



Regional Planning Commission Agenda

September 28, 2026 at 5:30 PM

Jefferson City Municipal Building

1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
 - a. Minutes from August 31st 2026 Special Called Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
5. **New Business**
 - a. David Hurst - Lot Line Shift - Located Off Broadway Blvd. and Odyssey Rd.
 - b. Jordan Rockwell - Proposed Zoning Ordinance Amendment to Establish Land Use Regulations for Advanced Compute and Data Facilities
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Special Called Regional Planning Commission

August 31st, 2026

5:30 P.M.

Members' Present

Mitch Cain, Mayor

Scott McMinn

Kyle Cutshaw

Mary Nester

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Jordan Rockwell, ETDD Planner

Minutes

Acting chairman Cain called the meeting to order at 5:30 P.M. Motion by Mr. Cutshaw, second by Mrs. Nester to approve the August 24th, 2026, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

None.

New Business

Ryan Rasnick (Owner) and Rakesh Kumar Patel (Potential Buyer and Developer) - Site Plan Review for Shopping Center and Gasoline Service Station - Located at N. Highway 92 and Hinchey Hollow Rd.

Mr. Doug Swiggum spoke on behalf of Mr. Patel and explained what the plan for the site was. It was discussed that the plans that had been submitted did not meet the requirements for a preliminary site plan review as they did not contain all the requirements outlined in the zoning ordinance. Mr. Swiggum expressed that the plan sheet provided was a concept and the potential buyer wanted more assurance that the proposed use would be allowed on that parcel and in that zoning. It was discussed that per the Jefferson City Zoning ordinances allowed uses in the B-1 (Neighborhood Business District) zone, the development of a gasoline service station is an allowed use. Considering the submitted plans do not meet the requirements for a preliminary site plan, a motion to suspend to allow time for plans that meet the requirements to be drafted was made by Mr. Cutshaw. A second was made by Mr. McMinn. The item was suspended unanimously.

Other Items for Discussion

None.

Adjourn

Having no further business, the meeting was adjourned at 5:48 P.M.



Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 09-28-2026

Date of Application 09-03-2026

Name & Phone Number David Hurst

☒ 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 :

Final Plat to subdivide existing tract into 8 tracts

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

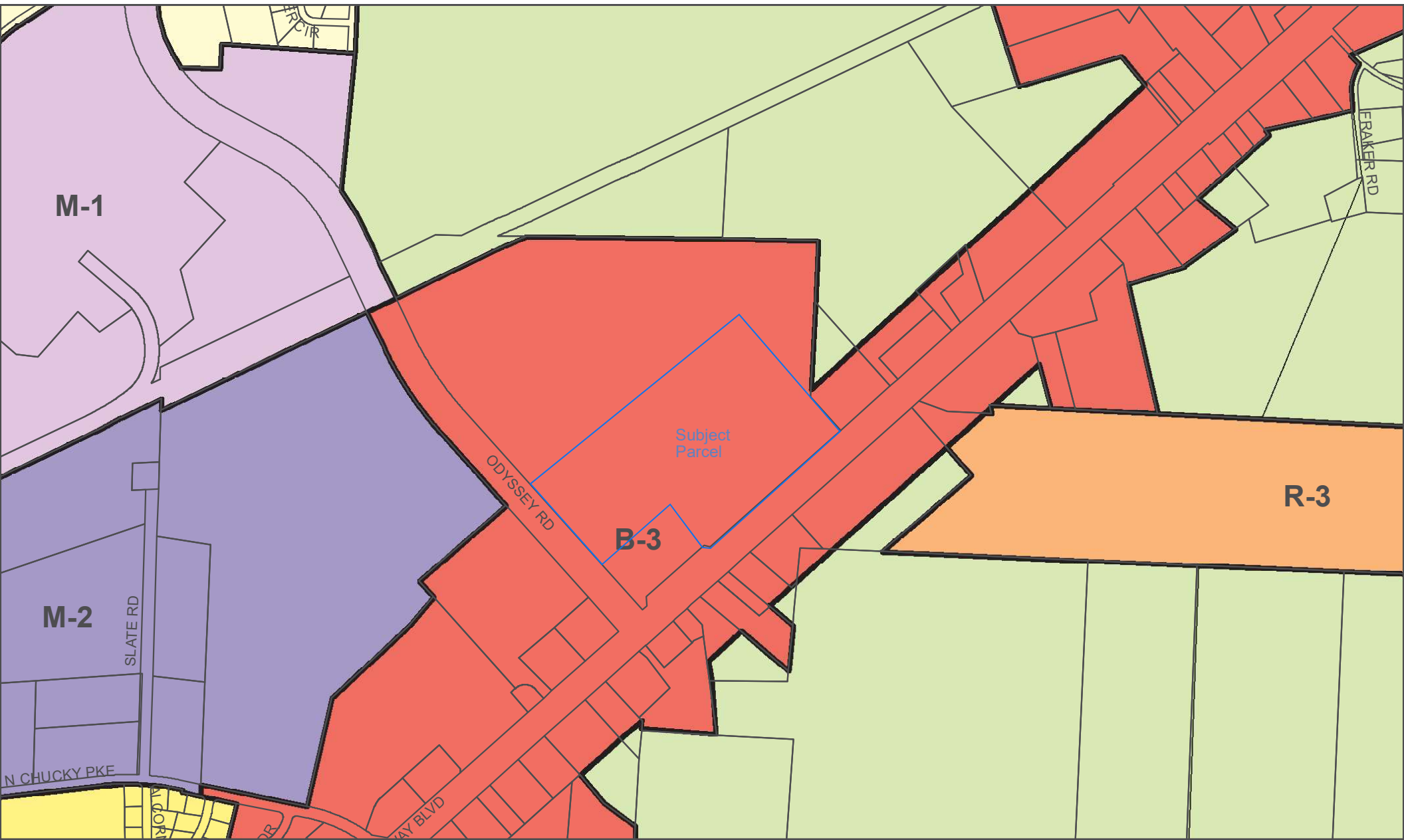
Fee = _____

Payment Date: _____

Payment Method: _____

Applicant Signature

Section 5, Item a.



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 building lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

DATE

OWNER

CERTIFICATE 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 E911 Director

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE

SECRETARY, JEFFERSON CITY PLANNING COMMISSION

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 o and that the monuments have been placed as shown hereon, to the specifications of the Subdivision Regulations.

Date: 03/29/20
Registered Surveyor

CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

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

Date: , 20

County Health Officer or Authorized Representative Thereof

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

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

Date: , 20

Public Works Director and/or County Road Superintendent

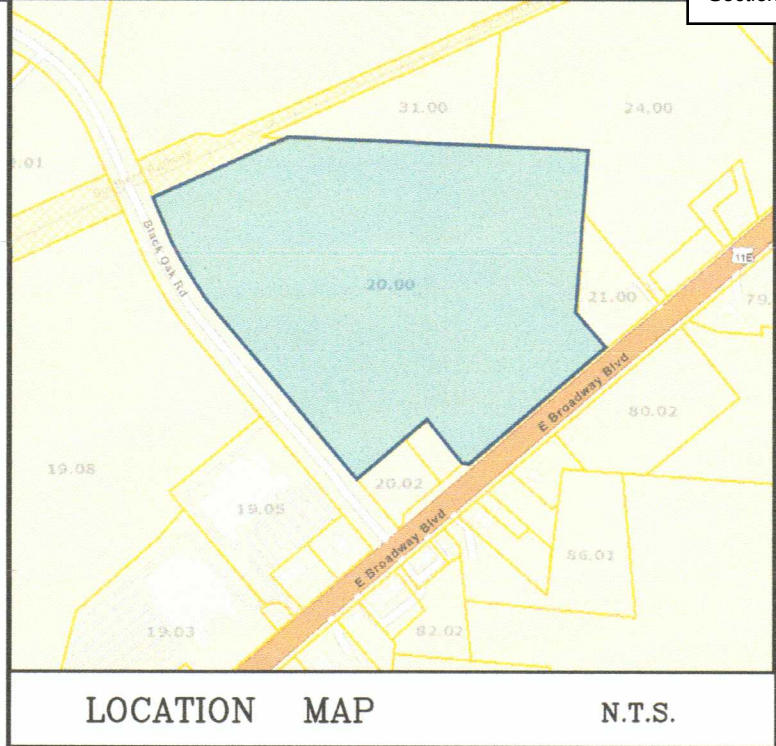
LEGEND

- IRON PIN FOUND
IRON PIN SET
RECORDED DATA
REINFORCED CONC PIPE
CORRUGATED METAL PIPE
LANDSCAPE AREA
HANDICAP PARKING
NO. REGULAR PARKING SPACES
UTILITY POLE
AIR CONDITIONER PAD
LIGHT STANDARD
WATER VALVE
WATER METER
HYDRANT
CURB INLET
TELEPHONE MANHOLE
SEWER MANHOLE
STORM DRAIN MANHOLE
CATCH BASIN
WATER MANHOLE
CLEAN-OUT
FIRE MAIN
ELECTRIC BOX



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

GRID



OWNER
P&C HOLDINGS OF TENNESSEE LLC
296 BOYD SCHOOL ROAD
MORRISTOWN, TN 37813

NOTES

- CORNER MONUMENTS AS SHOWN
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD
- VERIFY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.



I HEREBY CERTIFY THIS IS A CATEGORY 1 SURVEY
AND THE RATIO OF PRECISION OF THE UNADJUSTED
SURVEY IS 1:10,000 AS SHOWN HEREON.
NO TITLE OPINION WAS FURNISHED TO THE SURVEYOR
AND EASEMENTS SHOWN AND/OR NOT APPARENT IN THE
FIELD MAY OR MAY NOT BE DISCOVERED BY A TITLE
SEARCH OR TITLE EXAMINER.

SURVEYOR
DAVID L. HURST
TENNESSEE REGISTRATION NUMBER 1886

LINE	BEARING	DISTANCE
L1	N 87°25'34" W	11.00
L2	S 48°39'26" W	10.72
L3	N 48°41'58" E	44.48



ROBERT G. CAMPBELL & ASSOCIATES , L.P.
CONSULTING ENGINEERS
KNOXVILLE & SEVIERVILLE, TENNESSEE

621 Wall Street
Sevierville, Tennessee 37862
Phone: (865) 429-4683 FAX: (865) 429-4684



RESUBDIVISION OF
TRACT 2-A
P&C HOLDING OF TENNESSEE LLC

4th CIVIL DISTRICT, JEFFERSON COUNTY, TENNESSEE
TAX MAP: 15 PARCEL: 20
ADDRESS: E BROADWAY BLVD
DEED REFERENCES: DEED BK 1726 PG 8

APPROVED BY: D. HURST
DRAWN BY: P. BLAKE

FIELD DATE: 10-08-2022
DRAWING DATE: 04-14-2026
LAST REV. DATE: 09-03-2026

SCALE: 1" = 100'
PROJECT NUMBER: 22207

Appendix B

Advanced Compute and Data Facilities Ordinance – Jefferson City, TN

Article I: Purpose and Intent

The purpose of this ordinance is to establish comprehensive land use regulations for the siting, construction, and operation of enterprise data centers, AI compute facilities, and cryptocurrency mining operations. This ordinance aims to:

1. Protect residential areas and sensitive receptors from excessive noise, light, and visual blight.
2. Mitigate extraordinary demands on local power grids and municipal water supplies.
3. Ensure sustainable building practices, adequate landscaping, and the responsible management of electronic waste (e-waste).

Article II: Definitions

For the purposes of this ordinance, the following definitions apply:

- **Advanced Compute Facility:** A facility primarily housing computer systems and associated components dedicated to Artificial Intelligence (AI) training, machine learning, and high-performance computing (HPC) requiring high-density power and cooling.
- **Cryptocurrency Mining Operation:** A facility containing computers and hardware operating in an intensive, continuous capacity primarily for the purpose of verifying and adding blockchain transactions (e.g., Proof of Work) to earn digital currency.
- **Enterprise Data Center:** A building or campus of buildings utilized for the storage, management, processing, and transmission of digital data, which may include edge data centers, colocation facilities, and hyperscale operations.
- **Closed-Loop Cooling:** A cooling system in which the heat transfer fluid is continuously contained and recycled within the system, resulting in negligible evaporative water loss.
- **Sensitive Receptor:** Any residential dwelling, school, daycare facility, nursing home, place of worship, or hospital.

Article III: Permitted Zoning Districts & Approvals

Section 3.01 - Zoning Districts Advanced Compute Facilities, Enterprise Data Centers, and Cryptocurrency Mining Operations are heavily industrial in their utility and noise profiles. As such, they shall only be permitted in the following zoning districts: M2 Heavy Industrial.

Article IV: Dimensional and Setback Standards

Section 4.01 - Setbacks To mitigate noise and visual impacts, all buildings, outdoor mechanical equipment, cooling towers, and electrical substations associated with the facility must observe the following minimum setbacks:

- From Sensitive Receptors: 1,000 feet from the property line of any existing sensitive receptor or residentially zoned district.
- From Public Rights-of-Way: 100 feet.
- From Adjacent Industrial Property Lines: 50 feet.

Section 4.02 - Height Limits The maximum building height, inclusive of all roof-mounted HVAC, cooling towers, and ventilation equipment, shall not exceed 35 feet.

Article V: Environmental and Nuisance Standards

Section 5.01 - Noise Regulations Because these facilities require continuous, high-volume cooling, noise generated by fans, chillers, and servers must be strictly controlled:

- The continuous noise levels emitted from the property line shall not exceed 55 dBA during daytime hours (7:00 AM to 10:00 PM) and 45 dBA during nighttime hours (10:00 PM to 7:00 AM).
- Applications must include an acoustical study conducted by a certified sound engineer demonstrating that ambient noise at the nearest residential property line will not increase by more than 3 dBA above baseline.

Section 5.02 - E-Waste Management Due to the rapid depreciation and replacement cycle of specialized compute hardware (particularly ASIC miners and AI accelerators), the facility operator must submit an E-Waste Management Plan. This plan must guarantee that 100% of decommissioned servers, drives, and network equipment are recycled through an R2 or

e-Stewards certified electronics recycler, prohibiting the disposal of e-waste in local municipal landfills.

Article VI: Resource Consumption and Utilities

Section 6.01 - Water Usage and Cooling To protect local water security:

- All new facilities are required to use closed-loop cooling systems (e.g., dry coolers, direct-to-chip liquid cooling, or immersion cooling).
- The use of "once-through" municipal water cooling or highly evaporative open-loop cooling towers is strictly prohibited.
- Facilities shall not draw from municipal potable water supplies for cooling purposes. If supplemental water is required, operators must use reclaimed greywater or privately sourced non-potable water, subject to local environmental agency approval.

Section 6.02 - Power Infrastructure

- Applicants must provide a "Will Serve" letter from the local electrical utility confirming that the grid can sustain the facility's peak load without jeopardizing residential or commercial service reliability.
- Facilities exceeding 10 Megawatts (MW) of continuous power draw must incorporate a Renewable Energy Integration Plan or participate in utility demand-response programs to curtail load during grid emergencies.

Article VII: Architectural and Landscape Buffering

Section 7.01 - Visual Screening

- Landscape Buffer: A minimum 50-foot-wide landscaped buffer yard is required along any property line facing a public right-of-way or non-industrial property.
- Planting Density: For every 100 linear feet of buffer, the operator must plant a minimum of 4 large evergreen trees, 2 deciduous canopy trees, and 15 evergreen shrubs (minimum height of 4 feet at planting) to provide year-round screening.

Section 7.02 - Architectural Standards Large, blank corrugated steel or unfinished concrete walls are prohibited on facades facing public rights-of-way. Facades must

incorporate varied textures, architectural metal panels, fenestration, or parapet walls to break up the mass of the building.

Article VIII: Generator and Substation Regulations

Section 8.01 - Electrical Substations Private substations required for the facility must be located behind the principal building, set back at least 100 feet from public roads, and screened by an opaque wall or fence at least 8 feet in height, supplemented by dense evergreen landscaping.

Section 8.02 - Backup Generators

- Generators must meet or exceed the EPA's Tier 4 emissions standards.
- Routine testing of backup generators is restricted to weekdays between 9:00 AM and 5:00 PM and shall not exceed 10 hours total per month.
- Generators must be fully enclosed in sound-attenuating housing to ensure compliance with the property-line noise limits established in Section 5.01.

Article IX: Compliance and Enforcement

Section 9.01 - Annual Reporting Facility owners must submit an annual compliance report to the Jefferson City Building Official detailing:

1. Average daily water consumption.
2. Log of noise complaints received and remedial actions taken.
3. Verification of proper e-waste disposal with accompanying vendor manifests.
4. Total hours of backup generator operation.

Section 9.02 - Penalties Failure to maintain compliance with the noise limits or utility caps outlined in this ordinance may result in daily fines and/or suspension of the facility's certificate of occupancy.