



Regional Planning Commission Agenda

May 19, 2025 at 5:30 PM

Jefferson City Municipal Building

1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
 - a. Minutes from 04 28 2025 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
 - a. Food City/ TDOT - Review/ Approve Proposed Entrance for New Food City Location - Located off Broadway Blvd. and Highway 92
5. **New Business**
 - a. Trenton and Lauren White - Plat Review/Approval - 2 lot subdivide located off Stevens Rd.
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Regional Planning Commission

April 28th, 2025

5:30 P.M.

Members' Present

Mayor Cain

Scott McMinn

Kyle Cutshaw

Bill Newman

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Mark Brown, Standard Banner

James Gallup, City Manager

Ekem Amonoo-Lartsen, ETDD Planner

Clint Harrison

Ryan Rasnick

Chairman Gatlin called the meeting to order at 5:32 P.M. Motion by Mr. Newman, second by Mr. Cutshaw to approve March 24th, 2025, Planning Commission minutes (unanimous).

Citizens Comments

None.

Old Business

None.

New Business**Jeff Miller - Plat Review/Approval for a 3 Lot Subdivide - Located in the Battle Ridge Subdivision**

After a brief discussion the Plat was found to meet all the requirements for subdivide. The Plat was approved unanimously on a motion by Mr. Cutshaw and a second by Mr. McMinn.

Larry Pinkston - Plat Review/Approval for 2 Lot Subdivide - Located off Forgety Rd.

After a brief discussion the Plat was found to meet all the requirements for subdivide. The Plat was approved unanimously on a motion by Mr. McMinn and a second by Mr. Cutshaw.

Clint Harrison - Site Plan Review/ Approval for Outdoor Storage facility - Located off Highway 92 and Hinchey Hollow Rd.

The discussion centered around the current zoning and the allowed uses in the B-1 Zone. It was also noted that the required Six-foot-high fence and the driveway setback from the side property line did not meet zoning requirements. Considering the allowed uses in the B-1 Zone and the location Mr. Amonoo-Larsen recommended a rezoning to a B-3 Zone which would allow for outdoor storage facilities. With the recommendation for rezoning and the non-conforming issues with the plans there was no action taken on the item to allow for the corrections to be made and a request for rezoning to take place.

Matt McQueen/ Crafted Milestone LLC - Site Plan Review/ Approval for a Two Parcel Subdivide into Eleven Additional Lots - Located in the Battle Ridge Subdivision

After a brief discussion the plan was found to meet all the requirements except no street lighting had been added to the plan. The plan was approved unanimously contingent upon adding Streetlights, with a motion by Mr. McMinn, second by Mr. Newman.

Other Items for Discussion

Food City Entrance off Broadway Blvd.

At the March meeting the Food City Entrance located off Broadway Blvd. was brought before the commission for a vote. It was denied unanimously. The discussion centered around what types of entrances the Commission would like to see as an alternative. Some of the suggestions brought forward were a center turn lane, an acceleration lane combined with a deceleration lane, as well as a traffic light located at the Bank Entrance as well as at Sizer Ave. Mr. Houston brought this for discussion as a meeting with TDOT and Food City had been scheduled for May 1st so both the concerns of the Commission can be heard as well as any suggestions.

May 2025 Regional Planning Commission Meeting moved to May 19th due to Holiday

Formal announcement that the May meeting had been rescheduled due to the Holiday.

Adjourn

Having no further business, the meeting was adjourned at 6:32 P.M.

CONTACTS

DEVELOPER:
K.V.A.T. FOODS, INC.
1 FOOD CITY CIRCLE
ABINGDON, VA 24211
P: (276) 628-5503
CONTACT: STEPHEN SPANGLER

GENERAL CONTRACTOR:
J. A. STREET & ASSOCIATES
245 BIRCH STREET
BLOUNTVILLE, TN 37617
P: (423) 323-8017
CONTACT: MARK WINNER

CITY PLANNING OFFICE:
CITY OF JEFFERSON CITY
112 CITY CENTER DRIVE
JEFFERSON CITY, TN 37660
P: (865) 475-9071
CONTACT: WAYNE HINKLE

WATER:
CITY OF JEFFERSON CITY
1032 N. HWY 92
JEFFERSON CITY, TN 37660
P: (865) 475-6617
CONTACT: PORTER MASSENGILL

SEWER:
CITY OF JEFFERSON CITY
1032 N. HWY 92
JEFFERSON CITY, TN 37660
P: (865) 475-6617
CONTACT: PORTER MASSENGILL

ELECTRIC:
APPALACHIAN ELECTRIC COOP
1109 HILL DRIVE
JEFFERSON CITY, TN 37620
P: (865) 475-2032
CONTACT: MARTY MILLS

STREETS:
CITY OF JEFFERSON CITY
1032 N. HWY 92
JEFFERSON CITY, TN 37660
P: (865) 475-6617
CONTACT: PORTER MASSENGILL

GAS:
JEFFERSON COCKE COUNTY UTILITY
DISTRICT
122 HWY 25E
NEWPORT, TN 37821
P: (865) 623-3069
CONTACT: TYLER HALL

ENGINEERING/SURVEYING SERVICES:
APPALACHIA DESIGN SERVICES, INC.
245 BIRCH STREET
BLOUNTVILLE, TN 37617
P: (423) 323-1206
CONTACT: JENEMY REIDS, P.E.



VICINITY MAP

SITE INFORMATION:

CURRENT OWNER:
MARATHON REALTY CORP.
P.O. BOX 1158
ABINGDON, VA 24212

EXISTING SITE INFORMATION:
TAX MAP: 02-25-00-00
CURRENT PARCEL: 10.90 AC±
PROPOSED PARCEL: 10.04 AC±
OUTPARCEL #1: 0.86 AC±

CURRENT ZONING:
D-3 - HIGHWAY BUSINESS DISTRICT

BUILDING SETBACKS:
FRONT = 30 FEET
REAR = 25 FEET
SIDE = 10 FEET

BUILDING HEIGHT:
MAXIMUM = 35 FEET

PROPERTY ADDRESS:
FOOD CITY: 107 W. BROADWAY BLVD.
JEFFERSON CITY, TN 37760
CAS-N-20: 1032 N. HWY 92
JEFFERSON CITY, TN 37760
RETAIL: 153 W. BROADWAY BLVD.
JEFFERSON CITY, TN 37760

DRAWING INDEX

DRAWING DATE: AUGUST 5, 2024

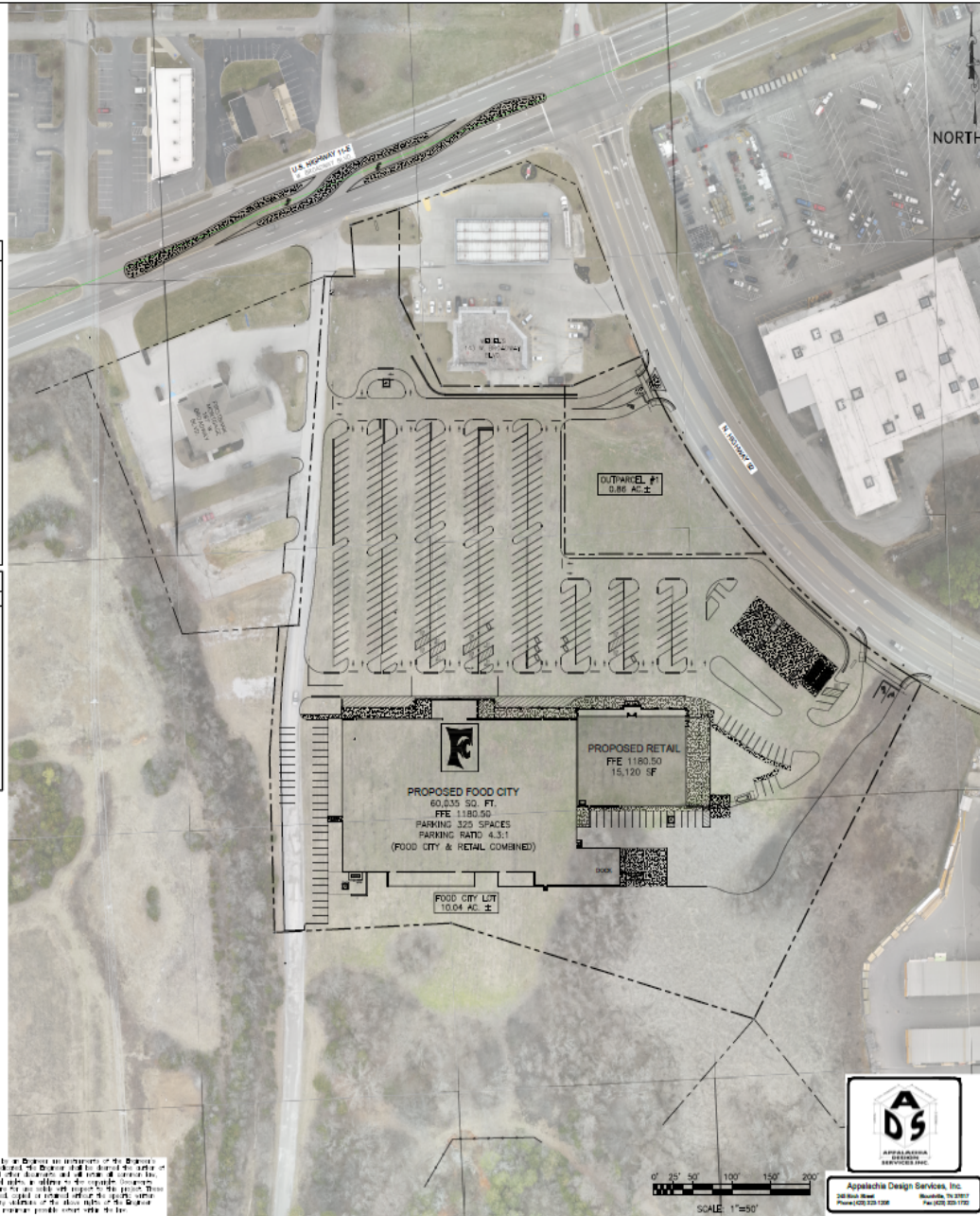
CD.1 PROJECT NOTES
CD.2 EXISTING CONDITIONS & EVOLUTION PLAN
CD.3 GRADING & DRAINAGE PLAN
CD.4 GRADING & DRAINAGE DETAILS
CD.5 GRADING & DRAINAGE DETAILS
CD.6 GRADING & DRAINAGE DETAILS
CD.7 ESC PLAN - PHASE 1
CD.8 ESC PLAN - PHASE 2
CD.9 ESC PLAN - PHASE 3
CD.10 UTILITY PLAN
CD.11 UTILITY DETAILS
CD.12 UTILITY DETAILS
CD.13 SITE PLAN
CD.14 SITE DETAILS
CD.15 LANDSCAPE PLAN



NOTE: CALL BEFORE YOU DIG.

SITE/CIVIL
CAUTION - NOTICE TO CONTRACTOR
The information is provided for your information only. It is not intended to be used as a basis for construction. The contractor is responsible for verifying the accuracy of the information and for obtaining all necessary permits. The contractor is also responsible for obtaining all necessary utility information and for obtaining all necessary utility information. The contractor is also responsible for obtaining all necessary utility information and for obtaining all necessary utility information.

These documents prepared by the Designer are for the use of the Contractor only. The Contractor is responsible for obtaining all necessary permits and for obtaining all necessary utility information. The Contractor is also responsible for obtaining all necessary utility information and for obtaining all necessary utility information.



NEW FOOD CITY STORE #615
107 W. BROADWAY BLVD.
JEFFERSON CITY, TENNESSEE
FOR
K.V.A.T. FOOD STORES, INC.
ABINGDON, VIRGINIA

FOOD CITY
K.V.A.T. FOOD STORES, INC.
P.O. BOX 1158, ABINGDON, VIRGINIA 24212
PH: (276) 628-5503
FAX: (276) 628-5504

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Drawn by:		SKC
Checked by:		SKC
Date Drawn:		7/10/2024
Project #:		1000000000
REV #	DATE	REVISION DESCRIPTION

TITLE PAGE
C0.0
Sheet Number

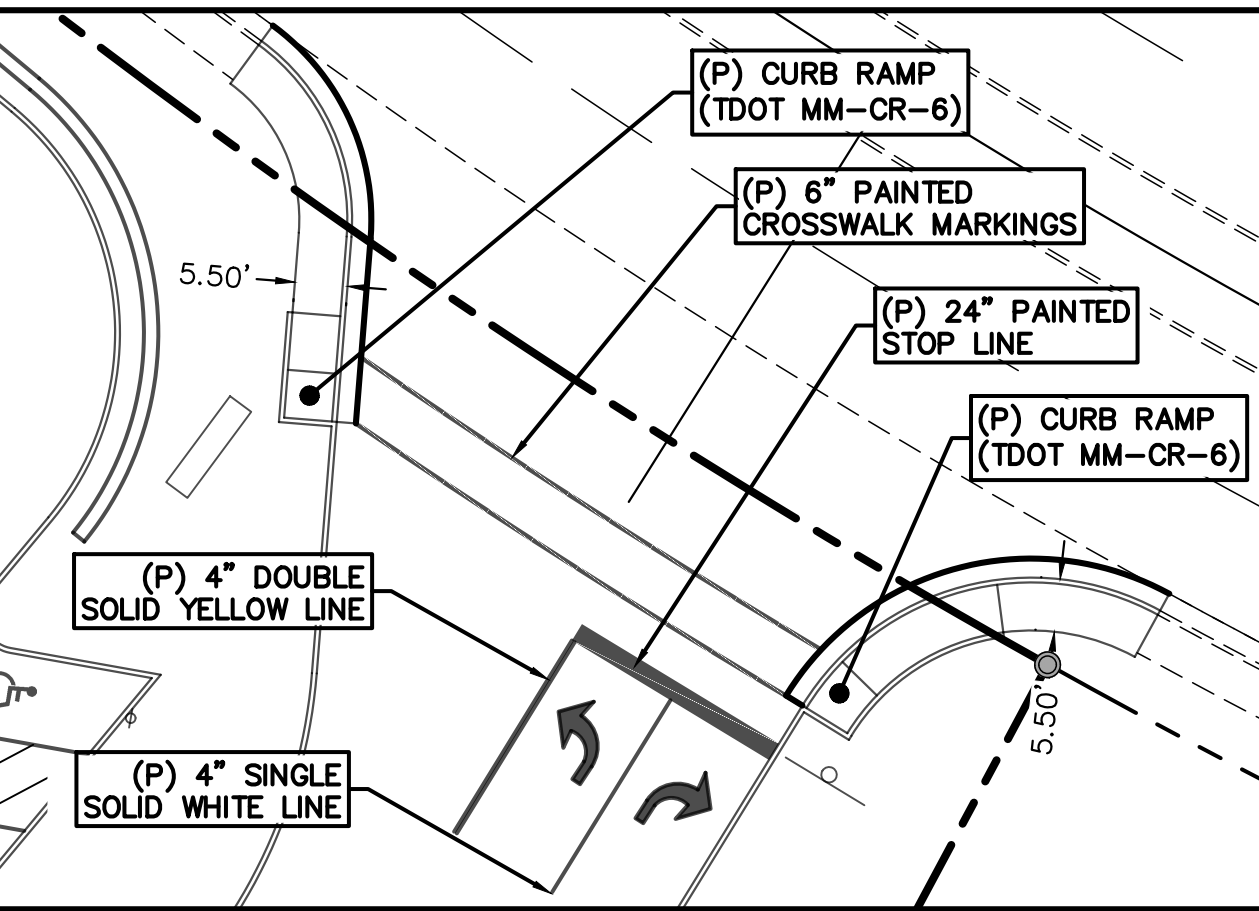


Appalachia Design Services, Inc.
245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206 Fax: (423) 323-1202

DETAIL CALLOUTS	
1 Concrete Curb	28 Dumpster Enclosure
2 TDOT 6" Concrete Curb & Gutter (6-30) (TDOT RP-VC-11)	29 Propane Fueling Center
3 Concrete Curb Transition	30 Accessible Marking and Signage
4 Standard Duty Asphalt Pavement	31 Speed Bump
5 Heavy Duty Asphalt Pavement	32 Retaining Wall
6 Portland Cement Concrete Pavement	33 Gravel Pad (8")
7 Concrete Pad (By Fuel System Installer)	34 4" Double Solid Yellow Pavement Marking (Painted)
8 Concrete Pad	35 Combination Curb and Sidewalk
9 Concrete Sidewalk	36 Pharmacy Pickup Parking
10 2" Concrete Curb Cut with Asphalt Flume	37 1.25" Asphalt Overlay
11 4" Concrete Curb Cut with Asphalt Flume	38 2" Concrete Flume
12 Kiosk (By Fuel System Installer)	39 5' Concrete Flume
13 Fuel Tanks and Concrete Pad (By Fuel System Installer)	40 TDOT 6" Sloping Detached Concrete Curb (TDOT RP-SC-1)
14 Typical Parking Space Marking	41 4" Solid White Pavement Marking (Painted)
15 Directional Marking (Paint)	42 Dead End Sign (W18-1)
16 Stop Bar (Paint)	43 Pipe Bollards
17 Painted Island (Painted Diagonal Marking)	44 Horseshoe Pipe Bollards (36"x48")
18 ATM (Not in Contract)	45 Stairwell
19 Flag Pole	46 4" Solid Yellow Pavement Marking (Thermoplastic)
20 Stop Sign (R1-1) (36")	47 4" Solid White Pavement Marking (Thermoplastic)
21 Veteran Parking	48 Directional Pavement Marking (Thermoplastic)
22 Curbside Pickup Parking	49 6" Sloping Detached Concrete Curb (RP-SC-1)
23 Access Door	50 Concrete Island (4" thickness)
24 Pharmacy Pickup Window	51 Full Depth TDOT Asphalt
25 Compactor	
26 Employee Parking	
27 Ground Sign	

APPLICABLE TDOT STANDARD DRAWINGS

- RP-SC-1 • MM-CR-5 • RP-DHO-2
- RP-VC-11 • T-M-5 • T-M-19
- MM-CR-1 • MM-SW-1



PARKING RATIO CALCULATION

VEHICLE PARKING RATIO REQUIRED = 1 PER 200 SF
 TOTAL BUILDING SQUARE FOOTAGE = 75,155 SF
 TOTAL BUILDING RETAIL SQUARE FOOTAGE = 59,772 SF
 VEHICLE PARKING SPACES REQUIRED = 376 SPACES
 VEHICLE PARKING SPACES PROVIDED = 325
 VEHICLE PARKING RATIO PROVIDED = 1 PER 231 SF
 ACCESSIBLE SPACE REQUIRED (301 TO 400) = 8
 ACCESSIBLE SPACE PROVIDED = 11

LEGEND	
	CONCRETE SURFACE
	EDGE OF CURB
	EDGE OF SIDEWALK/CONCRETE
	EDGE OF PAVEMENT
	FENCE
	OVERLAY/FULL DEPTH ASPHALT
	FULL DEPTH ASPHALT

SITE/CIVIL CAUTION - NOTICE TO CONTRACTOR

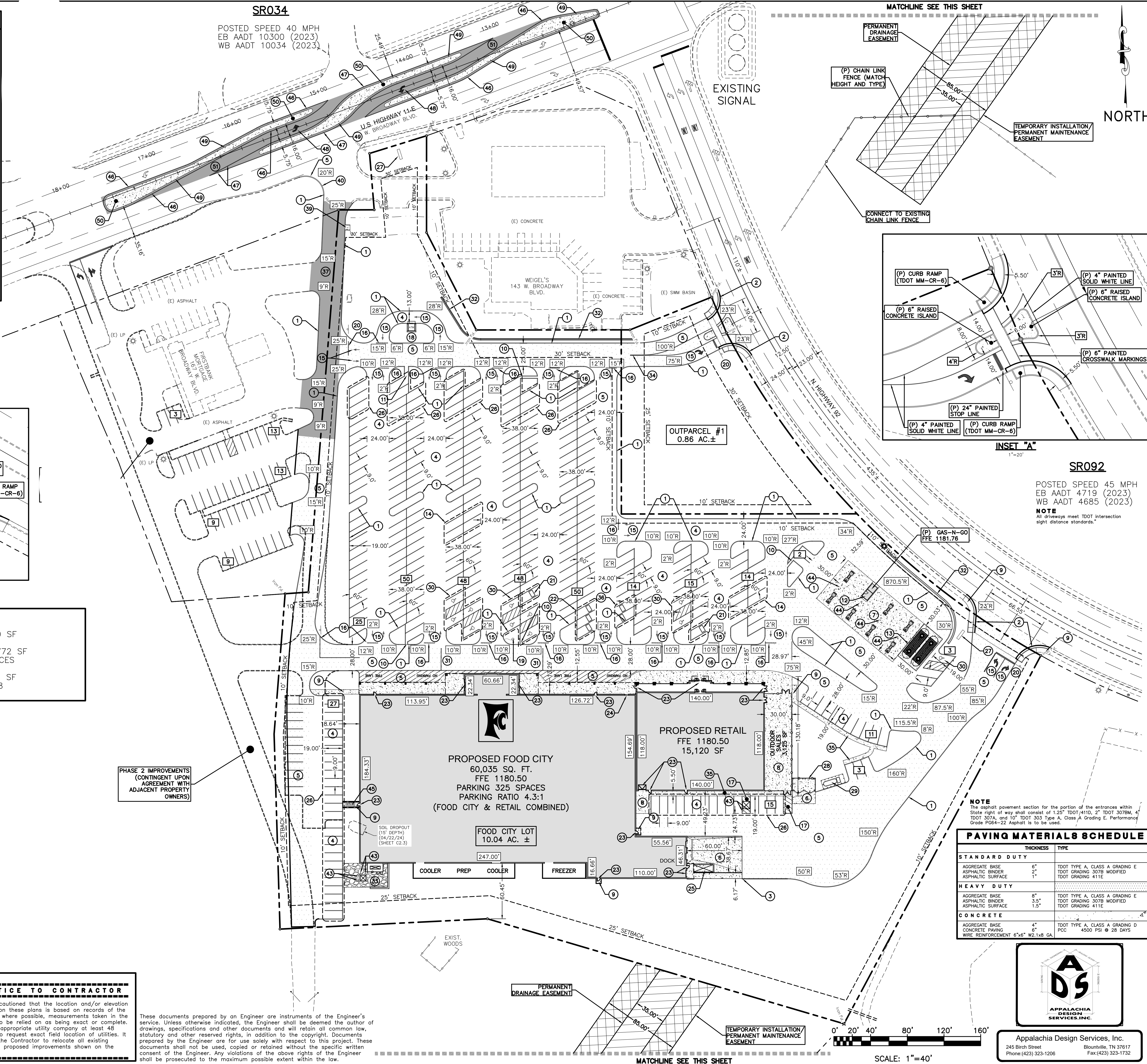
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PHASE 2 IMPROVEMENTS
(CONTINGENT UPON
AGREEMENT WITH
ADJACENT PROPERTY
OWNERS)

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SR034

POSTED SPEED 40 MPH
EB AADT 10300 (2023)
WB AADT 10034 (2023)



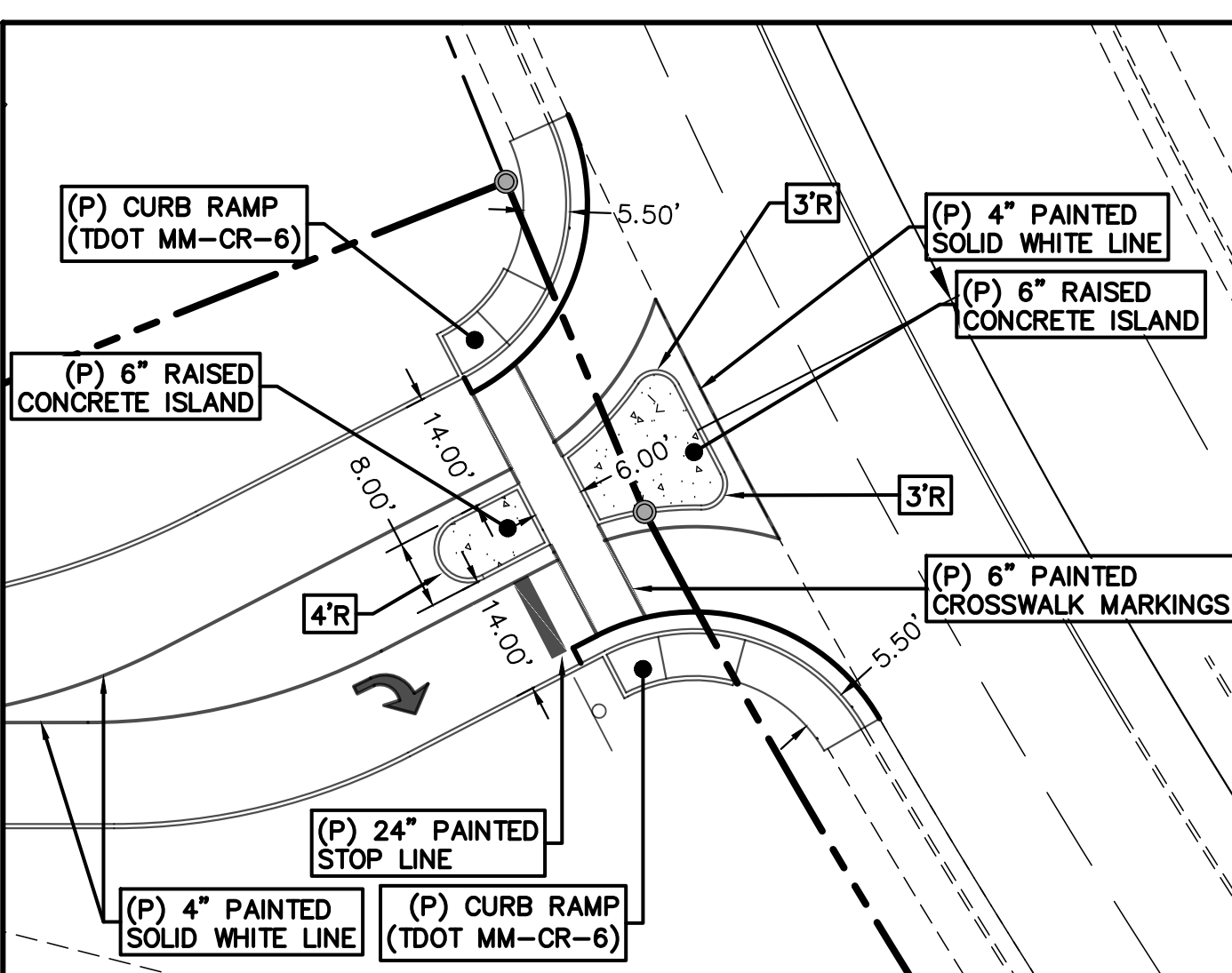
MATCHLINE SEE THIS SHEET

PERMANENT
DRAINAGE
EASEMENT

(P) CHAIN LINK
FENCE (MATCH
HEIGHT AND TYPE)

TEMPORARY INSTALLATION/
PERMANENT MAINTENANCE
EASEMENT

NORTH



INSET "A"
1"=20'

SR092

POSTED SPEED 45 MPH
EB AADT 4719 (2023)
WB AADT 4685 (2023)

NOTE
All driveways meet TDOT intersection
sight distance standards.

NOTE
The asphalt pavement section for the portion of the entrances within
State right of way shall consist of 1.25" TDOT/410, 2" TDOT 307BM, 4"
TDOT 307A, and 10" TDOT 303 Type A, Class A Grading E, Performance
Grade P68+22 Asphalt is to be used.

PAVING MATERIALS SCHEDULE

STANDARD DUTY	THICKNESS	TYPE
AGGREGATE BASE	6"	TDOT TYPE A, CLASS A GRADING E
ASPHALTIC BINDER	2"	TDOT GRADING 307B MODIFIED
ASPHALTIC SURFACE	1"	TDOT GRADING 411E
HEAVY DUTY	THICKNESS	TYPE
AGGREGATE BASE	8"	TDOT TYPE A, CLASS A GRADING E
ASPHALTIC BINDER	3.5"	TDOT GRADING 307B MODIFIED
ASPHALTIC SURFACE	1.5"	TDOT GRADING 411E
CONCRETE	THICKNESS	TYPE
AGGREGATE BASE	4"	TDOT TYPE A, CLASS A GRADING D
CONCRETE PAVING	6"	PCC 4500 PSI @ 28 DAYS
WIRE REINFORCEMENT	6"x6" W2.1x8 GA.	



Appalachia Design Services, Inc.
245 Birch Street
Phone: (423) 323-1206
Blountville, TN 37617
Fax: (423) 323-1732

SCALE: 1"=40'

MATCHLINE SEE THIS SHEET

Section 4, Item a.

the design group
architect

main concepts, inc.
P.O. Box 1177
Jefferson City, TN 37504
(423) 638-1616

NEW FOOD CITY STORE #615
157 W. BROADWAY BLVD.
JEFFERSON CITY, TENNESSEE
FOR
K.V.A.T. FOOD STORES, INC.
ABINGDON, VIRGINIA

FOOD CITY

K-VA-T FOOD STORES, INC. # FOOD CITY CIRCLE
P.O. BOX 1158, ABINGDON, VIRGINIA 24212
PHONE: (276) 623-5100
FAX: (276) 623-3447

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specific written consent of the
Architect. Any violations of the
above rights of the Architect shall be
prosecuted to the maximum possible
extent within the law.

Drafted By: DEC

Checked By: JSF

Date Drawn: 7/15/2024

Project #:

REVISION DESCRIPTION	DATE	REV #
ADDED W BROADWAY BLVD WORK	12/28/24	1

SITE PLAN

C5.0

Sheet Number



NOTE:

CONTRACTOR SHALL VERIFY THE LOCATION
OF ALL EXISTING UTILITIES PRIOR TO
BEGINNING CONSTRUCTION.

5/7/2025 3:30:10 PM
L:\Traffic\Design\Jefferson\SR-34 near SR-92 Median Modifications.dgn



NOTES

Creation of accel lanes forces N Cedar Ave to become a right in/right out and the closure of the existing median at S Sizer Ave

Relocation and reconstruction of shared driveway beyond what is shown would still be required

TYPE	YEAR	SHEET
		Section 4, Item a.

FOR REFERENCE ONLY

SEALED BY

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

State Route 34, US 11E
near State Route 92
Median Modifications
Concept 1 - Accel Lane
City of Jefferson C
Jefferson County

5/7/2025 3:31:19 PM L:\Traffic\Design\Jefferson\SR-34 near SR-92 Median Modifications.dgn



NOTES

Without widening or realignment the existing median would be converted to a 34FT wide center turn lane

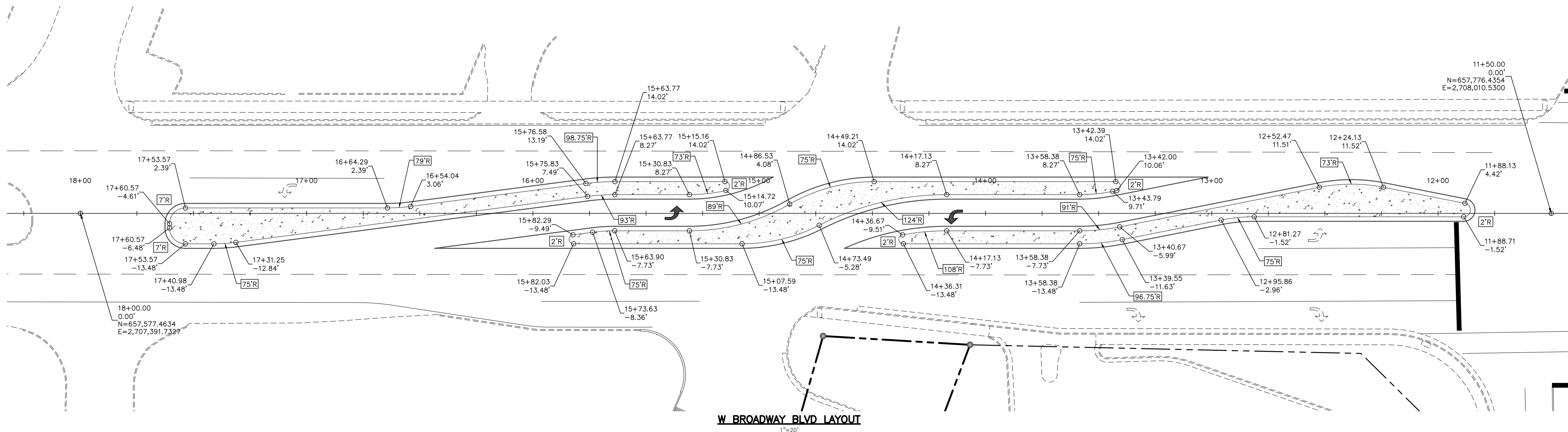
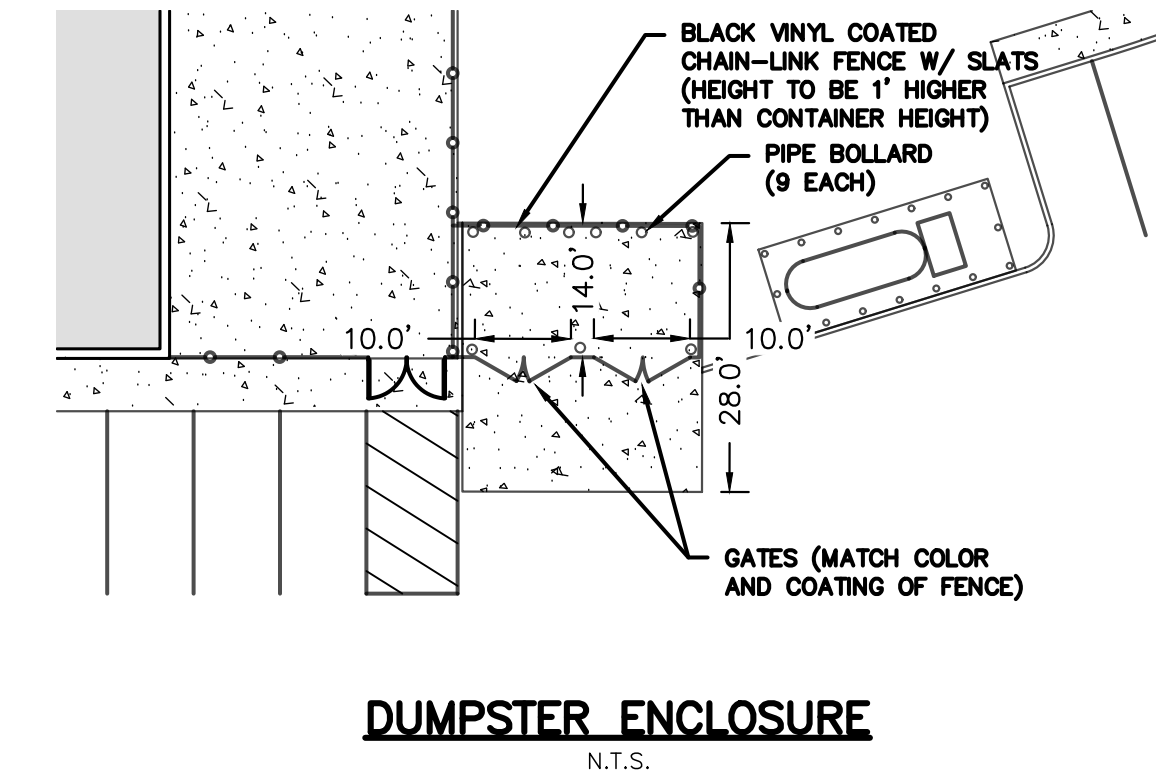
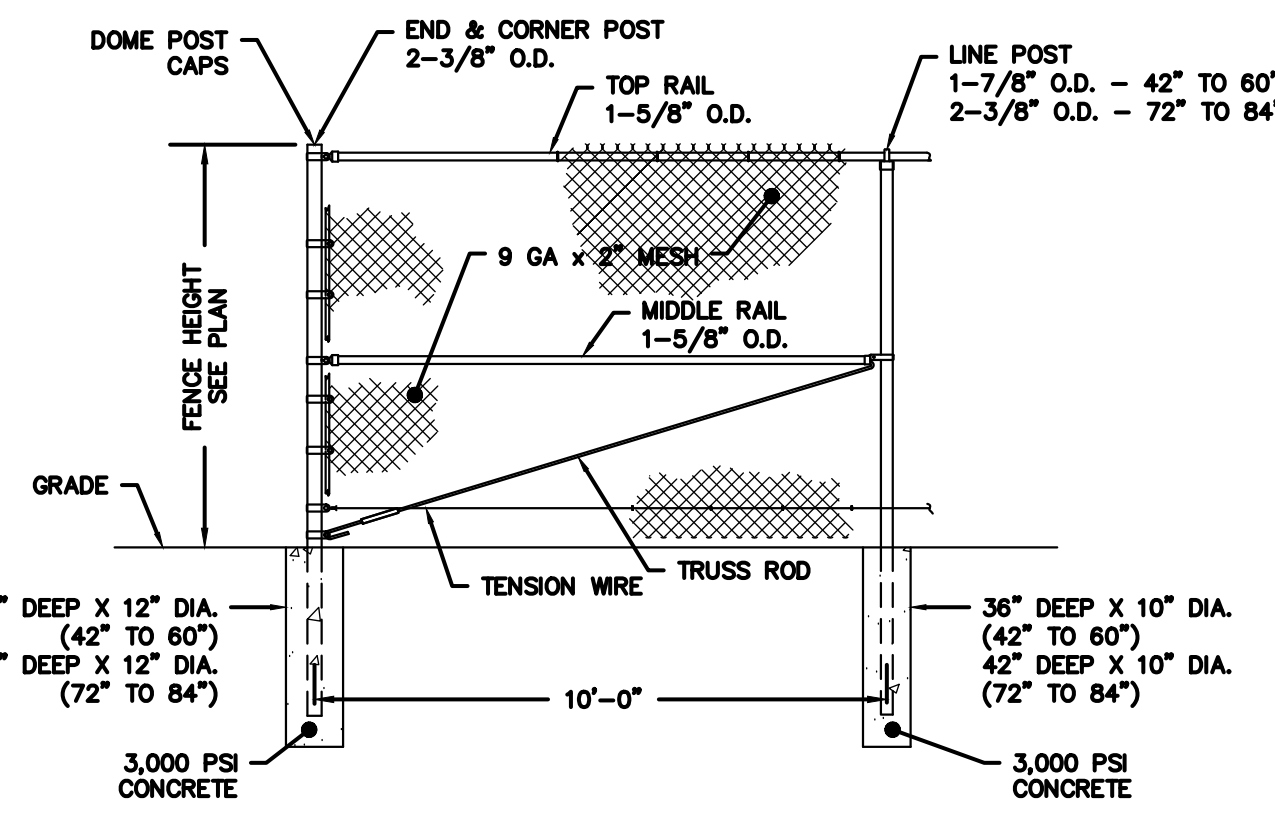
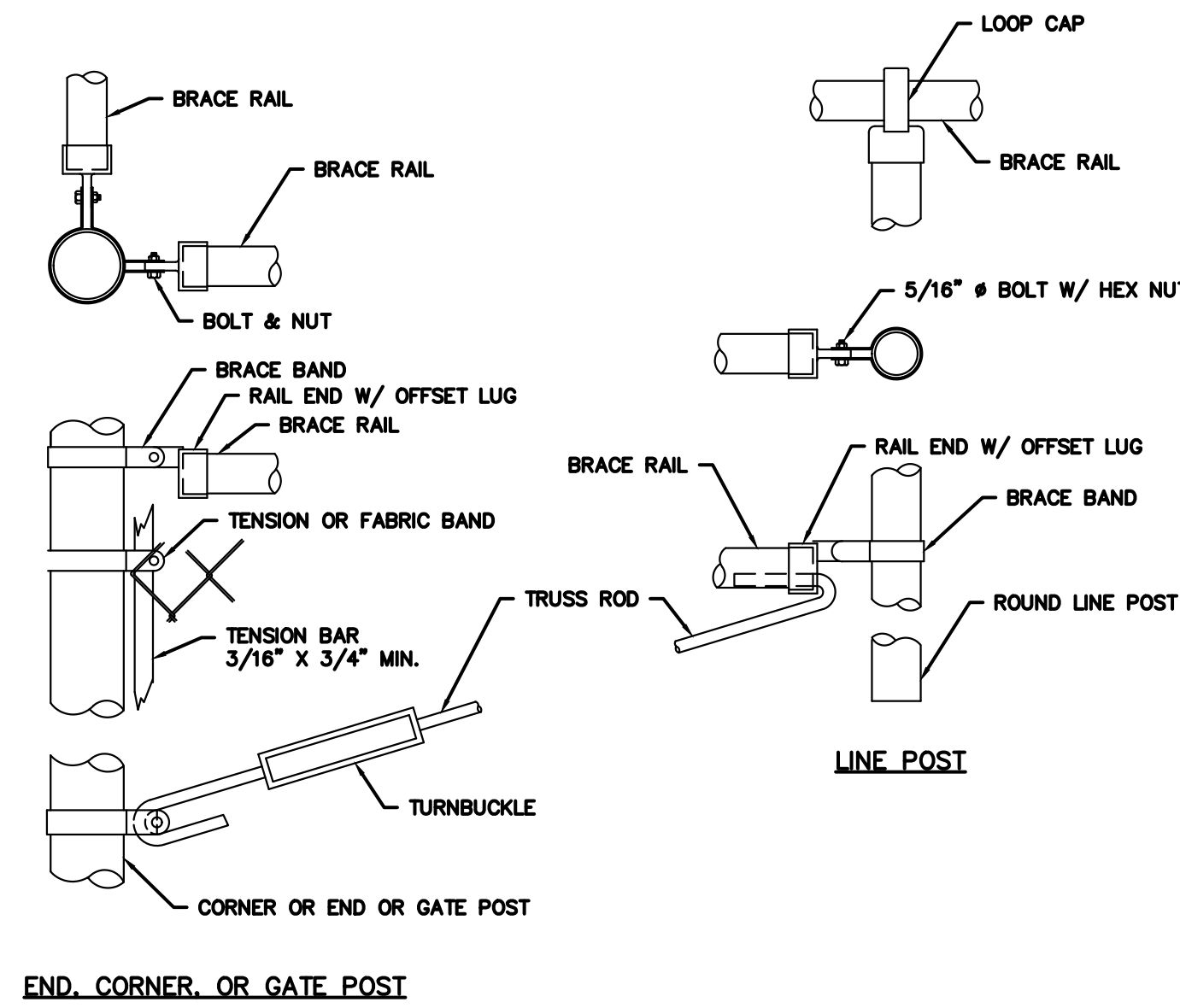
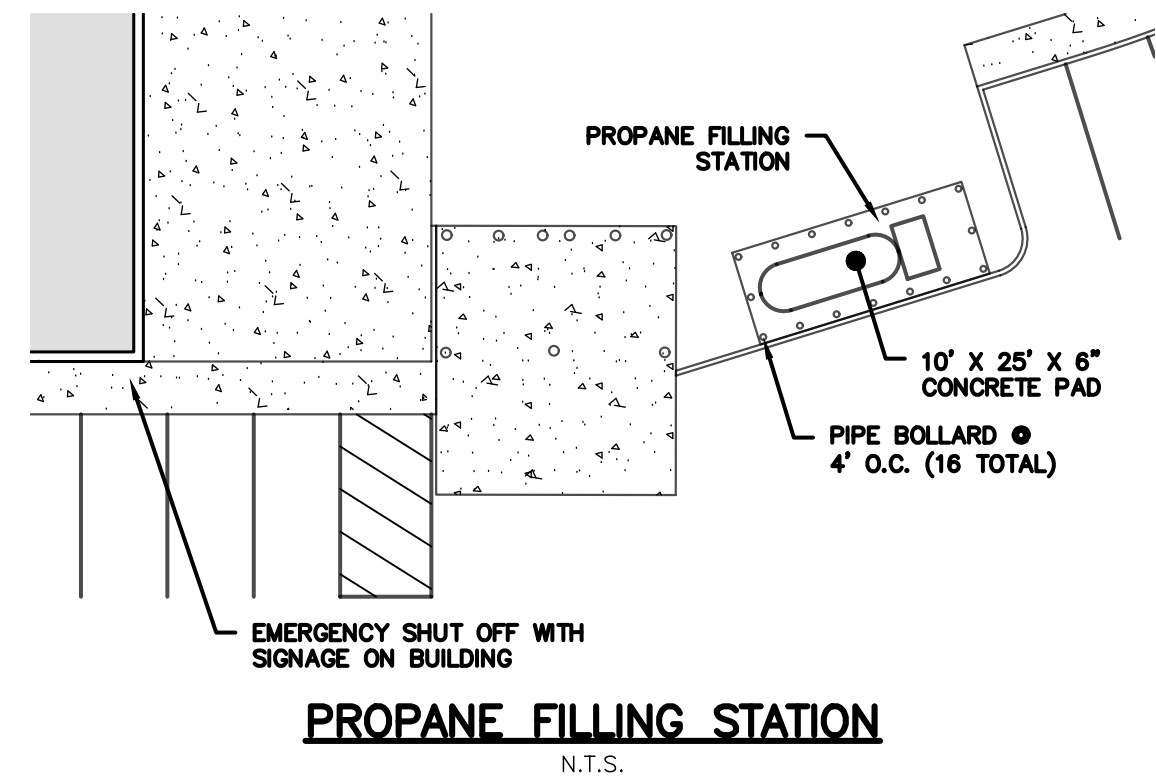
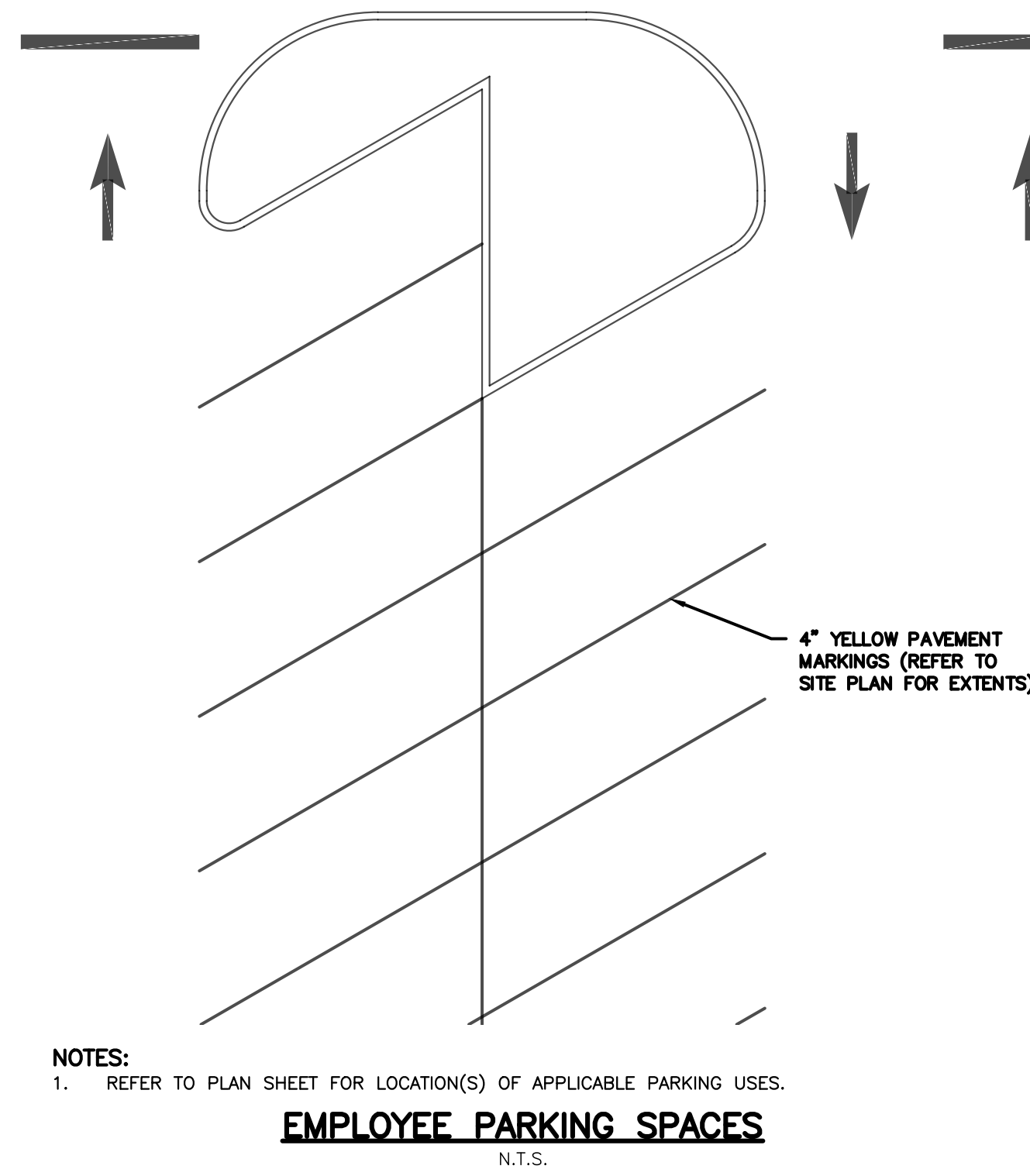
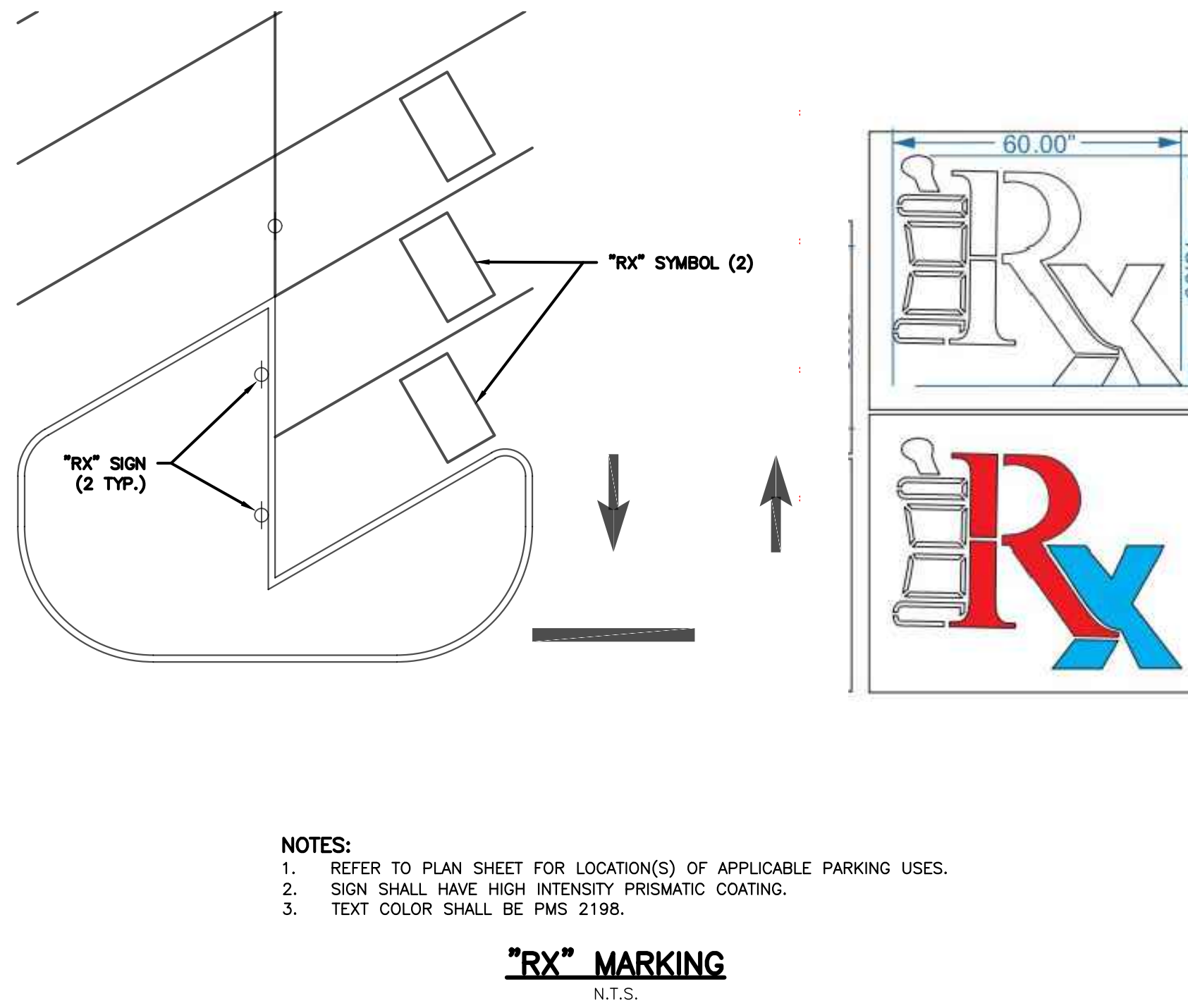
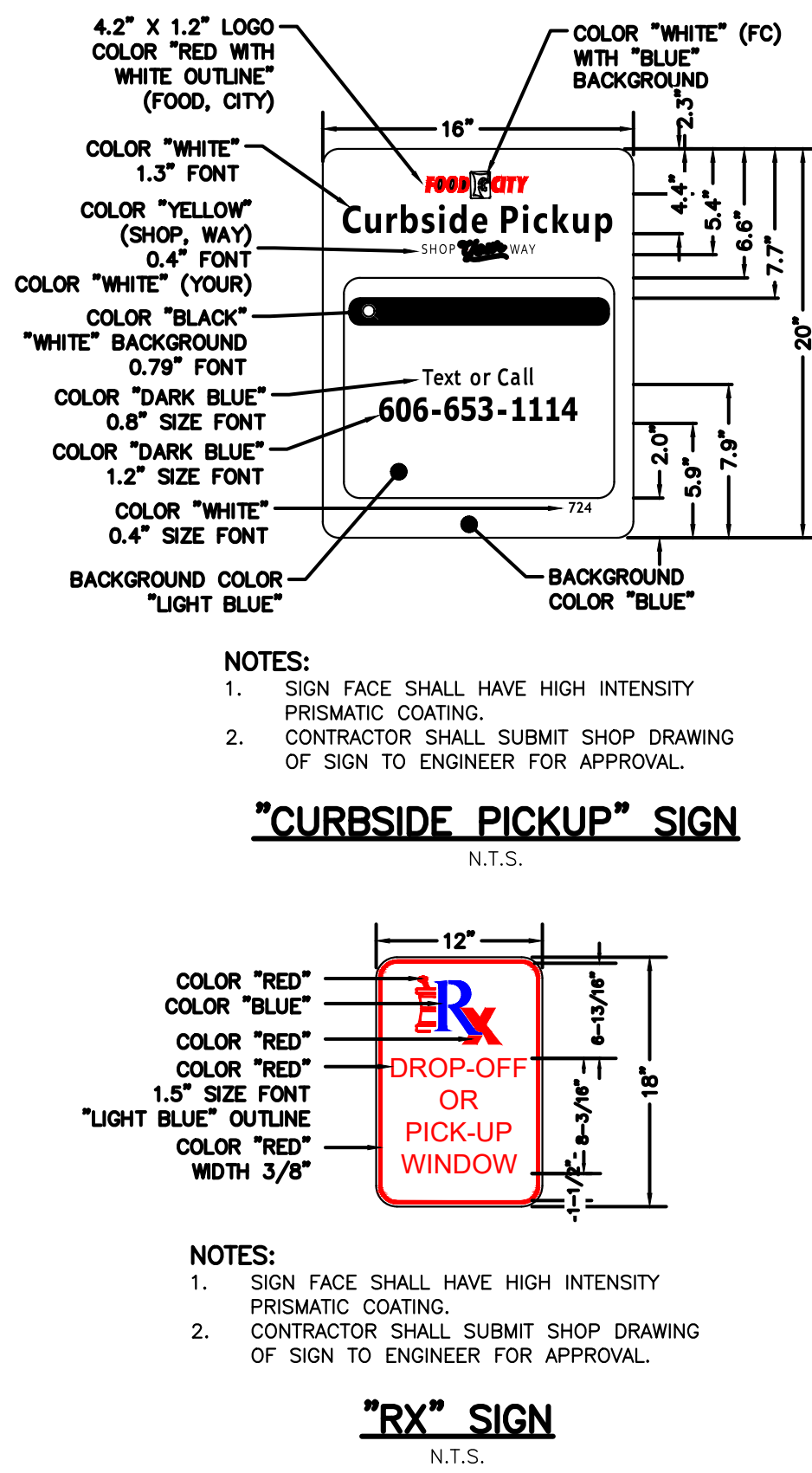
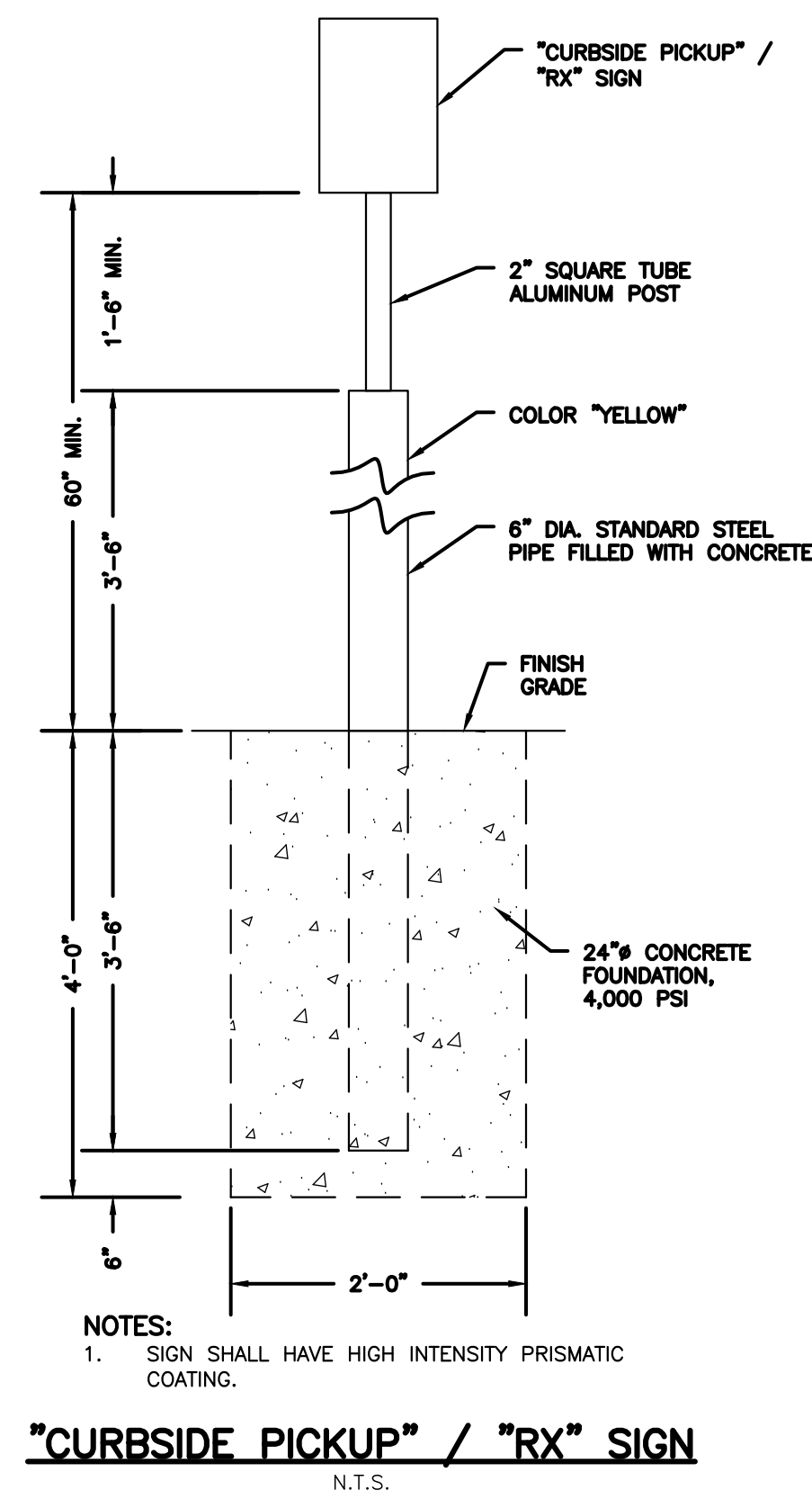
TDOT Standards show a typical 11-14FT turn lane

3 passenger vehicles (yellow boxes) could store next to each other creating confusion

TYPE	YEAR	SHEET
Section 4, Item a.		

SEALED BY

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION
State Route 34, US 11E near State Route 92 Median Modifications Concept 2 - Center Turn Lane City of Jefferson City Jefferson County
8



the design group
architect
main concepts, inc.
P.O. Box 1177
Jefferson City, TN 37744
(423) 688-1616

NEW FOOD CITY STORE #615
157 W. BROADWAY BLVD.
JEFFERSON CITY, TENNESSEE
FOR
K.V.A.T. FOOD STORES, INC.
ABINGDON, VIRGINIA

FOOD CITY
K-V-A-T FOOD STORES, INC. #1 FOOD CITY CIRCLE
P.O. BOX 1188 ABINGDON, VIRGINIA 24212
PHONE: (276) 623-5100
FAX: (276) 623-5447

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Drafted By: DEC

Checked By: JSF

Date Drawn: 7/15/2024

Project #:

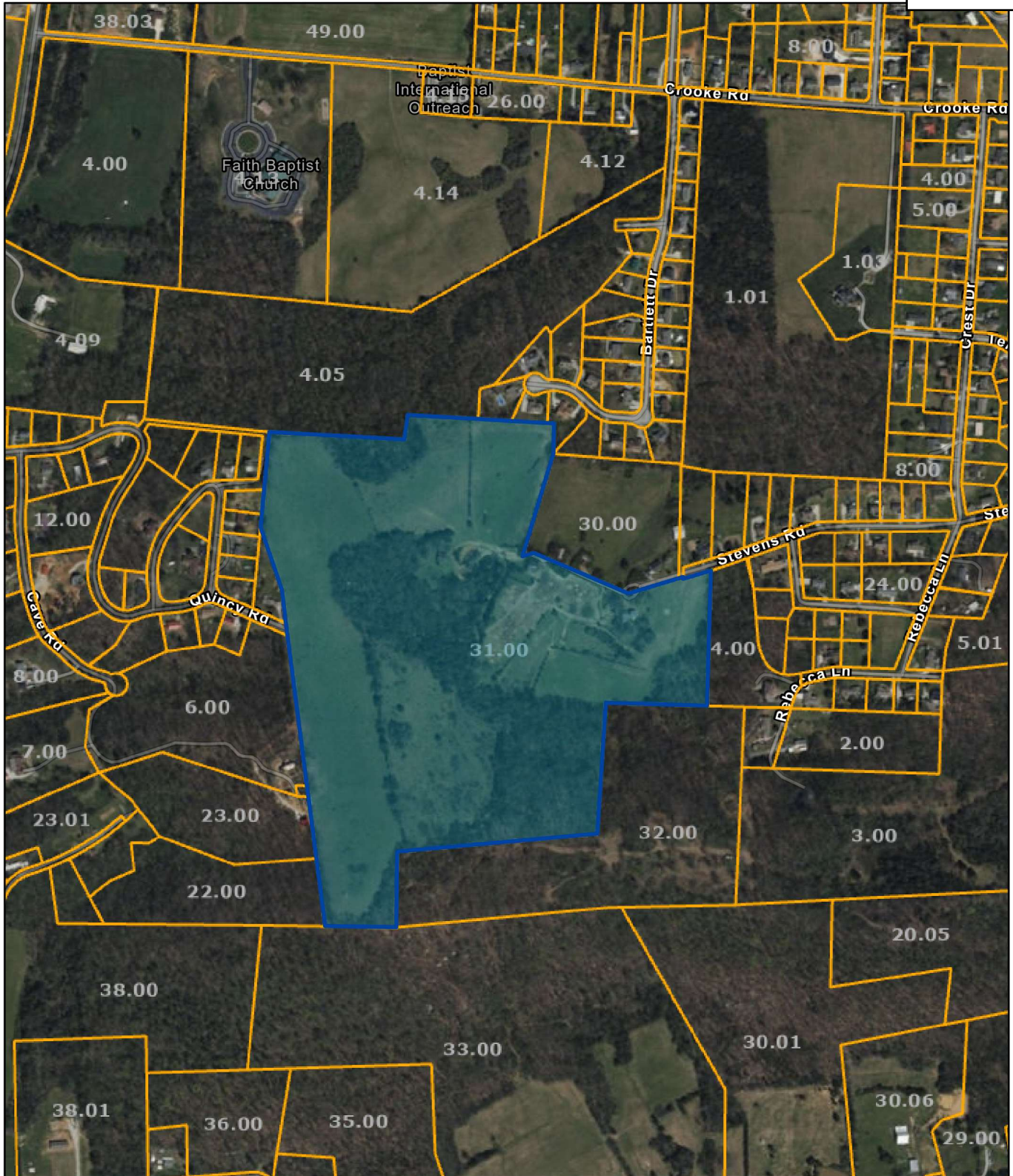
REV #	DATE	REVISION DESCRIPTION
1	12/27/24	ADDED W BROADWAY BLVD WORK

SITE DETAILS
C5.2
Sheet Number

Appalachia Design Services, Inc.
245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206
Fax: (423) 323-1732

Jefferson County - Parcel: 034 031.00

Section 5, Item a.



Date: May 8, 2025

County: JEFFERSON

Owner: JETT JAMES M FAMILY TRUST 7/5/2023 WHITE FONDA JETT TTE

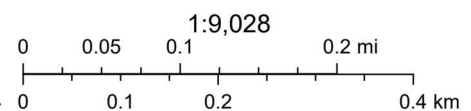
Address: STEVENS RD 519

Parcel ID: 034 031.00

Deeded Acreage: 69.53

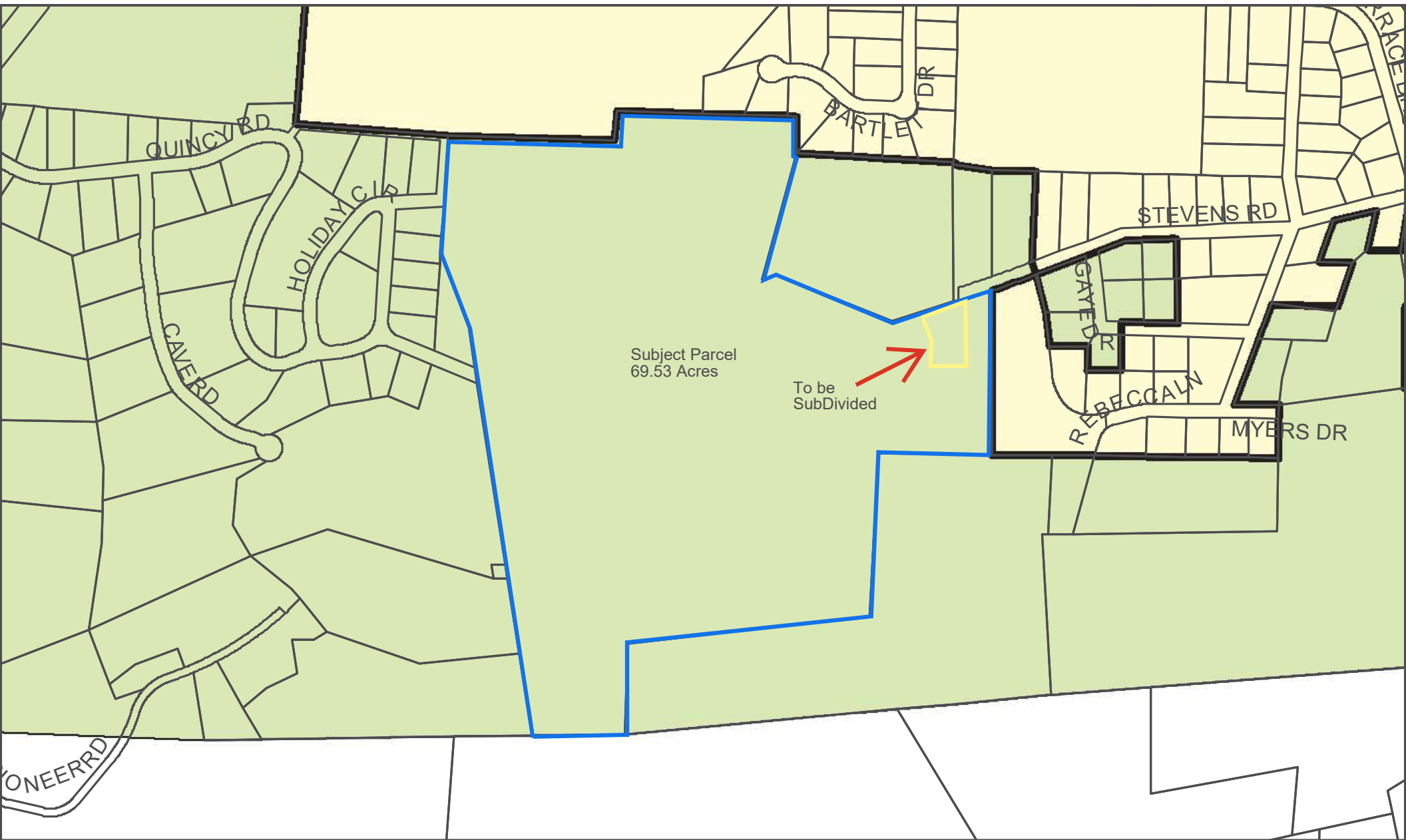
Calculated Acreage: 0

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.



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, establish the minimum building restriction lines, and dedicate all streets, alleys, parks, and other designated open spaces to public or private use as noted.

Date _____ Owner(s) _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for the appropriate Planning Region, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved by that body for recording in the office of the Jefferson County Register of Deeds.

Date _____ Secretary, Planning Commission _____

HEALTH DEPARTMENT:

Approval is hereby granted for lot(s) _____ defined as _____ 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.

Director, Department of Health _____ Date: _____

NOTES:

1. Deed Reference: Bk. 1781, Pg. 698.
2. 10' drainage and utility easements on all lines.
3. Bldg. setbacks: 30' front, 10' side and rear
4. Total acreage = 1.000 acres.

FLOOD CERTIFICATION:

I certify that this property is not located within the 100 years flood hazard lines as indicated by the FEMA Map Number 47089C0151D (effective Dec. 16, 2008).

Don H. Olive

Don H. Olive, Tenn. No. 915

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.

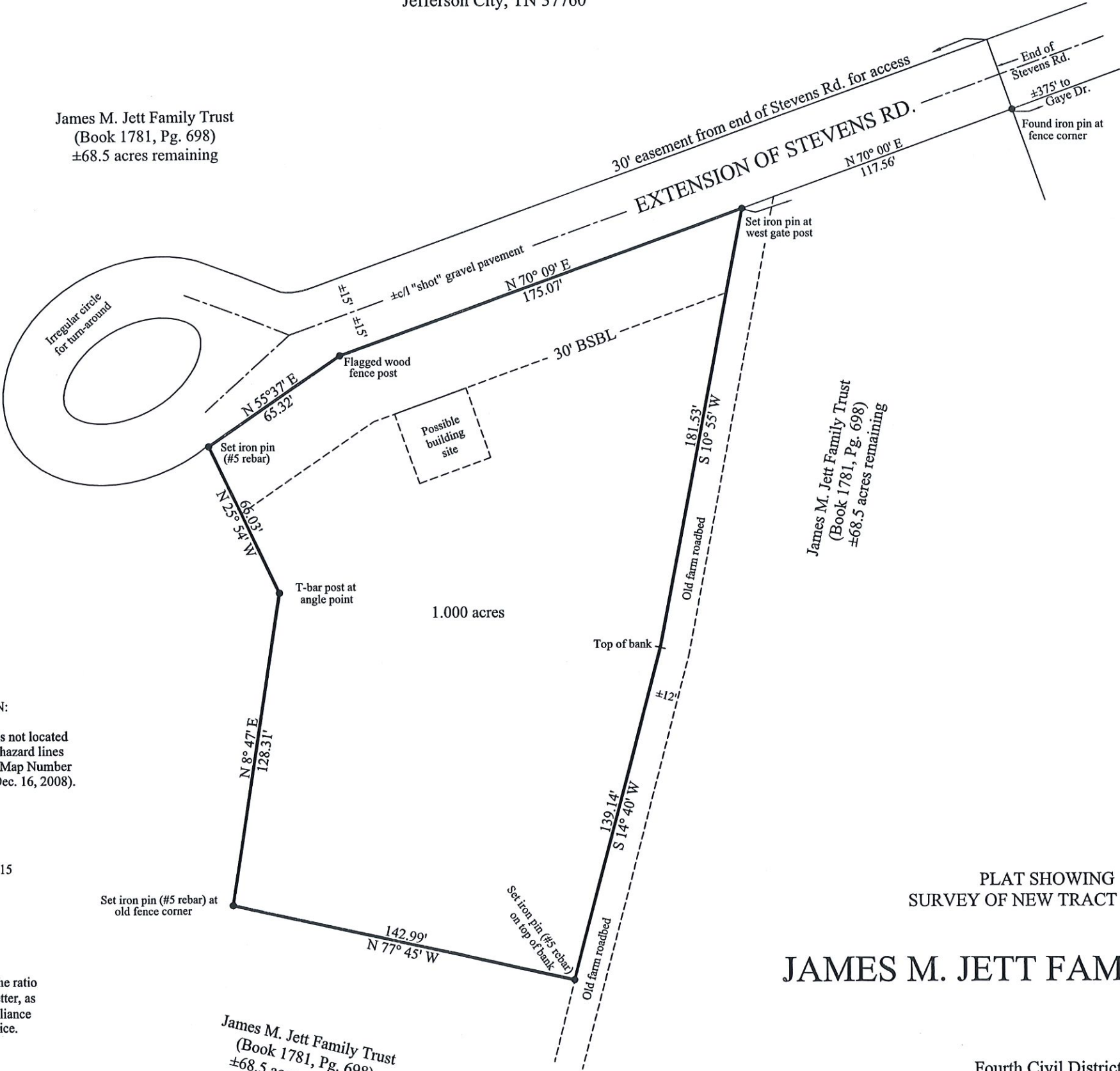
Don H. Olive

Don H. Olive, Tenn. Reg. No. 915
418 Buckingham Drive
Jefferson City, TN 37760
865-475-8049

July 22, 2024

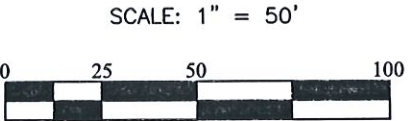
For: Mrs. Lauren White
519 Stevens Road
Jefferson City, TN 37760

James M. Jett Family Trust
(Book 1781, Pg. 698)
±68.5 acres remaining



James M. Jett Family Trust
(Book 1781, Pg. 698)
±68.5 acres remaining

James M. Jett Family Trust
(Book 1781, Pg. 698)
±68.5 acres remaining



LOCATION PLAT, NTS

CLT Map 34
Pt. Parcel 31.00

PLAT SHOWING
SURVEY OF NEW TRACT OUT OF

JAMES M. JETT FAMILY TRUST

Fourth Civil District
Jefferson County, Tennessee

