



Regional Planning Commission Agenda

July 28, 2025 at 5:30 PM

Jefferson City Municipal Building

1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
 - a. Minutes from 06 23 2025 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
 - a. Jeff Houston - Preliminary Plat Approval for McQueen Subdivision Cannon's Crossing - Located off Old A.J. Highway and Black Oak Rd.
5. **New Business**
 - a. Billy Knight - 3 Separate Plat Review/ Approvals - Located off Fate Rankin Rd. in Growth Boundary
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Regional Planning Commission

June 23rd, 2025

5:30 P.M.

Members' Present

Spencer Gatlin, Chairman

Jeff Chitwood, Secretary

Mitch Cain, Mayor

Kevin Bunch

Bill Newman

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Shiela Purkey, Councilwoman

Ailene Combs, Councilwoman

James Gallup, City Manager

Ekem Amonoo-Lartsen, ETDD Planner

Matt McQueen

Chairman Gatlin called the meeting to order at 5:31 P.M. Motion by Mr. Chitwood, second by Mr. Newman to approve May 19th, 2025, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

None.

New Business**Frank Leonard - Review of Plan of Services for proposed annexation - Located off Crooke Rd.**

After a brief discussion on the Plan of Services the commission found the Plan of Services to be acceptable. The Plan of Services was approved unanimously on a motion by Mr. Chitwood and a second by Mr. Bunch.

Paul Tambe - Seeking Approval for Plan Alteration on Building Arrangement - Located in the Cherokee Bay Development

Mr. Houston Explained that the approved plans throughout the development process to this point has had some deviations from the plans and the concern is the Final Plat would not closely mirror the preliminary plat as required. Another concern is that when the engineered stamped approved plans are altered or not adhered to, could not be relied upon for safety and compliance with all applicable building codes or stormwater requirements. Mr. Tambe explained the need to alter dwelling locations and sometimes reduce a 4-unit condominium down to 3-4 individual dwelling units based on client needs. Mr. Amonoo-Larsen explained this deviation is permissible if an engineered approved and stamped letter stating the alteration does not interfere with compliance is provided before the deviation. After a brief discussion on the amount of time these letters would take and the difficulty this could create for the developer, the need for safety and compliance was strongly reenforced. Mr. Tambe's request for the ability to deviate from the approved plans was approved unanimously contingent upon receiving an engineered stamped letter, approving the alteration for each deviation from the approved plans on a motion by Mayor Cain and a second by Mr. Newman.

Chris Sharp - Preliminary Plan Review/ Approval for 61-Lot Subdivision - Located Off Black Oak Rd. and Old A.J. Highway

The item was represented by Mr. McQueen. It was pointed out that there were a couple minor issues with the plans. The T-Turnarounds did not meet the length requirement of the 40-foot length requirement from the centerline and were only 22-foot from the centerline. The houses located on Black Oak Rd. had driveways that would require them to back out onto the primary roadway. The commission was also concerned with the increased traffic and wanted to know if this plan had TDOTs approval. The Plans meet all other subdivision regulations and zoning requirements. After a brief discussion a Motion to approve contingent upon TDOTs approval,

Lengthening the T-Turnarounds to 40-foot from the centerline, and altering the driveways off Black Oak Rd. to prevent backing onto the roadway was made by Mr. Chitwood, seconded by Mr. Bunch. The item was approved unanimously with contingencies.

Stephanie Rustin - Review/ Consideration of County Resolution 2025-14 - A resolution to reflect certain prohibited uses and permitted uses in the A-1, R-1, R-2, RR and C-2 zoning Districts.

After a brief discussion about how this County Resolution would affect Jefferson City and its growth boundary. It was determined if an annexation for an RV Park or Resort were requested, then the zoning of the property would be Jefferson Cities discretion. Mayor Cain asked Mr. Houston if he would review Jefferson City's current zoning ordinance and where RV parks and resorts are allowed and if needed, possibly amend the ordinance to both protect citizens from single unkept RV locations but allow for a planned RV park/resort in areas most likely to be a desirable location. Determining that ultimately the County Resolution would not directly affect Jefferson City, County Resolution 2025-14 was approved unanimously, on a motion by Mayor Cain and a second by Mr. Bunch.

Other Items for Discussion

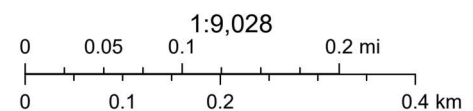
Adjourn

Having no further business, the meeting was adjourned at 6:45 P.M.



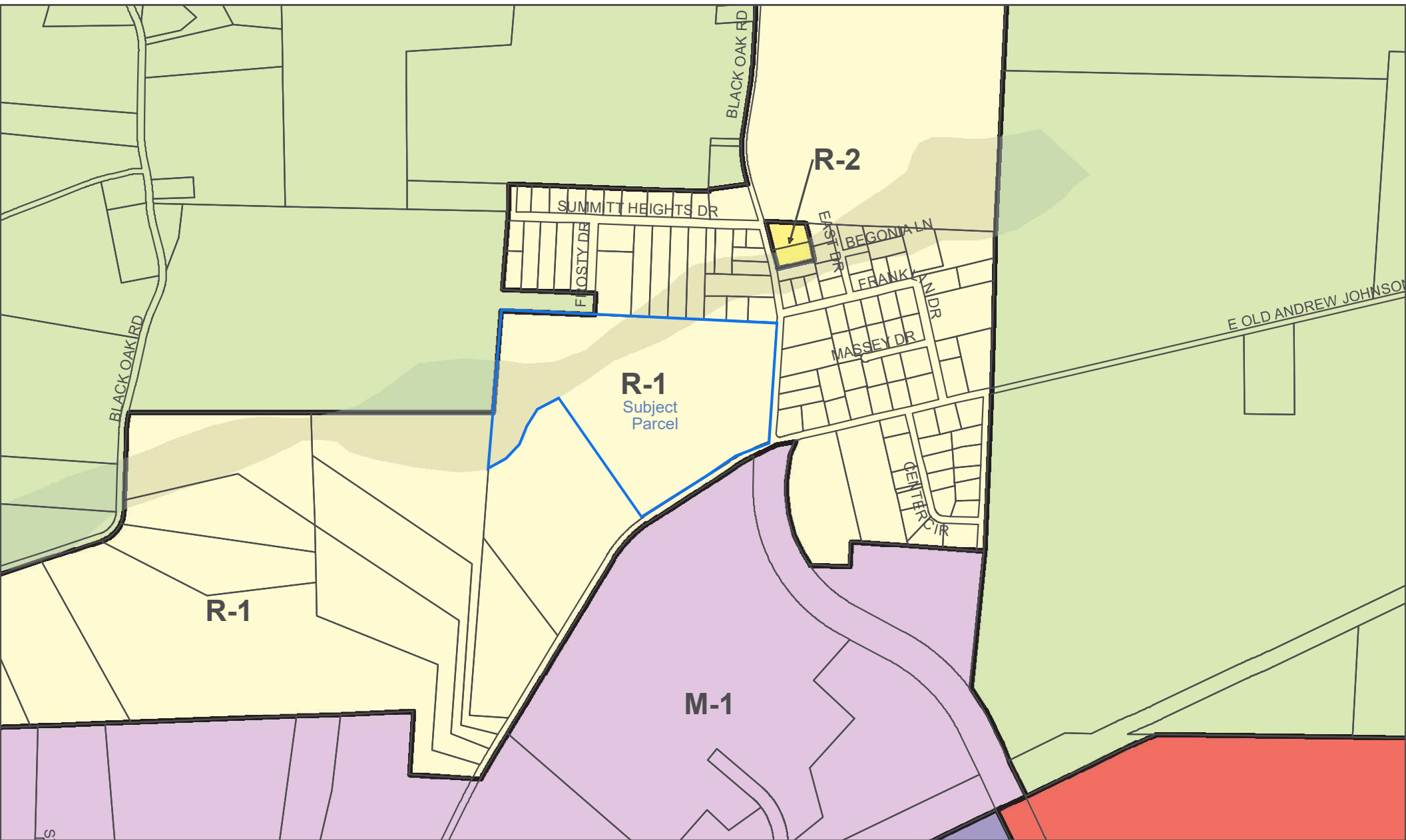
Date: June 10, 2025

County: JEFFERSON
 Owner: BURKS REBECCA BUTCHER
 Address: OLD A J HWY E 412
 Parcel ID: 015 010.00
 Deeded Acreage: 44.3
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023



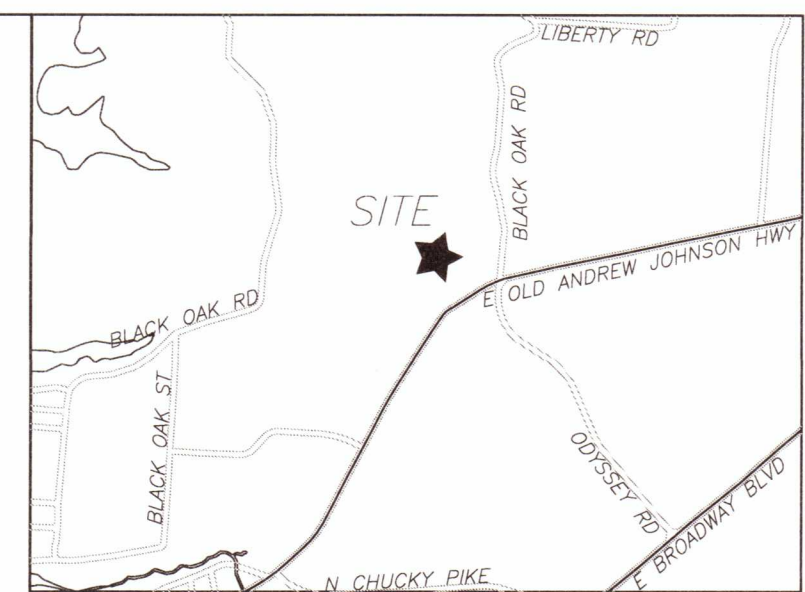
State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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.



SHEETS
C-2/C-4/C-6
C-11/C-13/C-15

SHEETS
C-3//C-5/C-7
C-12/C-14/C-16



LOCATION MAP

SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'R-1'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

FRONT: THIRTY (30) FEET

SIDE: FIFTEEN (15) FEET

REAR: THIRTY (30) FEET

2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.

3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.

4. ALL WORK SHALL BE IN ACCORDANCE WITH JEFFERSON CITY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

5. THE TOTAL AREA OF THE DEVELOPMENT IS 32.477± ACRES.

6. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.

7. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.

8. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES.

9. SEE THIS SHEET FOR LOCAL STREETS TYPICAL SECTION.

10. FINAL STREET LIGHT PLACEMENT TO BE COORDINATED WITH JEFFERSON CITY. LIGHTS TO BE PLACED AT OR NEAR ELECTRIC TRANSFORMER LOCATIONS.

DEMOLITION PLAN NOTES:

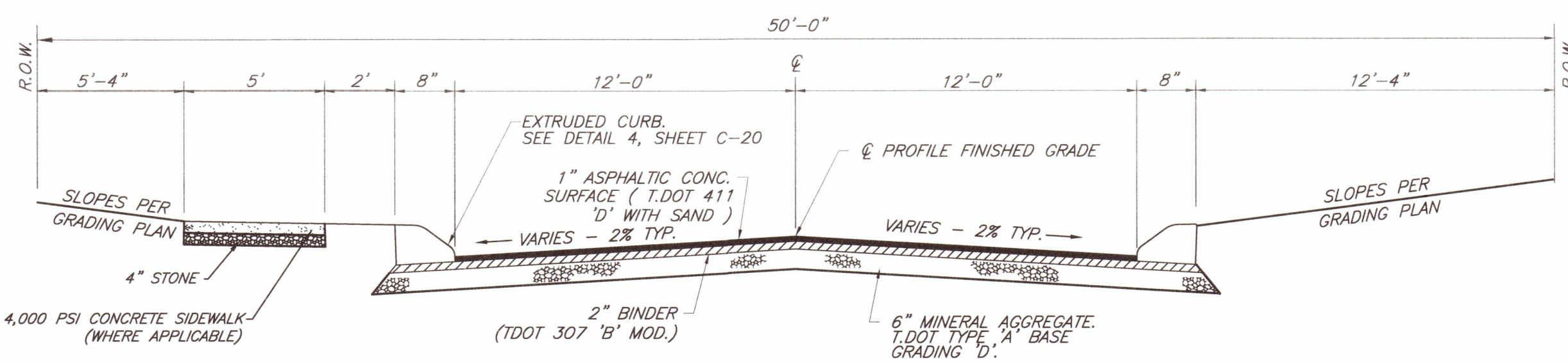
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.

2. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FEATURES THAT ARE BOLD ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL FEES IF APPLICABLE.

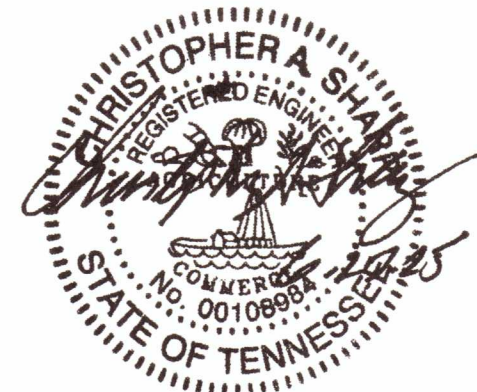
3. BUILDINGS SHALL BE REMOVED TO THE BOTTOMS OF THEIR FOUNDATIONS. UNLESS OTHERWISE DIRECTED BY THE UTILITY OWNER, ALL UTILITY SERVICES SHALL BE REMOVED TO THE PROPOSED RIGHT OF WAY LINE. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF THE SERVICE LINES WITH THE RESPECTIVE UTILITY OWNER.

4. THE CONTRACTOR IS RESPONSIBLE FOR ATTAINING BUILDING DEMOLITION PERMITS, IF REQUIRED.

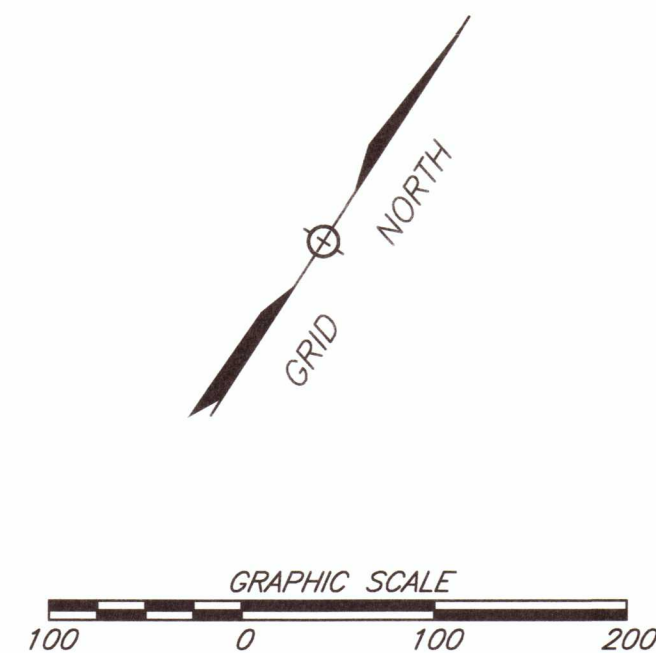
TYPICAL LOT DETAIL
SINGLE FAMILY HOME
SCALE: 1"=30'



TYPICAL SECTION - LOCAL STREETS
N.T.S.



REFERENCE:
DEED BOOK: 363, PAGE: 92



SHEET C-1

KEY SHEET / TYPICAL SECTION / DEMOLITION PLAN

CANNONS CROSSING S/D

SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER:

CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

DIST NO. 04

JEFFERSON CITY, TN

TAX MAP: 15

PARCEL: 10.00

SCALE: 1"=100'

JUNE 4, 2025



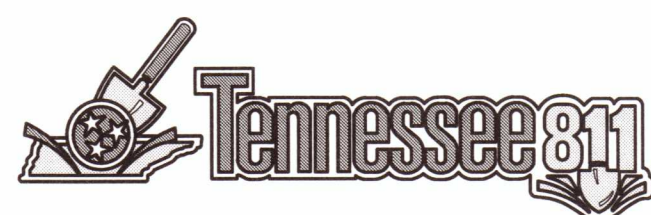
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

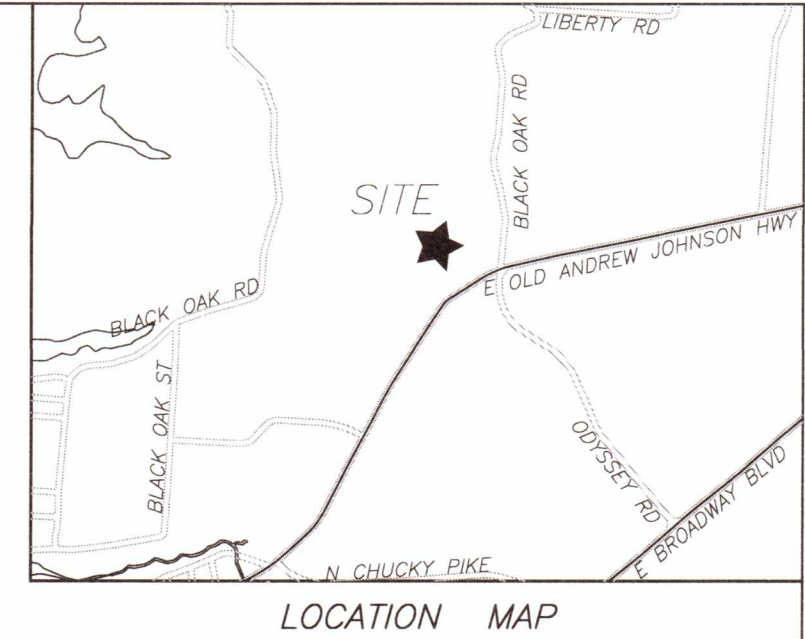
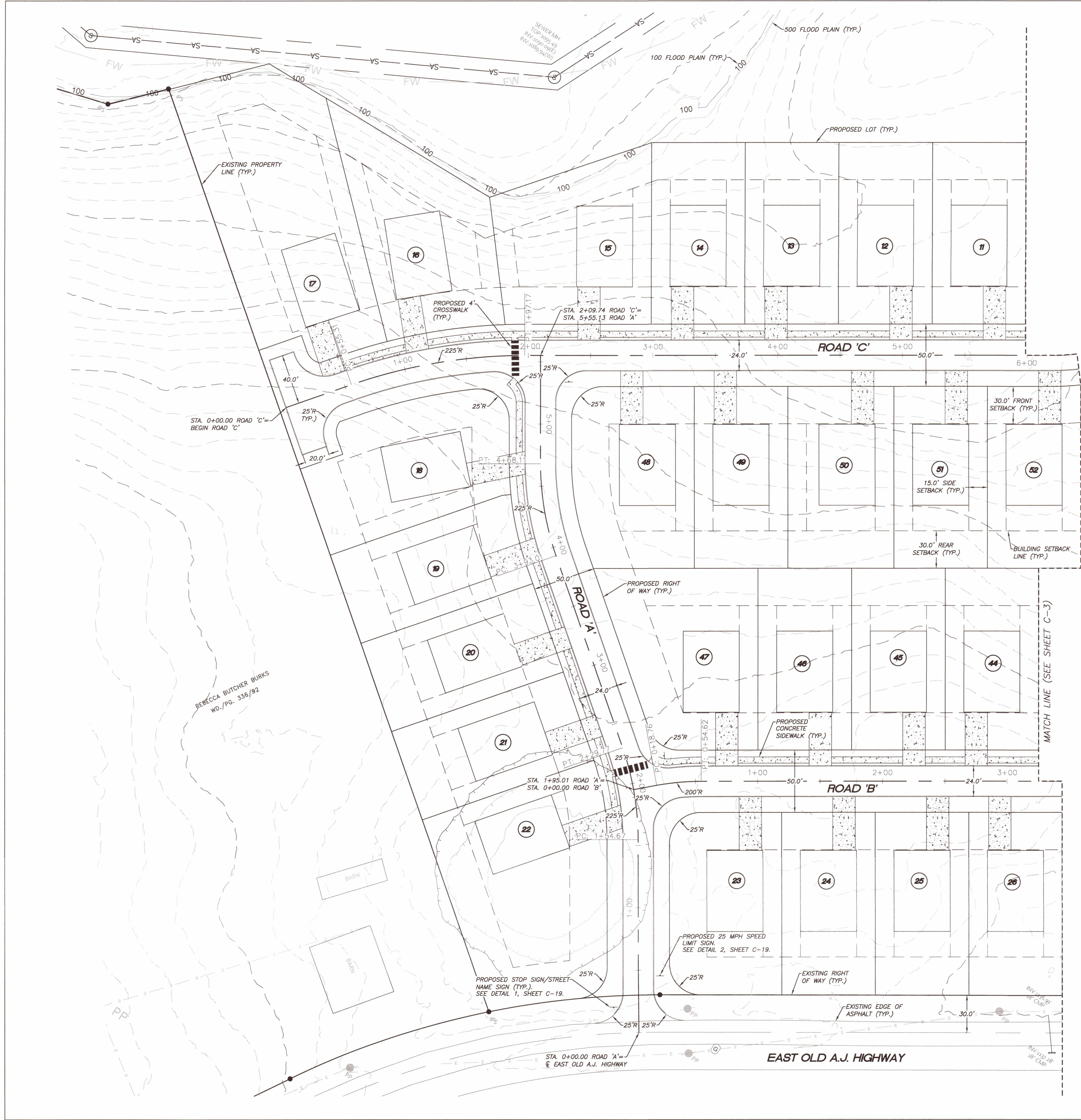
DWN: CLM

CHK: CAS

DWG. NO. 2505010

REVISION	DATE	DESCRIPTION	BY
3	6/27/25	GENERAL REVISIONS	CAS
2	6/20/25	GENERAL REVISIONS	CAS
1	6/19/25	GENERAL REVISIONS	CAS

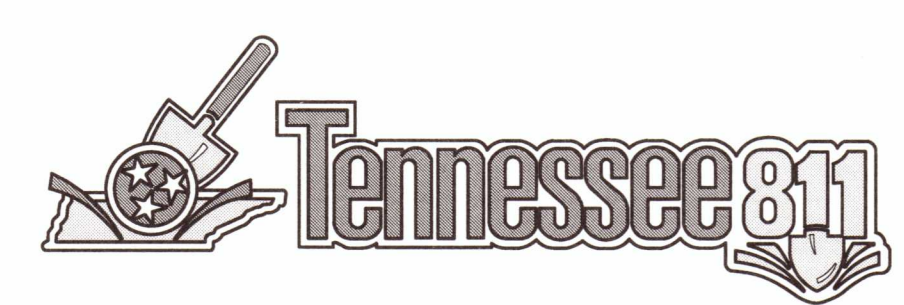
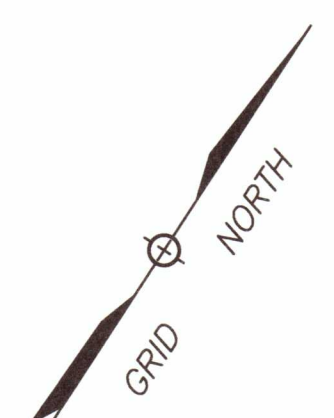





SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'R-1'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: THIRTY (30) FEET
SIDE: FIFTEEN (15) FEET
REAR: THIRTY (30) FEET
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
4. ALL WORK SHALL BE IN ACCORDANCE WITH JEFFERSON CITY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE TOTAL AREA OF THE DEVELOPMENT IS 32.477± ACRES.
6. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
7. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
8. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES.
9. SEE SHEET C-1 FOR LOCAL STREETS TYPICAL SECTION.

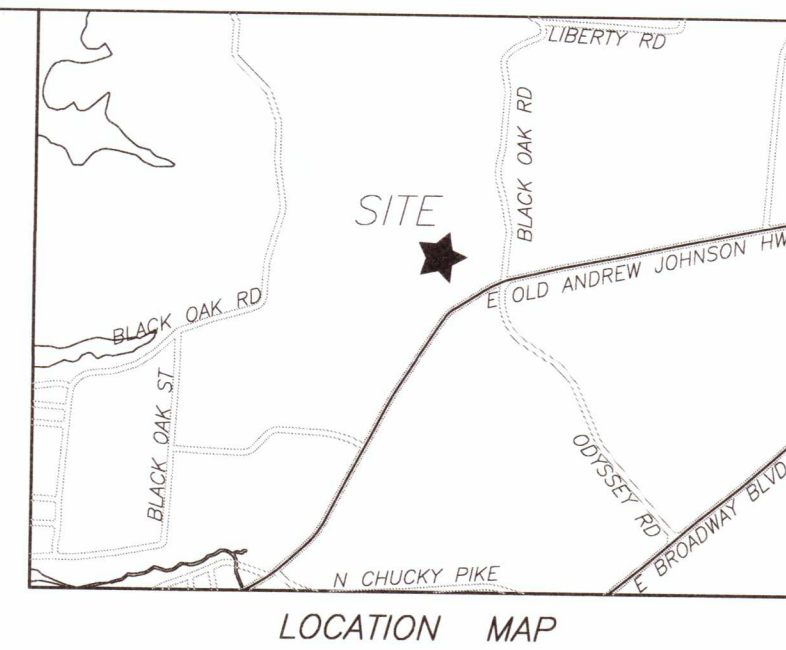
REFERENCE:
DEED BOOK: 363, PAGE: 92



SHEET C-2

SITE PLAN		
CANNONS CROSSING S/D		
SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)		
DEVELOPER:	CRAFTED MILESTONE, LLC 296 BOYDS SCHOOL ROAD MORRISTOWN, TN 37813	
DIST NO. 04	JEFFERSON CITY, TN	
TAX MAP: 15	PARCEL: 10.00	
SCALE: 1"=40'	JUNE 4, 2025	
<div> URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924</div>		
DWN: CLM	CHK: CAS	DWG. NO. 2505010

REVISION	DATE	DESCRIPTION	BY
1	6/20/25	GENERAL REVISIONS	CAS

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3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE; VERTICAL DATUM IS NAVD88.

4. ALL WORK SHALL BE IN ACCORDANCE WITH JEFFERSON CITY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

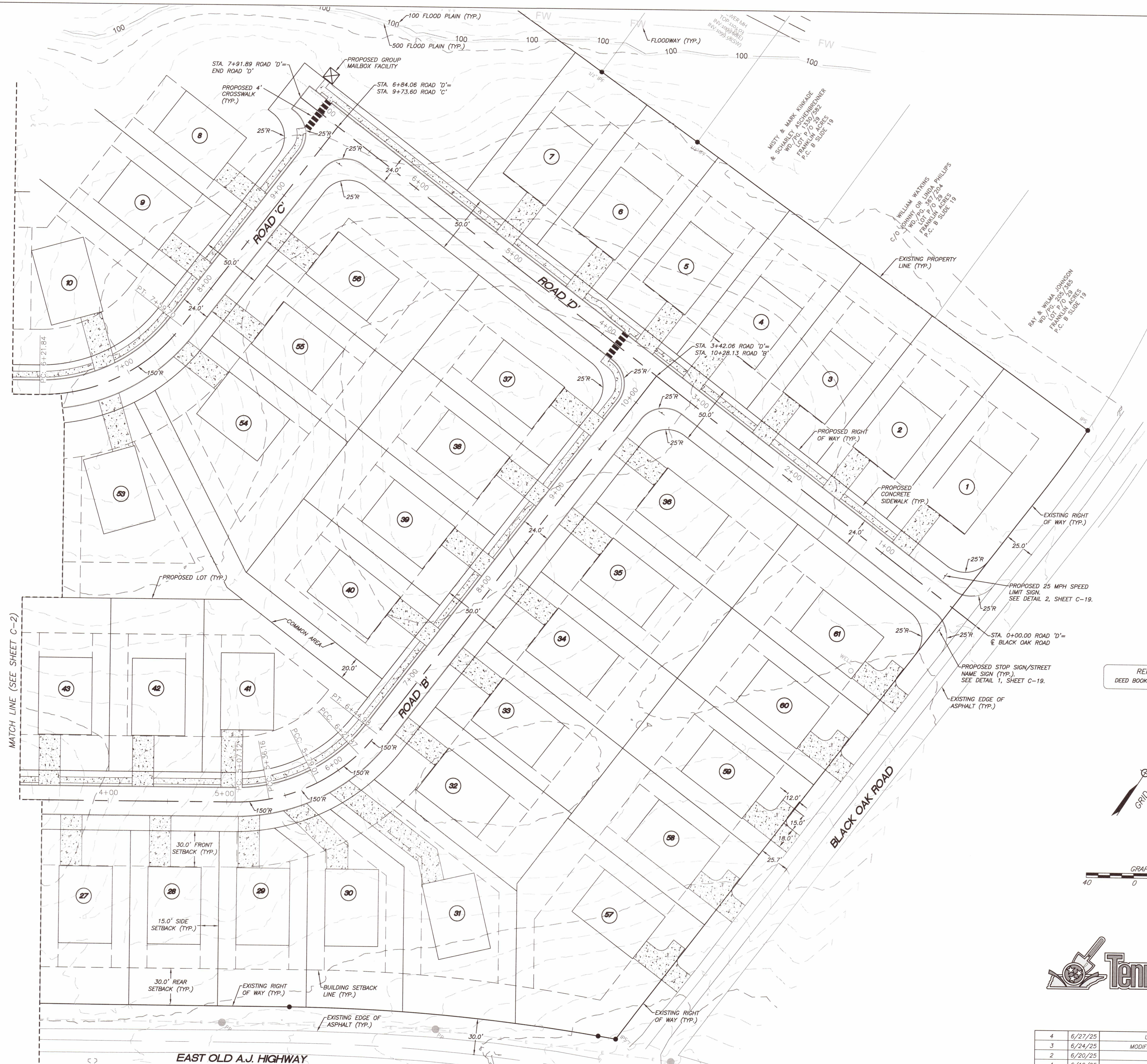
5. THE TOTAL AREA OF THE DEVELOPMENT IS 32.477± ACRES.

6. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.

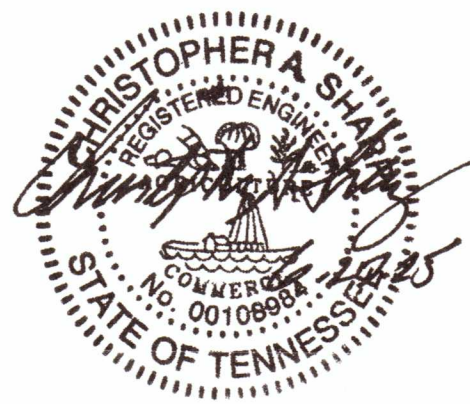
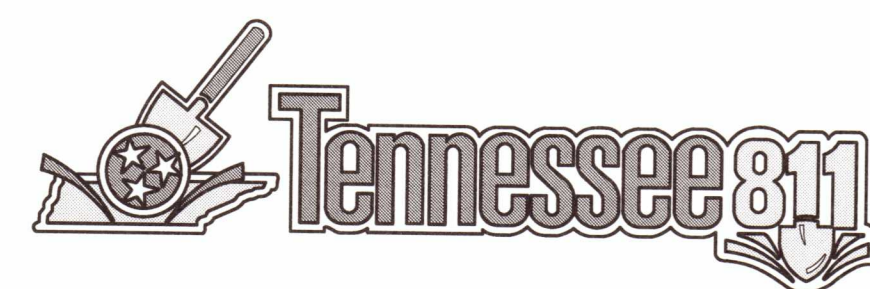
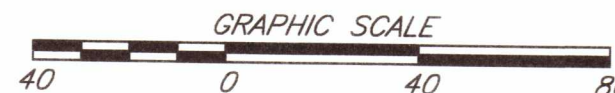
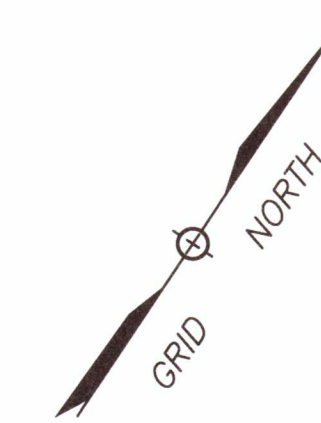
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9. SEE SHEET C-1 FOR LOCAL STREETS TYPICAL SECTION.



REFERENCE:
DEED BOOK: 363, PAGE: 92



SHEET C-3

SITE PLAN

CANNONS CROSSING S/D

SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER:

CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

DIST NO. 04

JEFFERSON CITY, TN

TAX MAP: 15

PARCEL: 10.00

SCALE: 1"=40'

JUNE 4, 2025



URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM

CHK: CAS

DWG. NO. 2505010

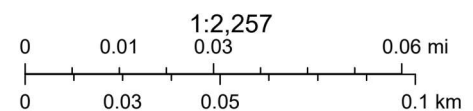
REVISION	DATE	DESCRIPTION	BY
4	6/27/25	UPDATED HAMMERHEAD	CAS
3	6/24/25	MODIFIED BLACK OAK DRIVEWAYS	CAS
2	6/20/25	GENERAL REVISIONS	CAS
1	6/19/25	GENERAL REVISIONS	CAS





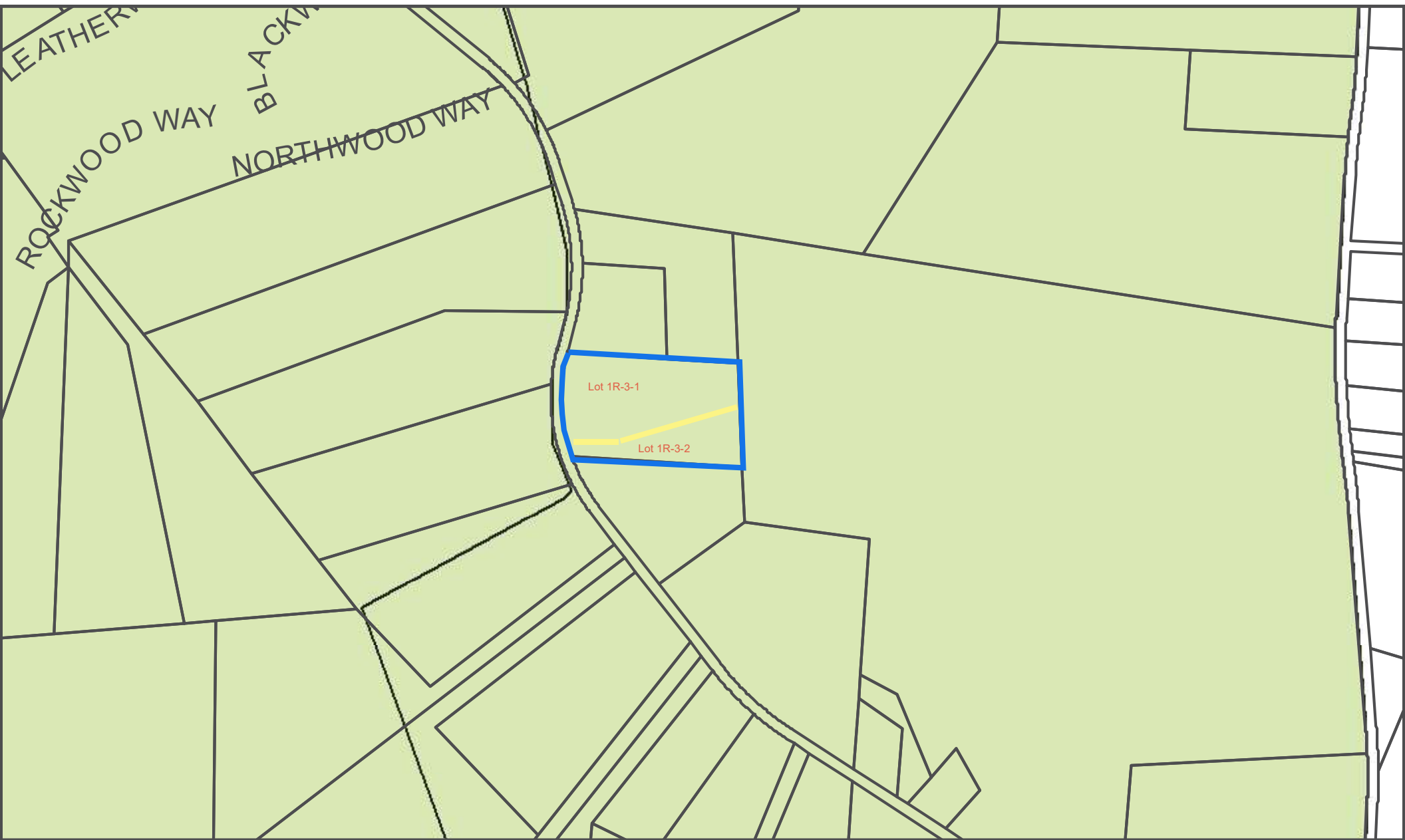
Date: July 20, 2025

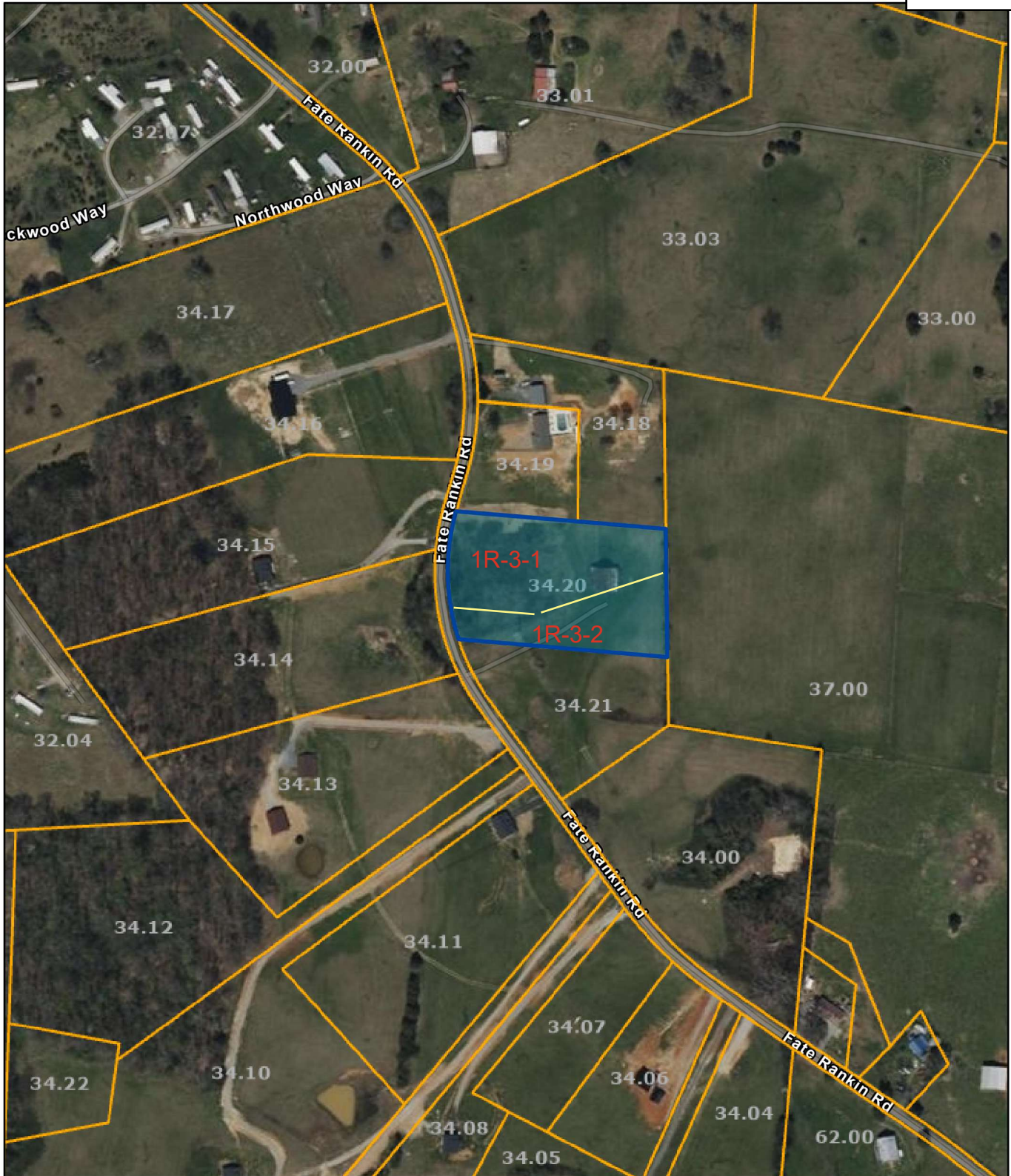
County: JEFFERSON
 Owner: FLORES MARTIN
 Address: FATE RANKIN RD 1126
 Parcel ID: 024 034.00
 Deeded Acreage: 5.42
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023



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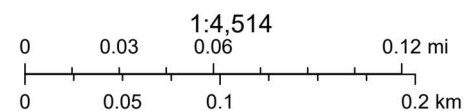
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.





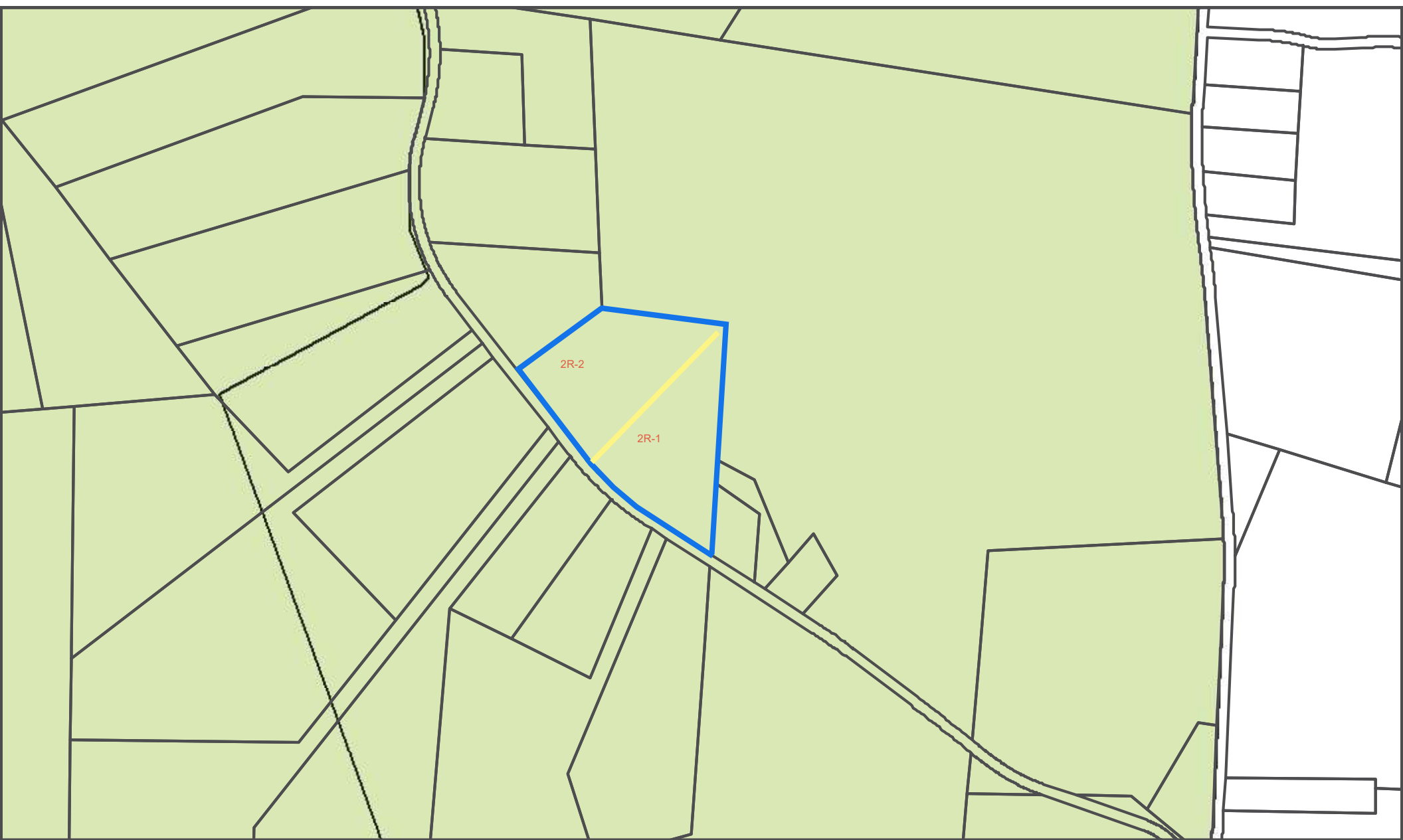
Date: July 20, 2025

County: JEFFERSON
 Owner: FLORES MARTIN
 Address: FATE RANKIN RD 1140
 Parcel ID: 024 034.20
 Deeded Acreage: 3.21
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023



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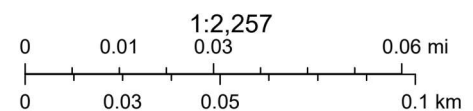
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.





Date: July 20, 2025

County: JEFFERSON
 Owner: FLORES MARTIN
 Address: FATE RANKIN RD 1160
 Parcel ID: 024 034.21
 Deeded Acreage: 2.27
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

CERTIFICATE OF OWNERSHIP

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 set-back lines, and dedicate all streets, rights-of-way, walks and easements to public use, and parks and other open spaces to public or private use as noted.

_____, 2025
Date

Owner

Owner

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 PLANNING COMMISSION and that the monuments have been placed as shown hereon to the specifications of the subdivision regulations.

June 24, 2025
Date
Billy D. Knight
Registered Surveyor

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

This is to certify that the existing water system fully meet the requirements of the Tennessee State Health Department, and is hereby approved as shown.

_____, 2025
Date

Authorized Representative

Title

CERTIFICATE OF APPROVAL OF STREET NAMES AND PROPERTY NUMBERS (E-911)

This is to certify that (1) the names of existing public streets/roads shown on this subdivision plat are correct; (2) the names of any new roads, whether public or private, do not duplicate any existing names; and (3) the property numbers of the lots shown on this plat are in conformance with the E-911 System.

_____, 2025
Date

Authorized Representative

Title

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision standards for the Jefferson City Planning Commission, 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 offices of the county register.

_____, 2025
Date

Secretary, Jefferson City Planning Commission

CERTIFICATION BY HEALTH DEPARTMENT

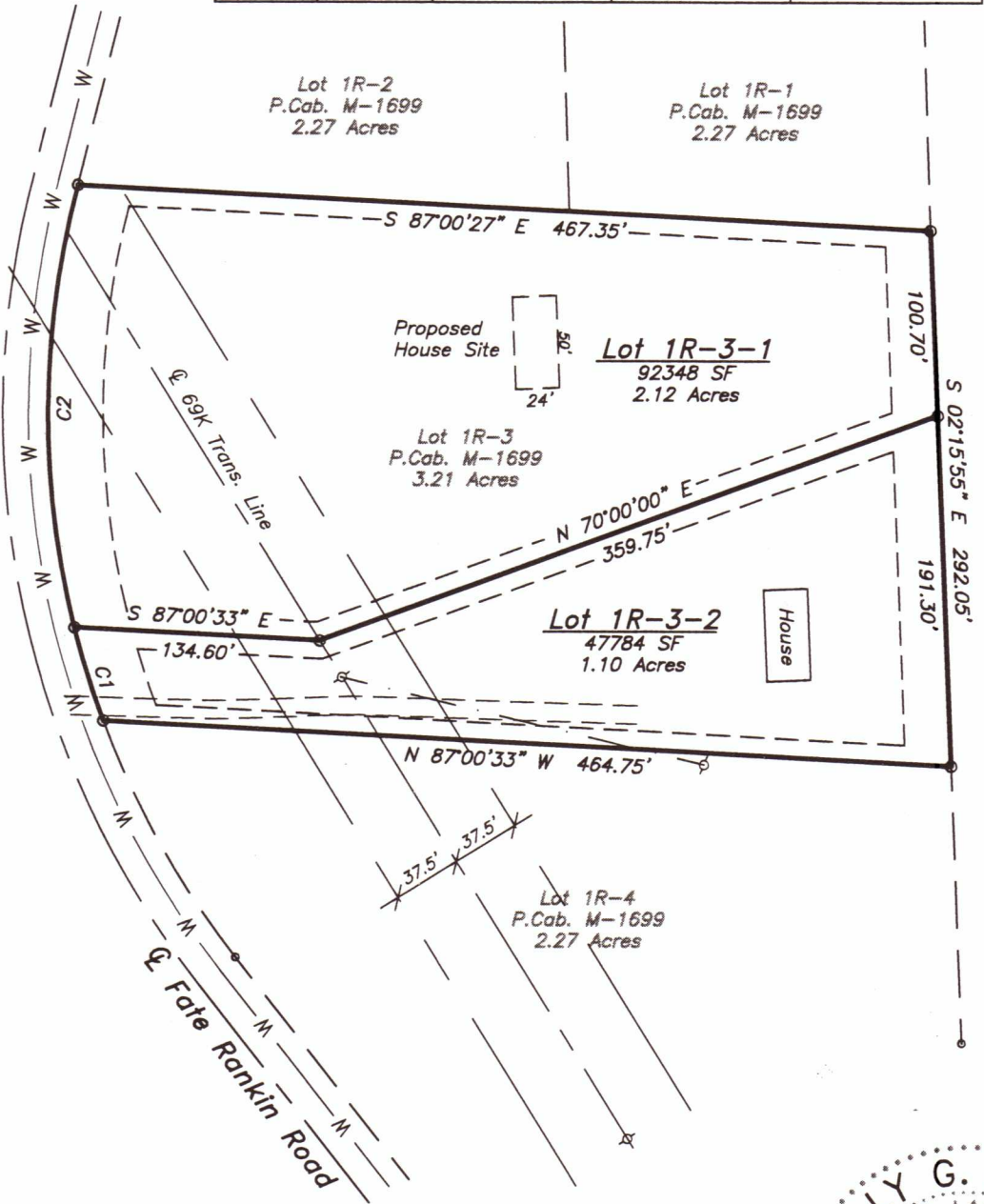
Approval is hereby granted for lots defined as _____

_____, County, Tennessee, as being suitable for sub-surface sewage disposal (SSD) with the limited or attached restrictions. Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and SSD system permit issued by the Division of Ground Water Protection. 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 Ground Water Protection

Date

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	480.00'	53.34'	53.31'	N 17°17'56" W
C2	480.00'	243.69'	241.08'	N 00°25'43" E



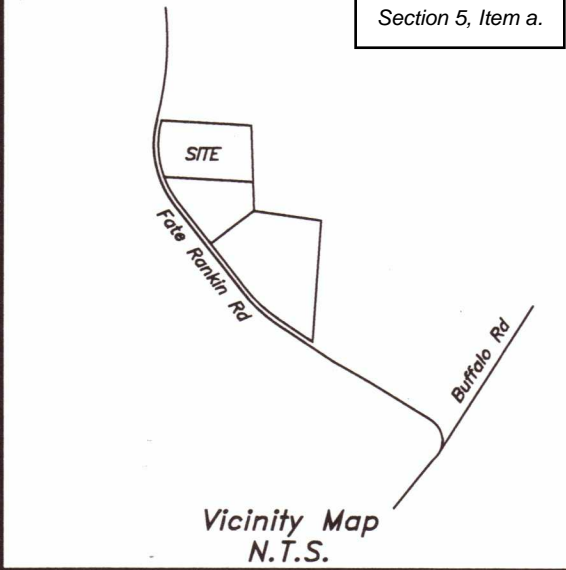
Holbert Property
Db.978/390



NOTES

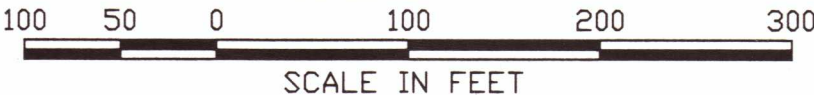
1. Iron pins at all corners unless noted.
2. Co. Map No. 24, Parcel 34.20
3. Minimum building setback = 30'
4. There is a 5' drainage and utility easement inside all lot lines.
5. Building Setbacks; Front = 30'
Side = 10' per story,
Rear = 25'
6. Zoning - A-1
7. Property is subject to all easements restrictions, rights-of-way and zoning of record.

This Property is Not Located
Within Any "FEMA" Flood Hazard
Zone.
Map 47089C0152D
Date: 12-16-08



Reference: Db.1827/631

SCALE 1" = 100'



ReSubdivision of Lot 1R-3
Fate Rankin Estate S/D
Plat Cab. M-1699

District No. Four - Jefferson County, Tenn.

Date: 6-24-2025 Scale: 1" = 100'

By: Billy G. Knight RLS

PO Box 13

White Pine, Tn. 37890

Ph. 865-368-0384



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

Billy D. Knight

This survey has been made in compliance with current Tennessee Minimum Standards of Practice.

LEGEND
IR(O) = Iron Rod Found
IR(N) = Iron Rod Set
IP(O) = Iron Pipe Found
IP(N) = Iron Pipe Set
N = Nail
N & C = Nail & Cap

CERTIFICATE OF OWNERSHIP

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 setback lines, and dedicate all streets, rights-of-way, walks and easements to public use, and parks and other open spaces to public or private use as noted.

Date _____, 2025

Owner

Owner

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 PLANNING COMMISSION and that the monuments have been placed as shown hereon to the specifications of the subdivision regulations.

June 24 _____, 2025
Date
Billy G. Knight
Registered Surveyor

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

This is to certify that the existing water system fully meet the requirements of the Tennessee State Health Department, and is hereby approved as shown.

_____, 2025
Date

Authorized Representative

Title

CERTIFICATE OF APPROVAL OF STREETS NAMES AND PROPERTY NUMBERS (E-911)

This is to certify that (1) the names of existing public streets/roads shown on this subdivision plat are correct; (2) the names of any new roads, whether public or private, do not duplicate any existing names; and (3) the property numbers of the lots shown on this plat are in conformance with the E-911 System.

_____, 2025
Date

Authorized Representative

Title

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision standards for the Jefferson City Planning Commission, 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 offices of the county register.

_____, 2025
Date

Secretary, Jefferson City
Planning Commission

CERTIFICATION BY HEALTH DEPARTMENT

Approval is hereby granted for lots _____ County, Tennessee, as being suitable for sub-surface sewage disposal (SSD) with the limited or attached restrictions. Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and SSD system permit issued by the Division of Ground Water Protection. 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 Ground Water Protection

Date



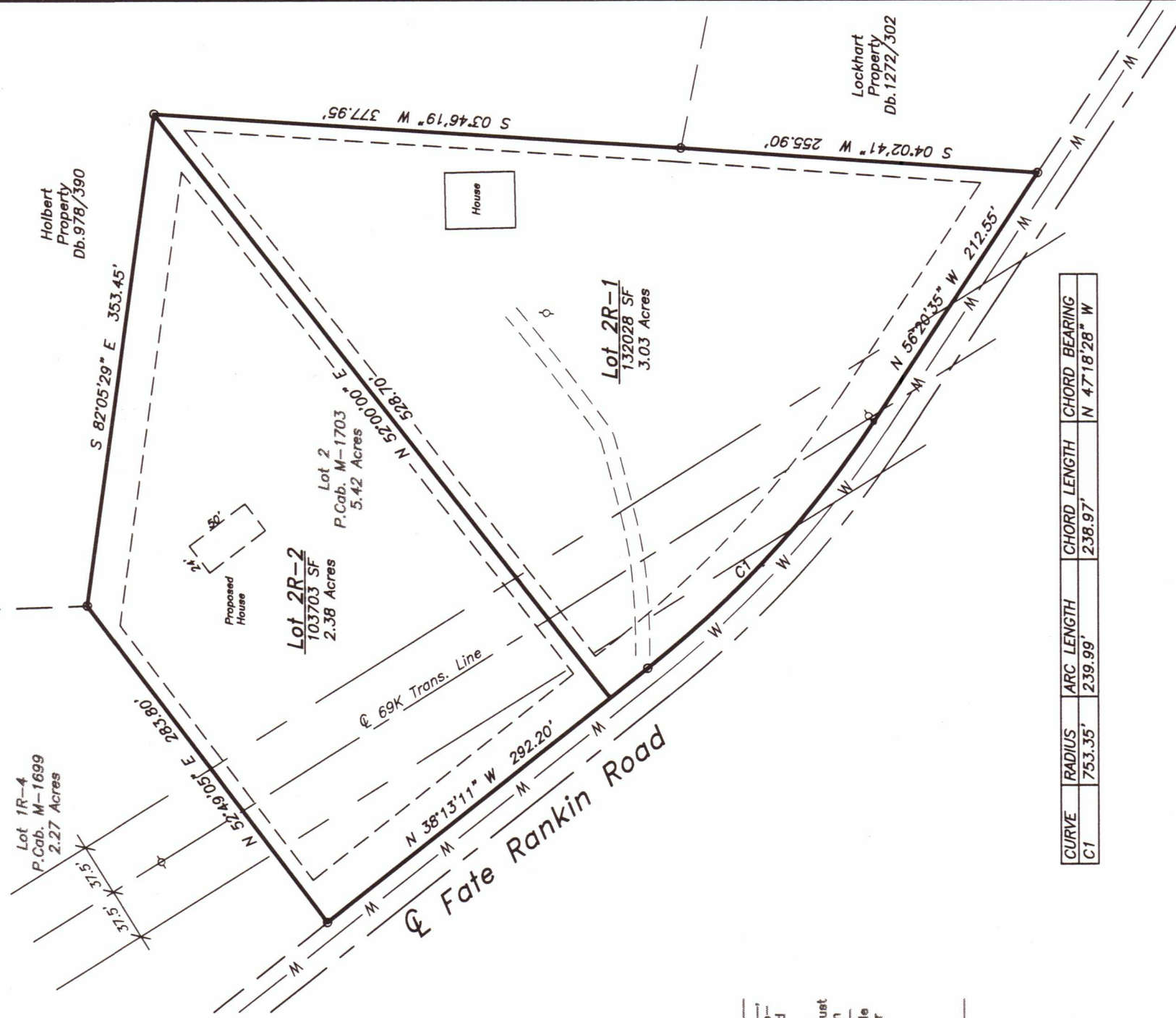
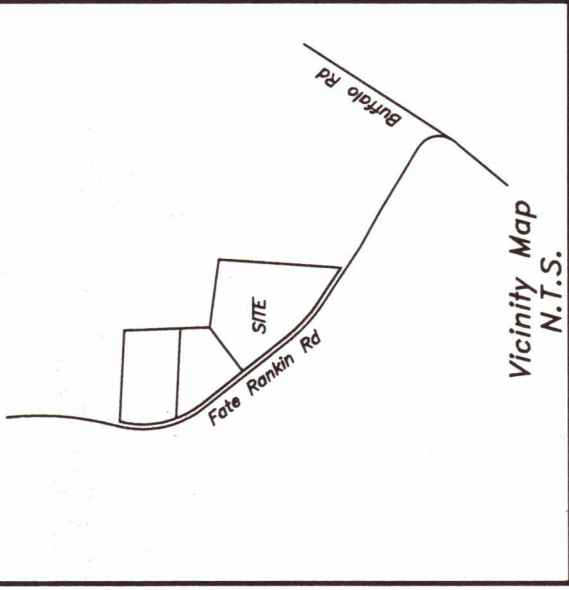
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF THE PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

Billy G. Knight
This survey has been made in compliance with current Tennessee Minimum Standards of Practice.

NOTES

1. Iron pins at all corners unless noted.
2. Co. Map No. 24, Parcel 34.00
3. Minimum building setback = 30'
4. There is a 5' drainage and utility easement inside all lot lines.
5. Building Setbacks: Front = 30' Side = 10' per story, Rear = 25'
6. Zoning - A-1
7. Property is subject to all easements restrictions, rights-of-way and zoning of record.

This Property is Not Located Within Any "FEMA" Flood Hazard Zone.
Map 47089C0152D
Date: 12-16-08



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	753.35'	239.99'	238.97'	N 47°18'28" W

Reference: Db. 1827/637



ReSubdivision of Lot 1R-4
Fate Rankin Estate S/D
Plat Cab. M-1703

District No. Four - Jefferson County, Tenn.
Date: 7-05-2025 Scale: 1" = 100'
By: Billy G. Knight RLS
PO Box 13
White Pine, Tn. 37890
Ph. 865-368-0384
email: bgksurvey@aol.com

LEGEND
IR(O) = Iron Rod Found
IR(N) = Iron Rod Set
IP(O) = Iron Pipe Found
IP(N) = Iron Pipe Set
N = Nail
N & C = Nail & Cap

CERTIFICATE OF OWNERSHIP

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 set-back lines, and dedicate all streets, rights-of-way, walks and easements to public use, and parks and other open spaces to public or private use as noted.

Date June 24, 2025
 Owner _____
 Owner _____

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 PLANNING COMMISSION and that the monuments have been placed as shown hereon to the specifications of the subdivision regulations.

Date June 24, 2025
 Billy G. Knight
 Registered Surveyor

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

This is to certify that the existing water system fully meet the requirements of the Tennessee State Health Department, and is hereby approved as shown.

Date June 24, 2025
 Authorized Representative _____
 Title _____

CERTIFICATE OF APPROVAL OF STREET NAMES AND PROPERTY NUMBERS (E-911)

This is to certify that (1) the names of existing public streets/roads shown on this subdivision plat are correct; (2) the names of any new roads, whether public or private, do not duplicate any existing names; and (3) the property numbers of the lots shown on this plat are in conformance with the E-911 System.

Date June 24, 2025
 Authorized Representative _____
 Title _____

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision standards for the Jefferson City Planning Commission, 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 offices of the county register.

Date June 24, 2025
 Secretary, Jefferson City Planning Commission

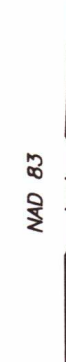
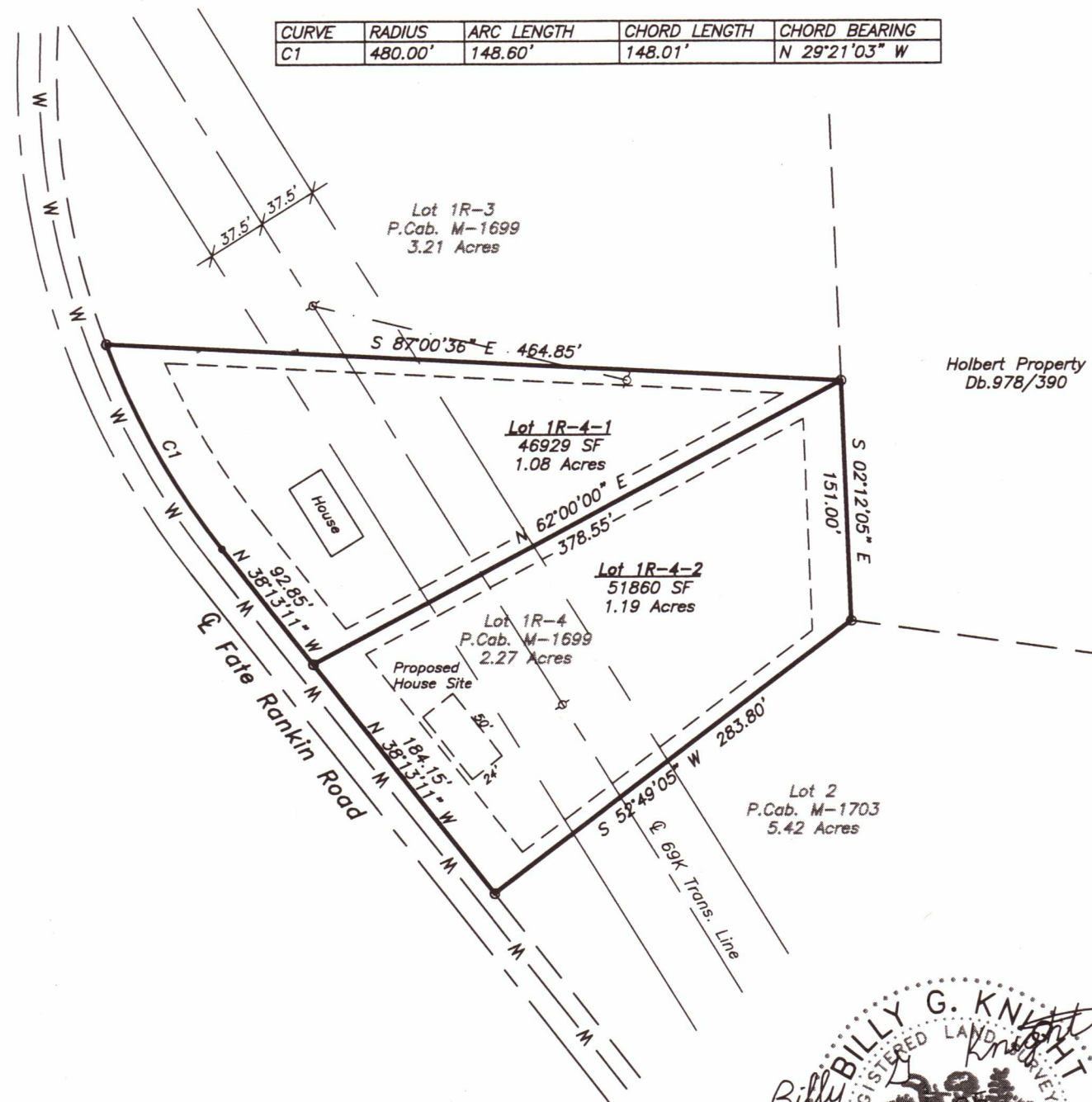
CERTIFICATION BY HEALTH DEPARTMENT

Approval is hereby granted for lots defined as _____

County, Tennessee, as being suitable for sub-surface sewage disposal (SSD) with the limited or attached restrictions.
 Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and SSD system permit issued by the Division of Ground Water Protection. 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 _____ Date _____
 Division of Ground Water Protection

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	480.00'	148.60'	148.01'	N 29°21'03" W

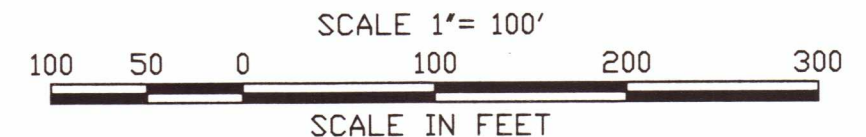


NOTES

1. Iron pins at all corners unless noted.
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3. Minimum building setback = 30'
4. There is a 5' drainage and utility easement inside all lot lines.
5. Building Setbacks; Front = 30'
Side = 10' per story,
Rear = 25'
6. Zoning - A-1
7. Property is subject to all easements restrictions, rights-of-way and zoning of record.

This Property is Not Located Within Any "FEMA" Flood Hazard Zone.
 Map 47089C0152D
 Date: 12-16-08

Reference: Db.1827/628



**ReSubdivision of Lot 1R-4
 Fate Rankin Estate S/D
 Plat Cab. M-1699**

District No. Four - Jefferson County, Tenn.
 Date: 6-24-2025 Scale: 1" = 100'
 By: Billy G. Knight RLS
 PO Box 13
 White Pine, Tn. 37890
 Ph. 865-368-0384



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

Billy G. Knight

This survey has been made in compliance with current Tennessee Minimum Standards of Practice.

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 IR(O) = Iron Rod Found
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