



Special Called Regional Planning Commission Meeting Agenda

**August 31, 2026 at 5:30 PM
Jefferson City Municipal Building**

- 1. Call to Order**
- 2. Approval of Minutes from Previous Meetings**
 - a.** Minutes from August 24 2026 Meeting
- 3. Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
- 4. Old Business**
- 5. New Business**
 - a.** 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.
- 6. Other Items for Discussion**
- 7. Adjourn**

Minutes

Jefferson City Regional Planning Commission

August 24th, 2026

5:30 P.M.

Members' Present

Spencer Gatlin

Mitch Cain, Mayor

Kevin Bunch, Vice Mayor

Scott McMinn

Kyle Cutshaw

Mary Nester

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Jordan Rockwell, ETDD Planner

Shiela 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. Bunch to approve July 27th, 2026, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business**Will Kurtz and Jeff Houston - Revisions to the proposed amendment to the Jefferson City Zoning Ordinance Section 590 Temporary Residential Uses**

This item was tabled to be reviewed and considered at the end of the meeting. Primary discussion was centered on citizens who may be interested in performing a renovation or remodel may not have the same opportunity to utilize a temporary residential use as someone who is building a house and is required to get a building permit based on the language in the proposed amendment. It was explained that a renovation or remodel to the extent of needing a temporary residential structure would most likely require a building permit. It was also discussed that the amendment still also allowed for the use of a temporary residential structure for up to 30 days per calendar year without the need to hook to water, sewer and electrical per International Building Code requirements. After multiple different scenarios were discussed, it was put forth that this amendment would be a good starting point in progressing the temporary residential use regulations to benefit the citizens of Jefferson City and could always be amended later if obvious issues were found once the newly amended ordinance had been put in use for a period of time. The amendment was recommended for City Council consideration on a motion by Mr. McMinn and a second by Mr. Cain. Chairman Gatlin requested a roll call vote. Mrs. Nester – Yes, Mr. Bunch – No, Mr. Gatlin – Yes, Mr. Cain – Yes, Mr. McMinn – Yes, Mr. Cutshaw – Yes. With 5 votes Yes, and 1 vote No, the motion carries and is recommended to be considered by City Council.

New Business**David Rosser and Daniel Piel - Lot Line Shift - Located Off Sarasota Dr. in the Regional Growth Boundary.**

The plat was found to meet all requirements of the Jefferson City Subdivision Regulations and Jefferson County Lot Size requirements. The plat was approved unanimously on a motion by Mr. Bunch and a second by Mrs. Nester.

Denver Stout and Nathaniel Cardona - Use Approval and Site Plan Revision for a Martial Arts Studio in an M-1 (Light Industrial District) Zone - Located Off W. Cherokee Dr.

Primary discussion was if a martial arts studio was an allowed use in the M-1 Light Industrial District. Mr. Rockwell felt although it was not expressly stated as an approved use the M-1 district is the most permissive zone per the Jefferson City Zoning Ordinance. The use will also be using an existing building and the intrusiveness into the neighborhood should not be an issue. Based on these considerations the use of an existing building located in the M-1 Light Industrial District as a Martial Arts Studio was approved unanimously. On a motion by Mr. Bunch and a second by Mr. Cain.

Kevin Lamb and Mitch Peterson - Lot Line Shift - Located Off Highway 11-E.

The plat was found to meet all requirements of the Jefferson City Subdivision Regulations and was approved unanimously. On a motion by Mr. Bunch and second by Mr. McMinn.

Kevin Lamb and Mitch Peterson - Rezoning Request for a Portion of Parcel from R-3 (High Density Planned Residential Development District) to B-3 (Highway Business District) - Located at 803 E. Broadway Blvd.

Primary Discussion was centered on which portion of the properties, after the recording of the previously approved Plat were requested to be rezoned. Mr. Lamb stated that any portion of the newly recorded properties that are currently zoned R-3 were being requested to be rezoned to B-3. This will make lots 1R, 2R, 3R and lot 4 a single zoning for zoning clarification and uniformity. Since the required notification to neighboring property owners was completed and the rezoning would create a uniformed zoning for lots 1R, 2R, 3R and lot 4. A recommendation to approve the rezoning and to move the rezoning request on for City Council consideration was made. The rezoning was approved for council consideration unanimously. On a motion by Mr. Cain and a second by Mr. Bunch.

Other Items for Discussion

None.

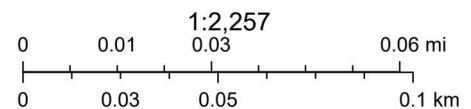
Adjourn

Having no further business, the meeting was adjourned at 6:22 P.M.



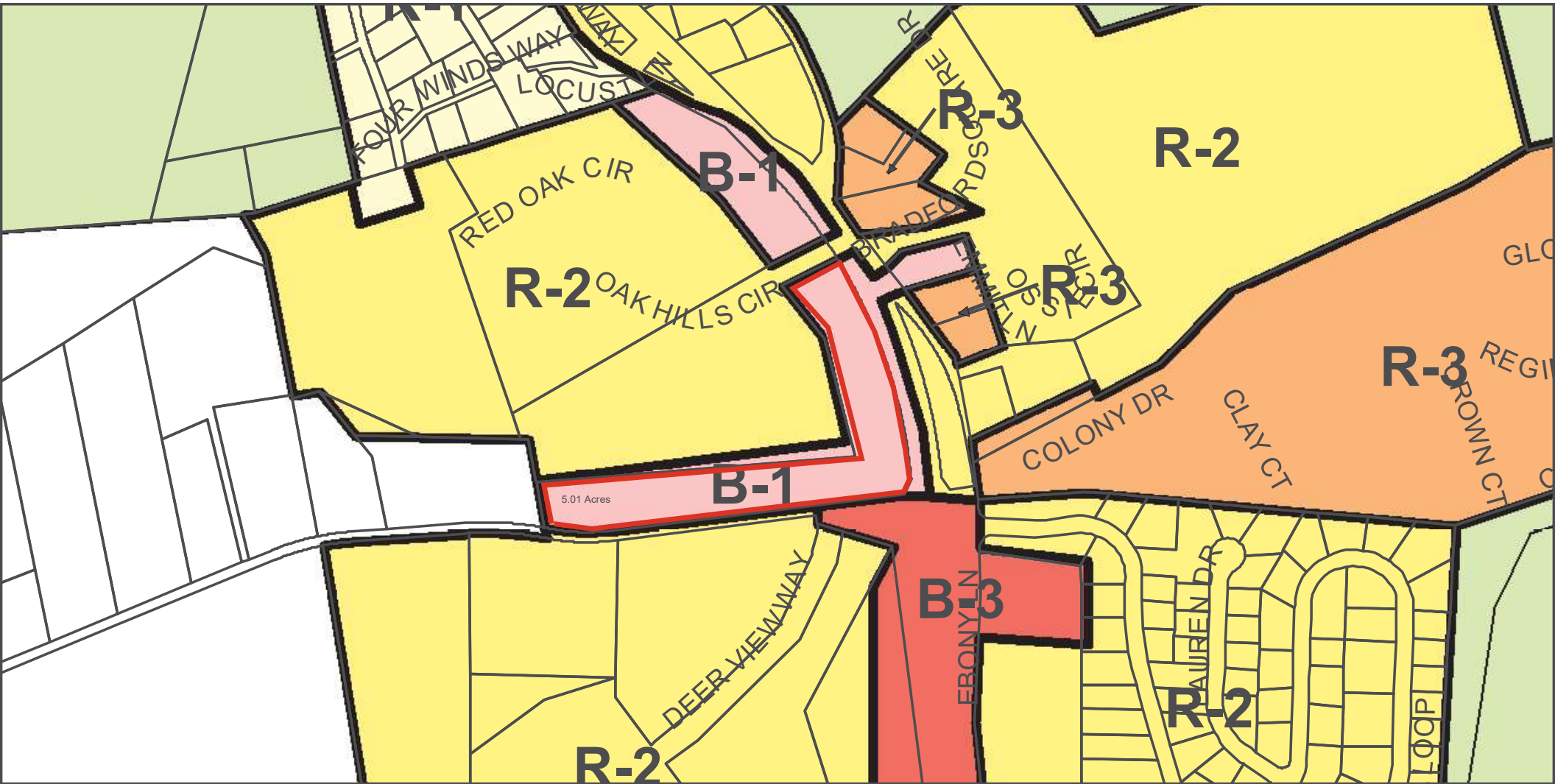
Date: October 16, 2024

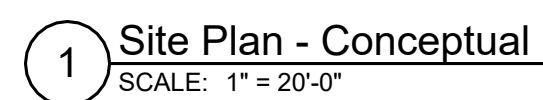
County: Jefferson
 Owner: RASNICK RYAN & LAUREL
 Address: HWY 92 N
 Parcel Number: 035 017.02
 Deeded Acreage: 5.01
 Calculated Acreage: 0
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

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.



[illegible]

Conceptual

JEFFERSON GAS STATION

HWY 92N

SITE PLAN - CONCEPTUAL

Project number	0000
Drawn by	SP
Checked by	AP
Date	August 25, 2026
Scale	1" = 20'-0"

AS-100