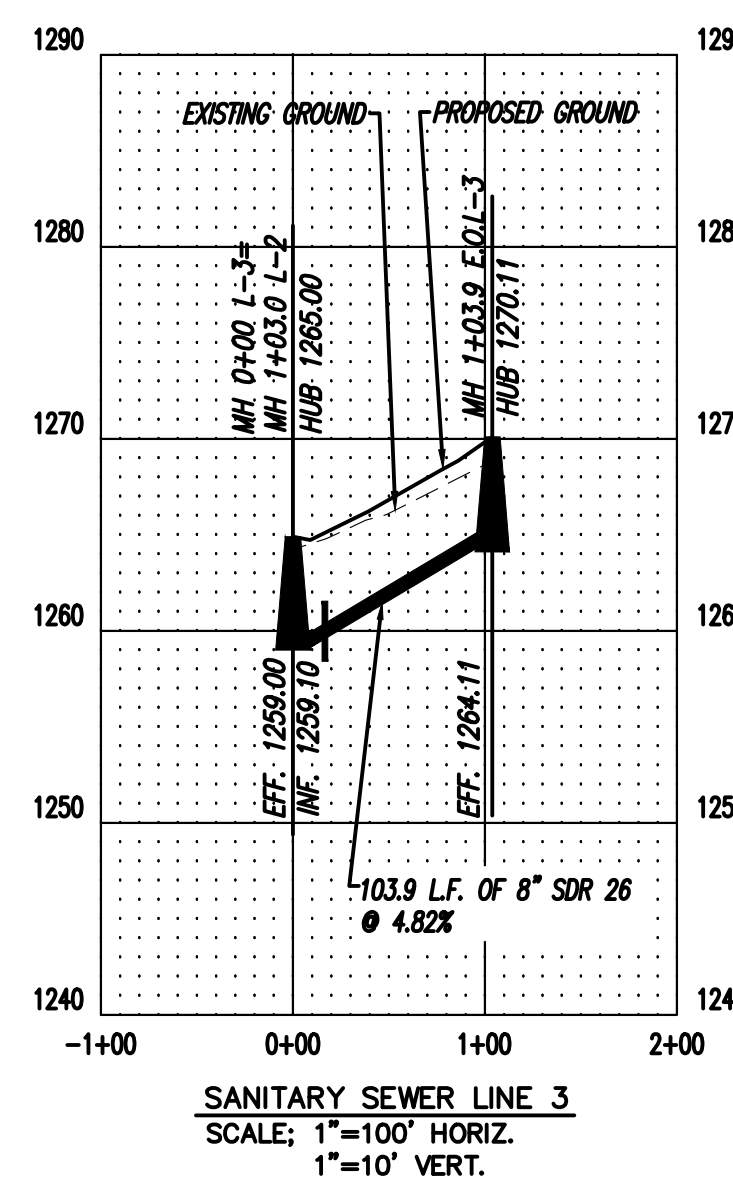
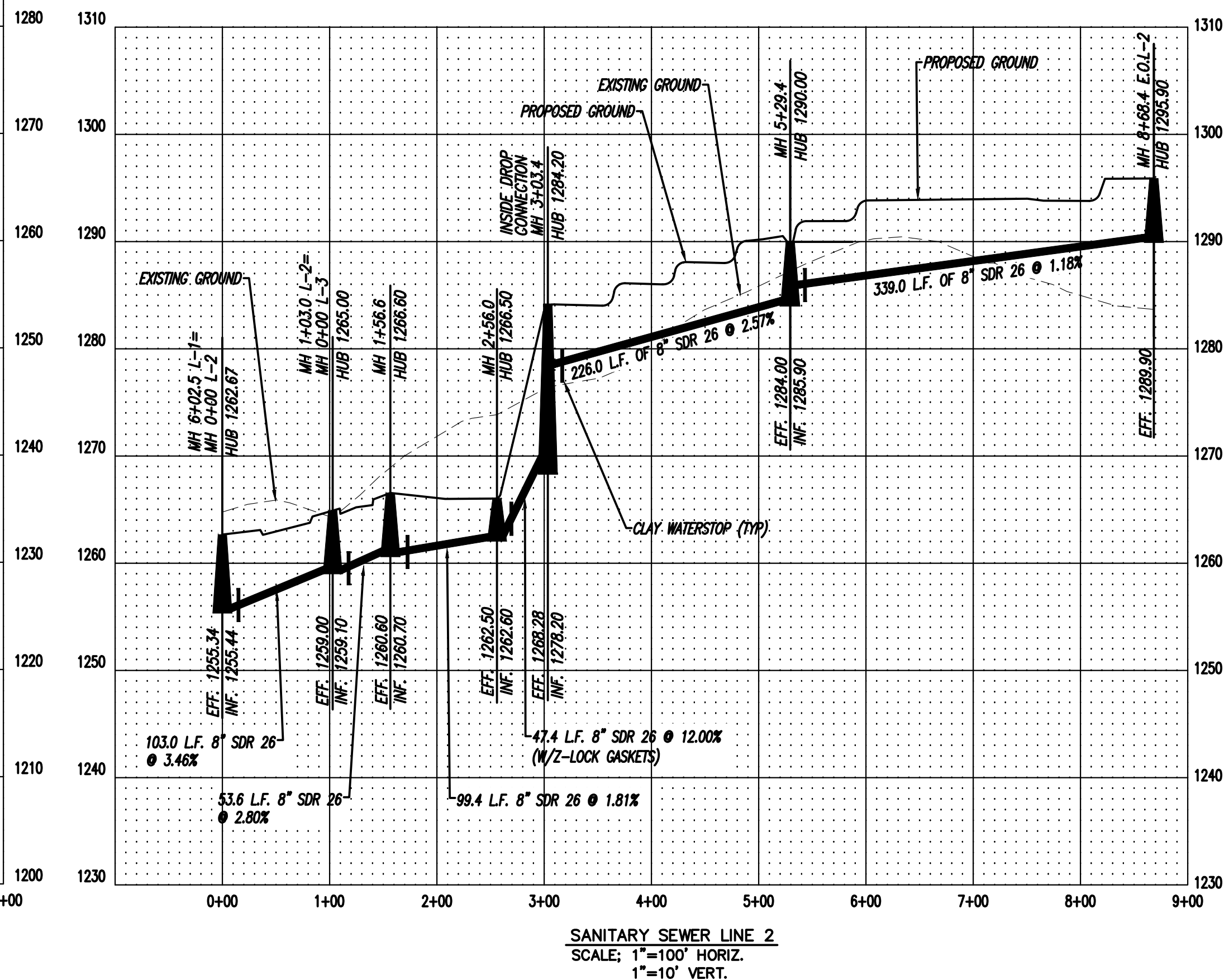
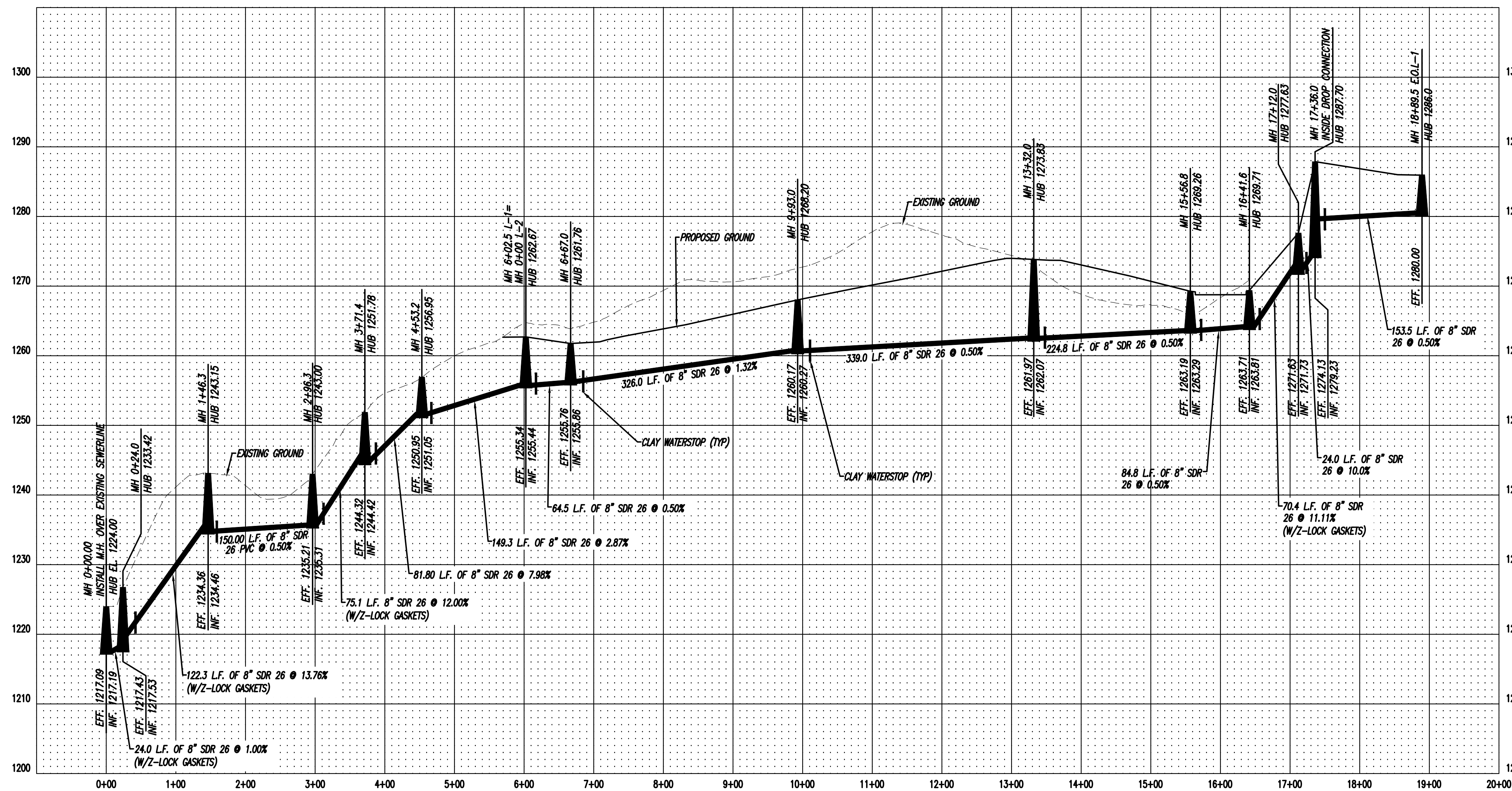
HUB ELEVATIONS ARE NOT FINAL TOP OF MANHOLES. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE MANHOLE TO MATCH THE PROPOSED FINISHED GRADES.

NOTE:

ALL UTILITIES SHALL BE INSTALLED WITH CONSIDERATION OF PROPER COVER OVER UTILITY LINES WHEN CROSSING FUTURE DRIVEWAYS IN CUT.

NOTE:

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



NOTE:

THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:

1-800-351-1111

RECORD AND SAVE YOUR CONFIRMATION NUMBER.

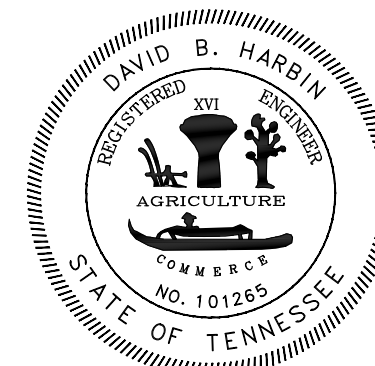
Reviewed and Approved By:

City of Jefferson City _____ Title _____

Date _____

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) 588-6473
email@bhn-p.com

DESIGNED DBH

DRAWN SEW

CHECKED DBH

NO.

DATE

NO.

DATE

PLANNING COMMISSION COMMENTS

REVISION

APPR.

NO.

DATE

REVISION

APPR.

SCALE

AS-SHOWN

DATE

10/8/25

JEFFERSON CITY PUBLIC WORKS

SANITARY SEWER PLAN FOR
LEONARD DEVELOPEMENT, LLC

TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

25730-WWL

SHEET 2

OF

2 SHEET(S)

Q:\25730\25730.DWG



Jefferson City Tennessee

Application to Appear - Planning Commission //

Board of Zoning Appeals // Historic Planning Commission

 Application to Appear - Meeting Date 11/24/2025 ~~12~~ ~~2025~~
Date of Application 11-10-2025
 Name & Phone Number Donna Cantrell Scott Cantrell 96
☒ Planning Commission - \$10.00 Fee

☐ Board of Zoning Appeals - \$10.00 Fee

☐ Historic Planning Commission - \$25.00 Fee

Paid

Describe your request and attach documents:

Please review revised plat for Tracts A+B+Lot 1
 and a resub for Lot 9-R Skeen Estates. 17.61 Acres Total
 & Small Private 50' Row
 Name: Lakewood Drive Subdivision + Lot 9-R Skeen Estates

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

Donna Cantrell for Scott Cantrell RLS

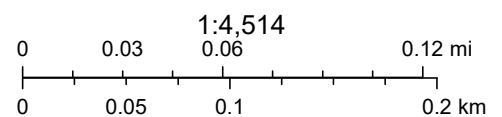
Applicant Signature

 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



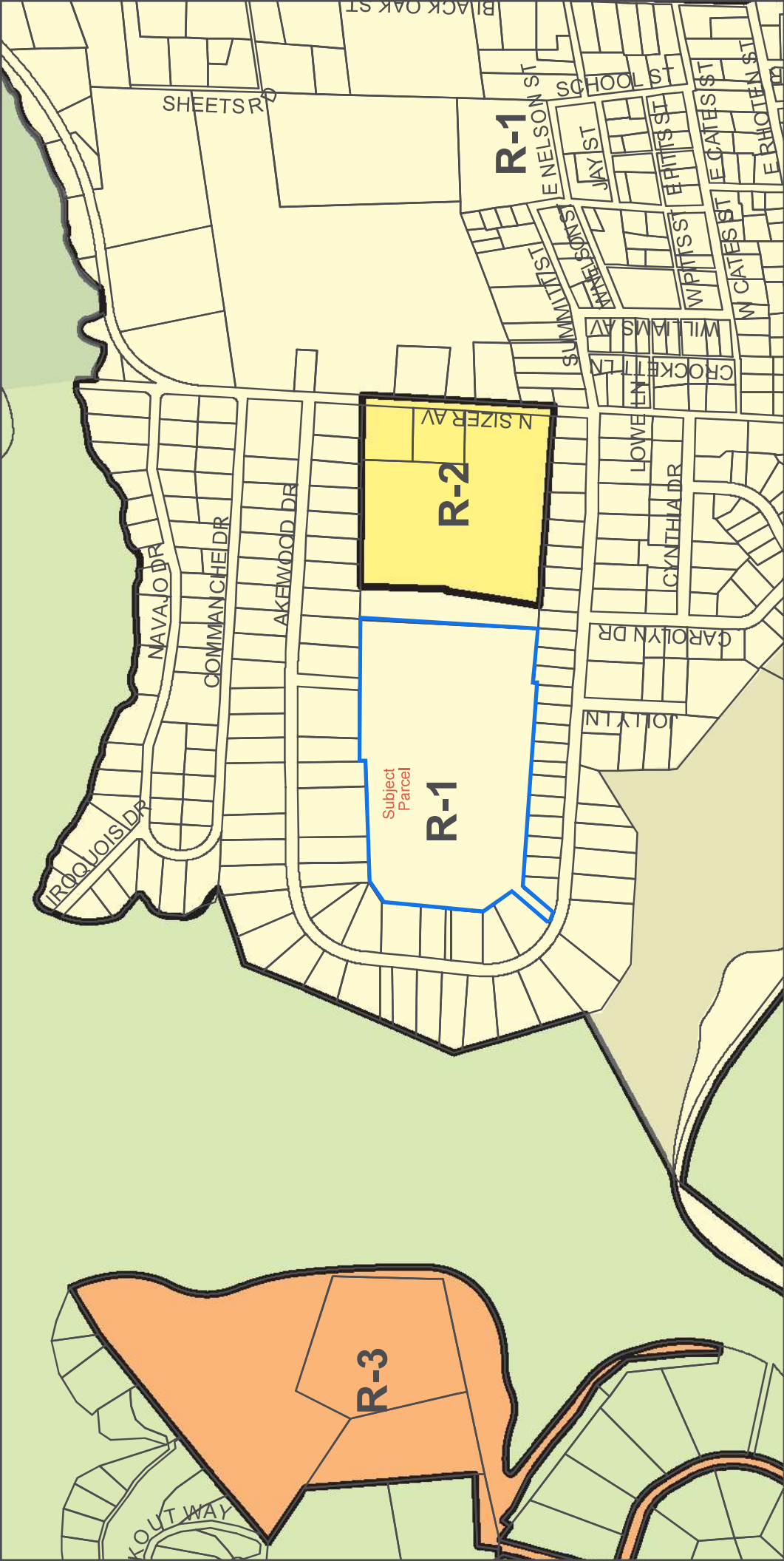
Date: October 17, 2025

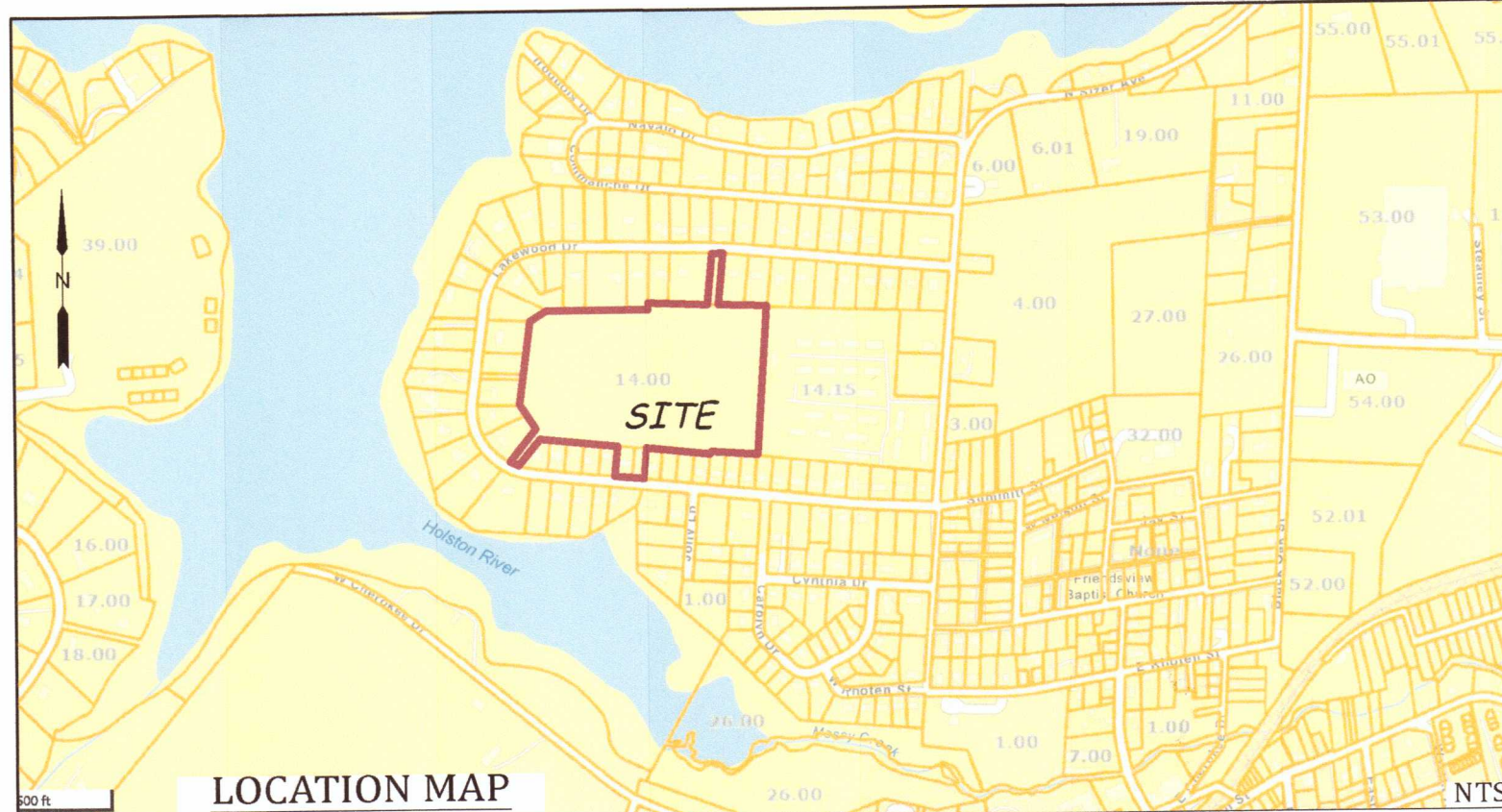
County: JEFFERSON
 Owner: DISTINCTIVE ADVENTURES LLC
 Address: LAKEWOOD DR
 Parcel ID: 014K A 014.00
 Deeded Acreage: 0
 Calculated Acreage: 18
 Vexcel Imagery Date: 2023



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.





CERTIFICATION OF OWNERSHIP AND DEDICATION

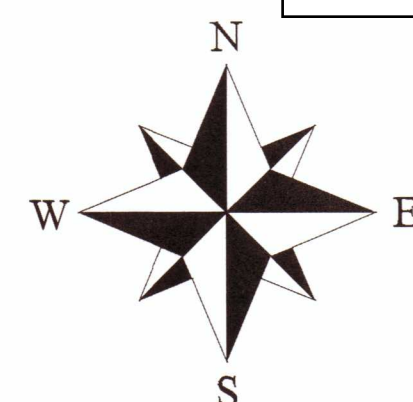
We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Owner _____ Date _____
 Owner _____ Date _____
 Owner _____ Date _____

CERTIFICATION 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 _____



Bearing Base: Tennessee Grid
 NAD83/NGVD29

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00'	32.57'	S 51°34'27" W	32.32'
C2	50.00'	140.01'	N 16°12'16" W	98.55'
C3	50.00'	95.43'	S 28°53'58" W	81.59'
C4	16.14'	18.38'	N 06°50'33" E	17.40'

NOTES:

- Property is in Jefferson City, Jefferson County, Tennessee. Contact Jefferson City Planning for current Zoning and Building setback requirements.
- The purpose of this plat is to combine three tracts into five parcels.
- Parcel numbers pertain to Jefferson County tax maps.
- Monumentation is noted on drawing.
- Property is subject to all notation in Deed Book 1779, Page 728, 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.

LEGEND

—	Property line
—	Adjoiners property line
- - -	Parcel line to be deleted
⊙	Iron Pin found
○	Iron pin set
•	Calc. Point
⚡	Power pole
—	Overhead power line
—	Electric meter
—	Underground Electric
⚡	Water meter
⚡	Water valve
⚡	Fire hydrant
—	Water line
⚡	Water faucet
⚡	Well
⚡	Sanitary Sewer manhole
⚡	Sanitary Sewer cleanout
—	Natural Gas line
—	Underground Cable line
—	Underground Telephone line
Ⓜ	Mailbox
—	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 between 6/20/2025 to utilizing a Trimble R-12 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: H:0.049', V:0.065'.

Date of Field Survey: _____

Registered Land Surveyor: Scott A. CantrellTN License No. 3113 Date: 11/10/2025

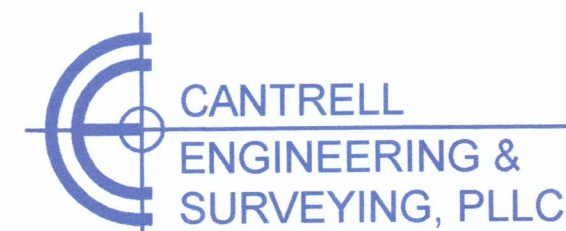
SURVEY REQUESTED BY:

Distinctive Adventures, LLC
 825 Lakewood Drive
 Jefferson, City, TN 37760
 Contact: Steve Lamb
 Phone: 1-909-645-1102
 Email:
 stevelambrda@icloud.com

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 _____

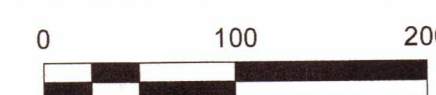


Scott A. Cantrell, RLS
 TN RLS # 3113
 Cell: 865-696-6643
 Email: scantrellces@gmail.com
 Office: 801 Bell Rd.
 Gatlinburg, TN 37738
 Plot Size: 24" x 36"



SUBDIVISION PLAT OF:
LAKEWOOD DRIVE SUBDIVISION
TRACTS A, B & LOT 1
 ADDRESS: LAKEWOOD DRIVE
 OWNERS: DISTINCTIVE ADVENTURES, LLC
 DEED BOOK 1779, PAGE 728
 TAX MAP 14K, GROUP A
 PARCELS 4.01, 14.00 & 64.01
 &
LOT 9-R
SKEEN ESTATES
 ADDRESS:
 OWNERS: ALAN P & RHEA A PALMIERI
 DEED BOOK 409, PAGE 46
 TAX MAP 14K, GROUP A
 PARCEL 64.00
 DISTRICT 4
 JEFFERSON COUNTY, TENNESSEE
 17.61 ACRES TOTAL

SCALE: 1" = 100' NOVEMBER 10, 2025



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. 47089C004D, 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.



Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 11-24-25

Date of Application 10-31-25

Name & Phone Number Anthony Johnston

☒ Planning Commission - \$10.00 Fee

☐ Board of Zoning Appeals - \$10.00 Fee

☐ Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

Plat approval

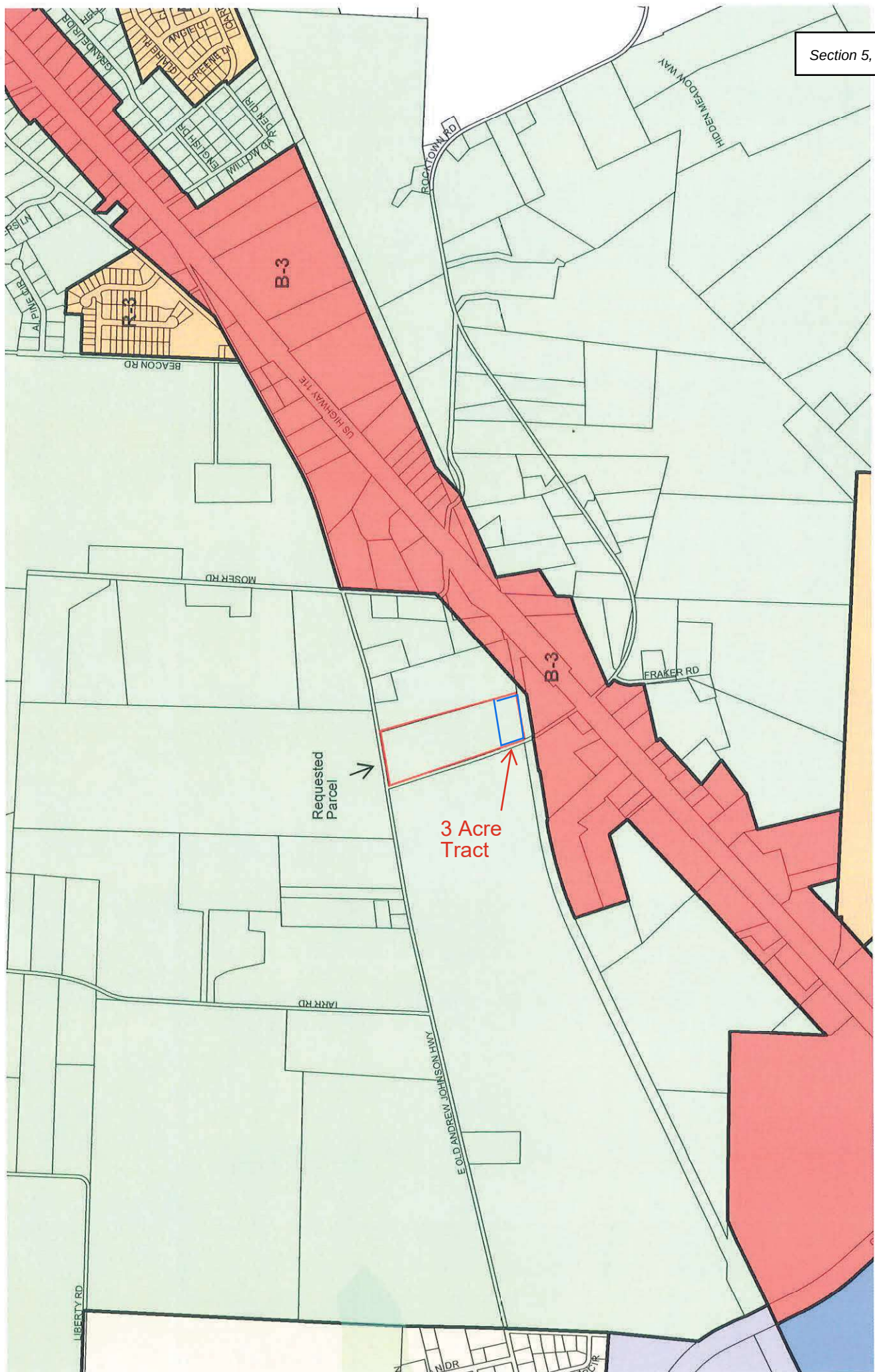
Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

[Signature]

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





CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION PLAT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 10/31/2025

OWNER: [Signature]

OWNER: _____

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED SHOWN.

DATE: 20 COUNTY HEALTH OFFICER/ REP.

HEALTH DEPARTMENT

Approval is hereby granted for lot(s) 1 defined as JB Investments Jefferson County TN, 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 and a SSD system permit issued by the Division of Environmental Health. Water taps, water lines, underground utilities, and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling, or alterations of the soil conditions may void this approval.

ENVIRONMENTAL SPECIALIST
DIVISION OF GROUNDWATER PROTECTION

Lots: 1
are approved for an individual subsurface sewage disposal system serving a maximum of 2 bedrooms.

CERTIFICATION 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. ALL IMPROVEMENTS HAVE BEEN INSTALLED, OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS LOT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: SECRETARY, REGIONAL PLANNING COMMISSION

CERTIFICATION 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.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
MAP: 47089C0084D, EFF. DATE: 12/16/2008

I HEREBY CERTIFY THAT THIS IS A CATEGORY I & 4 SURVEY AND THE RATIO PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN THEREON.

15TH DAY OF OCTOBER, 2025

SURVEYOR: Richard L. Kent

TENNESSEE CERTIFICATE NO. 2040



CERTIFICATION OF STREETS

I CERTIFY THAT STREETS AND RELATED APPURTENANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.

DATE: ROAD ENG./HIGHWAY COMMISSION

CERTIFICATION OF STREET NAMES

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

DATE: E-911 COORDINATOR

CERTIFICATION OF ELECTRIC LINES

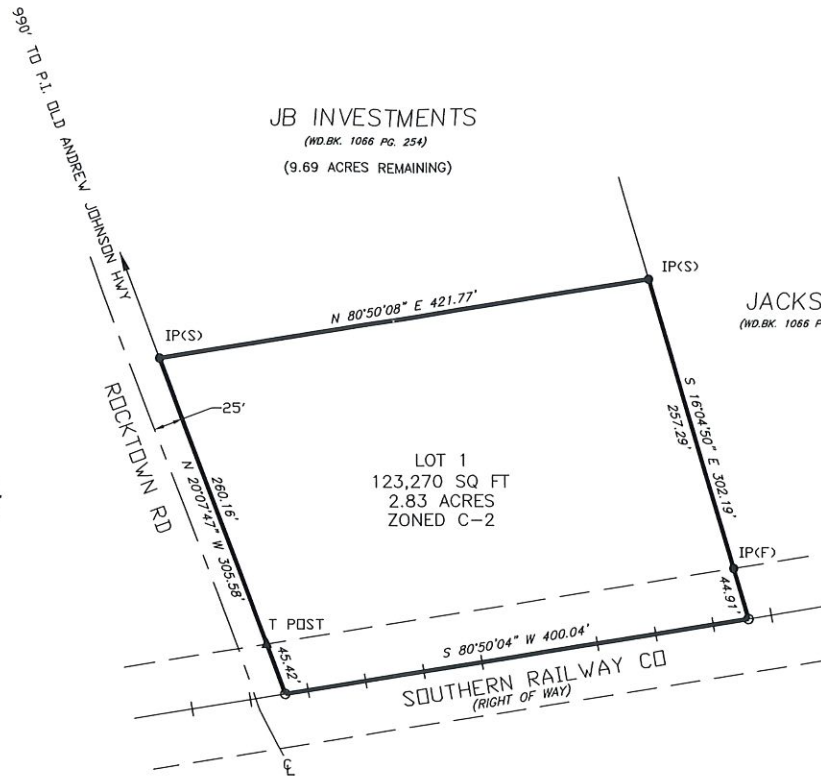
I CERTIFY THAT ELECTRIC LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE REQUIREMENTS OF THIS COMPANY, OR A LETTER OF CREDIT. SECURITY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: ELECTRIC COMPANY REPRESENTATIVE

JB INVESTMENTS

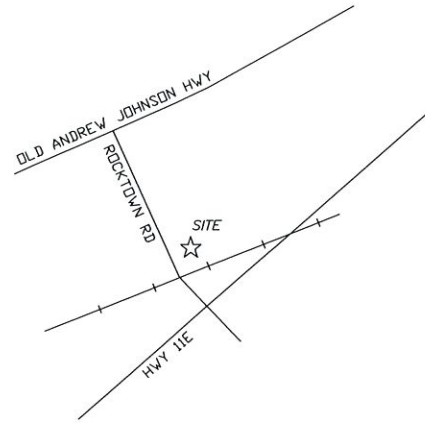
(MD.BK. 1066 PG. 254)

(9.69 ACRES REMAINING)



Note:
Lot 1 is a non buildable lot

ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY CARLSON MODEL BRX-7 ROVER AND BASE. POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL. TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORK. DATUM/EPOCH: HORIZONTAL-NAD 83, VERTICAL-NAD 83. PUBLISHED/FIXED CONTROL USED: TDOT GNSS REFERENCE NETWORK. GEOD MODEL: 2012. COMBINED GRID FACTORS: NONE APPLIED.



NOTES:
PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RECORDED MAPS OF RECORD.

SUBJECT TO THE SOUTHERN RAILWAY RIGHT OF WAY.

PROPERTY ZONED C-2

BUILDING SETBACKS:
40' FRONT
20' SIDE
20' REAR

JB INVESTMENTS
6017 ONTARIO CIR
MORRISTOWN TN 37814
PHONE: 865-318-3481



CERTIFICATION OF SEWERAGE SYSTEM

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND IS APPROVED AS SHOWN WITH ALL RESTRICTION/CONDITIONS AS NOTED (NOT REQUIRED IF 48 IS APPLICABLE).

DATE: LOCAL HEALTH AUTHORITY

SURVEY FOR JB INVESTMENTS
DISTRICT 4TH COUNTY OF JEFFERSON WITHIN THE CITY OF _____ WARD _____
LOT NO. _____ BLOCK _____ IN _____
ROUTE NO. _____ BOX _____ HOUSE NO. _____
MAP BOOK _____ PAGE _____ SCALE 1"=100'
MAP CAB. _____ SLIDE _____ DATE 10-15-25
TAX MAP 015 GROUP _____ PARCEL 037.00
WARRANTY DEED BK. 1854 PAGE 288
CITY BLOCK NO. _____ DRAWN BY SRJ
BEARING BASE TRUE NORTH
MORTGAGE CO. _____
TITLE CO. _____
A.M. SURVEYING
RICHARD L. KENT R.L.S. # 2040
4669 FOWLER DRIVE
MORRISTOWN, TN. 37814
PHONE: (423) 317-9825
FAX: (423) 317-9826
EMAIL: RLKENT3@CHARTER.NET
DRAWING NO. 25-159A



Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date NOV 24TH 530 pm

Date of Application 10-31-2025

Name & Phone Number Eddie Roberts 5-

☒ Planning Commission - \$10.00 Fee

☐ Board of Zoning Appeals - \$10.00 Fee

☐ Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

Outdoor storage for TRAILERS, BOATS, RV's
NO STRUCTURES will be built, gravel parking
AREA

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



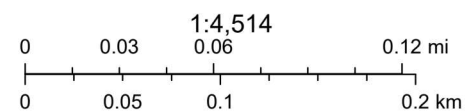
Applicant Signature

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



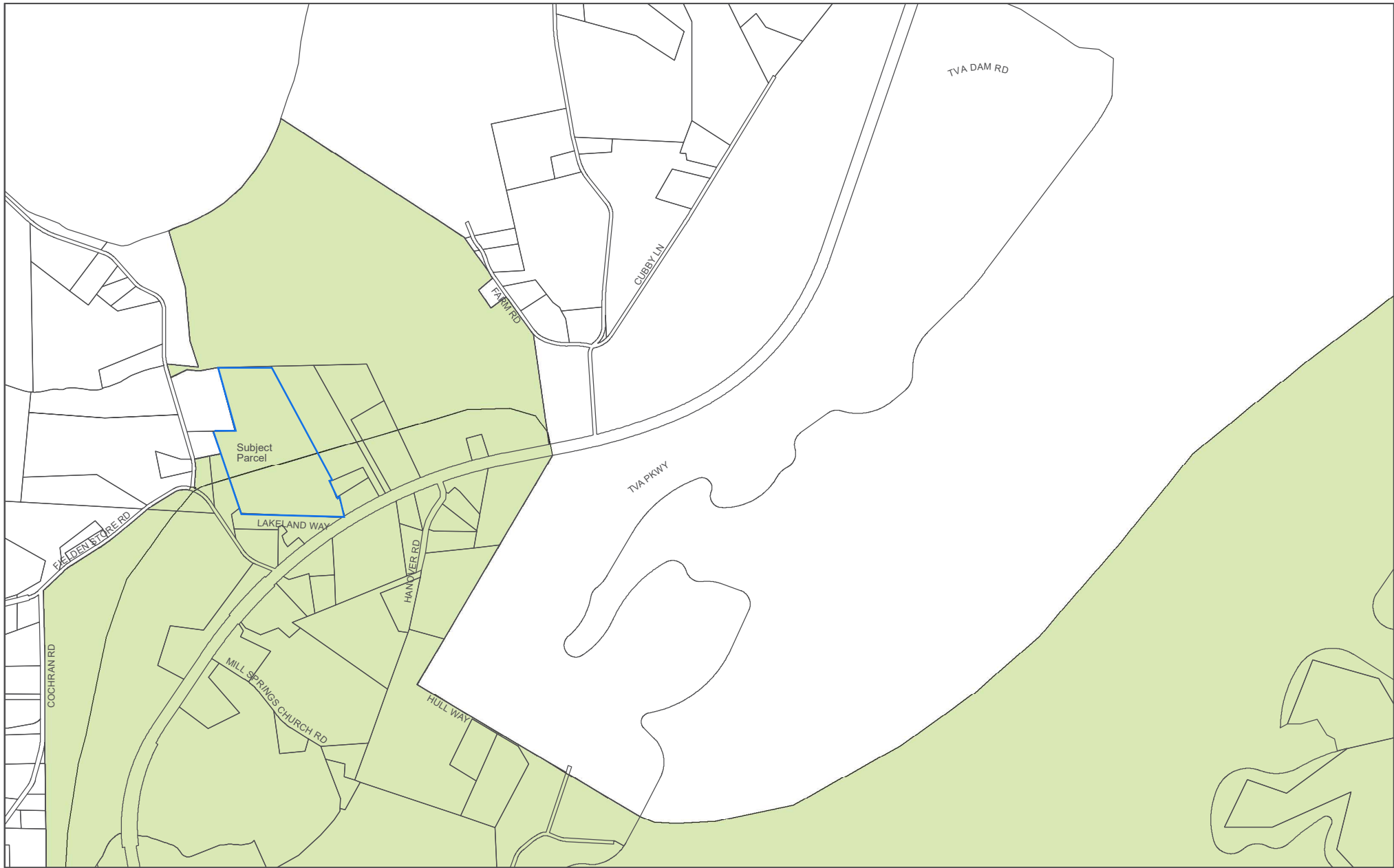
Date: November 18, 2025

County: JEFFERSON
 Owner: ROBERTS PAMELA S & DAVID E
 Address: HWY 92 N
 Parcel ID: 006 010.05
 Deeded Acreage: 0
 Calculated Acreage: 19.5
 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.



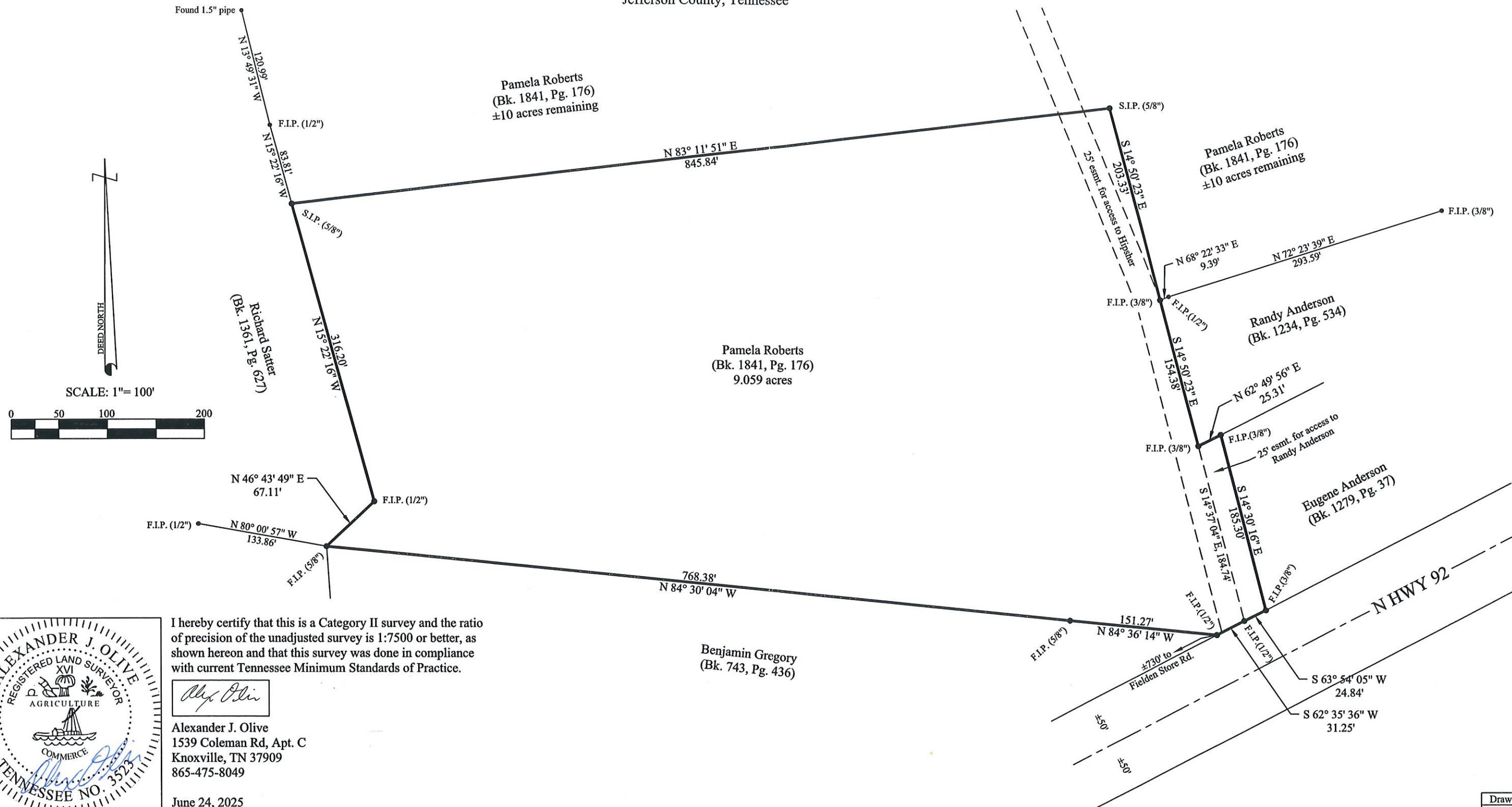
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, parks, and other designated open spaces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

CLT Map 6
Pt. Parcel 10.05

PLAT SHOWING
SUBDIVISION OF THE

Fourth Civil District
Jefferson County, Tennessee

Date _____



I hereby certify that this is a Category II survey and the ratio of precision of the unadjusted survey is 1:7500 or better, as shown hereon and that this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Alexander J. Olive
1539 Coleman Rd, Apt. C
Knoxville, TN 37909
865-475-8049

June 24, 2025

Drawn by:	35
ROBERTS	

RESOLUTION 2025 – _____

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: 10/28/2025

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