



Regional Planning Commission Agenda

July 27, 2026 at 5:30 PM

Jefferson City Municipal Building

1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
 - a. Minutes from 06 22 2026 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
5. **New Business**
 - a. Nathaniel Cardona - Use Approval in an existing Building - Located Off Russell Ave. and Summit St.
 - b. Josue Garduno/Ryan Peirce - Shifting Lot Lines - Located Off N. Highway 92 and Mount Horeb Rd.
 - c. Ryan Peirce - Site Plan Revision - Located Off N. Highway 92 and Mount Horeb Rd.
 - d. Stephanie Rustin - Consider County Zoning Resolution 2026-03 - A Resolution Amending the Zoning Resolution of Jefferson County, Tennessee to Reflect Accessory and Principal Uses in All Zoning Districts with Regard to Solar and Wind Powered Energy
 - e. Will Kurtz - Proposed Amendment to the Jefferson City Zoning Ordinance Section 590 Temporary Residential Uses
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Regional Planning Commission

June 22nd, 2026

5:30 P.M.

Members' Present

Mitch Cain, Mayor

Kevin Bunch, Vice Mayor

Scott McMinn

Jeff Chitwood, Secretary

Mary Kay Nester

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Mark Brown, Standard Banner

James Gallup, City Manager

Minutes

Acting Chairman Cain called the meeting to order at 6:29 P.M. Motion by Mr. Chitwood, second by Mr. Bunch to approve May 18th, 2026, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

None.

New Business**Josue Garduno - Two Separate Shifting Lot Lines (Plat Review) - The First is Located Off Flat Gap Rd. and the Second is off Mill Springs Rd in Growth Boundary**

The first plat review, located off Flat Gap Rd., was found to satisfy all requirements of the Jefferson City Subdivision Regulations and was approved unanimously, on a motion by Mr. Chitwood and a second by Mr. Bunch.

The second plat review is located off Mill Springs Rd. and has two different proposed iterations. The first proposed version of the plat of subdivision would rely on a joint access easement for access to the rear parcel. This proposal was denied since the fifty feet of road frontage is not present for the rear parcel and a third-party presenter could not request subdivision with joint access easement as the only means of access. The second proposed version of the plat of subdivision for Mill Spring Rd. Property which was drawn out as a flag lot with the required fifty feet of road frontage met all the requirements of the Jefferson City Subdivision Regulations, but it was noted by Mr. Chitwood that the lot size requirement for the County was not met on one of the proposed parcels. The Second Version with fifty feet of road frontage was approved unanimously, contingent upon resizing the smaller lot to meet the lot size requirement of the County. The motion was made by Mr. Bunch and seconded by Mr. McMinn.

Eva Larrieu - Use Review for an Existing Building Located in the R-1 District as a Child Care Facility - Located Off Russell Ave. and E. Nelson St.

Primary discussion was focused on clarifying that the Regional Planning Commission was only voting on the Use of the Existing Building as a daycare facility based on the current zoning of the building. Once the clarification had been made, the use of a daycare facility in the existing building was found to be appropriate as it would pose no intrusiveness in the neighborhood and would provide a service consistent with general uses in a residential neighborhood. The use was approved unanimously on a motion by Mr. Chitwood and a second by Mr. Bunch.

Other Items for Discussion

None.

Adjourn

Having no further business, the meeting was adjourned at 6:46 P.M.



Jefferson City Tennessee

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

Application to Appear – Meeting Date JULY 27th

Date of Application 07-02-2020

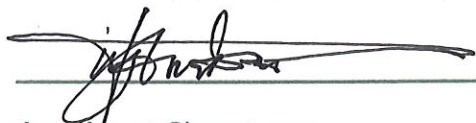
Name & Phone Number NATHANIEL CARDONA

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

Describe your request and attach documents :

SELF-DEFENSE / MARTIAL ARTS

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

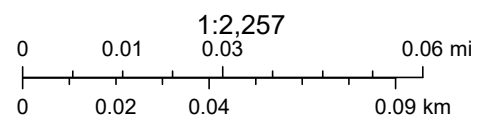
Jefferson County - Parcel: 014L A 032.00

Section 5, Item a.



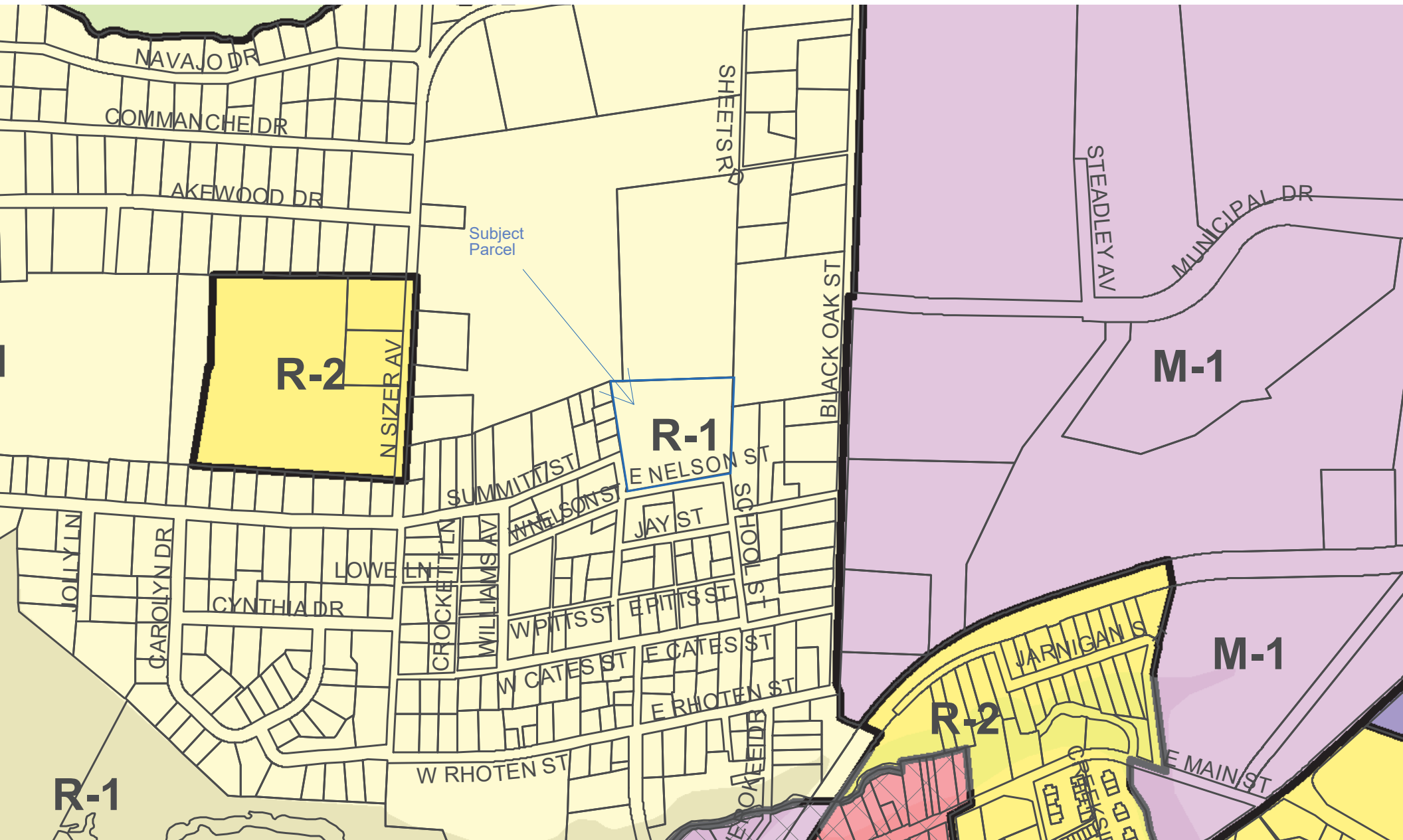
Date: June 12, 2026

County: JEFFERSON
Owner: JEFFERSON CITY TN
Address: RUSSELL AVE N 2030
Parcel ID: 014L A 032.00
Deeded Acreage: 0
Calculated Acreage: 3.9
Vexcel Imagery Date: 2021



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.





Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 07/27/2026

Date of Application 07/13/2026

Name & Phone Number Josue Gardino

☒ Planning Commission - (See Pg. 3 Fee Schedule)

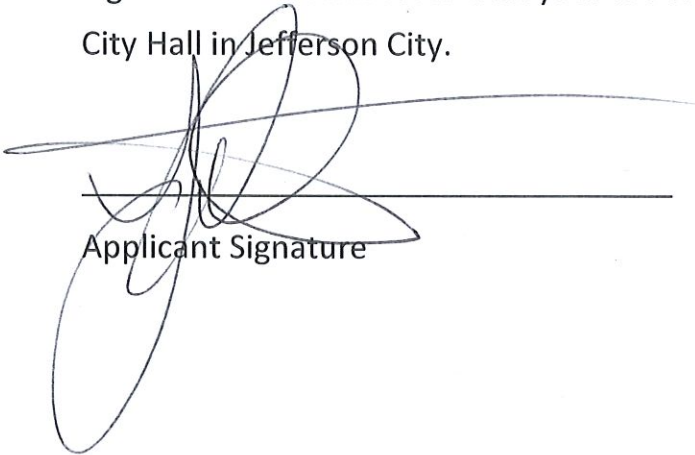
☐ Board of Zoning Appeals - (See Pg. 3 Fee Schedule)

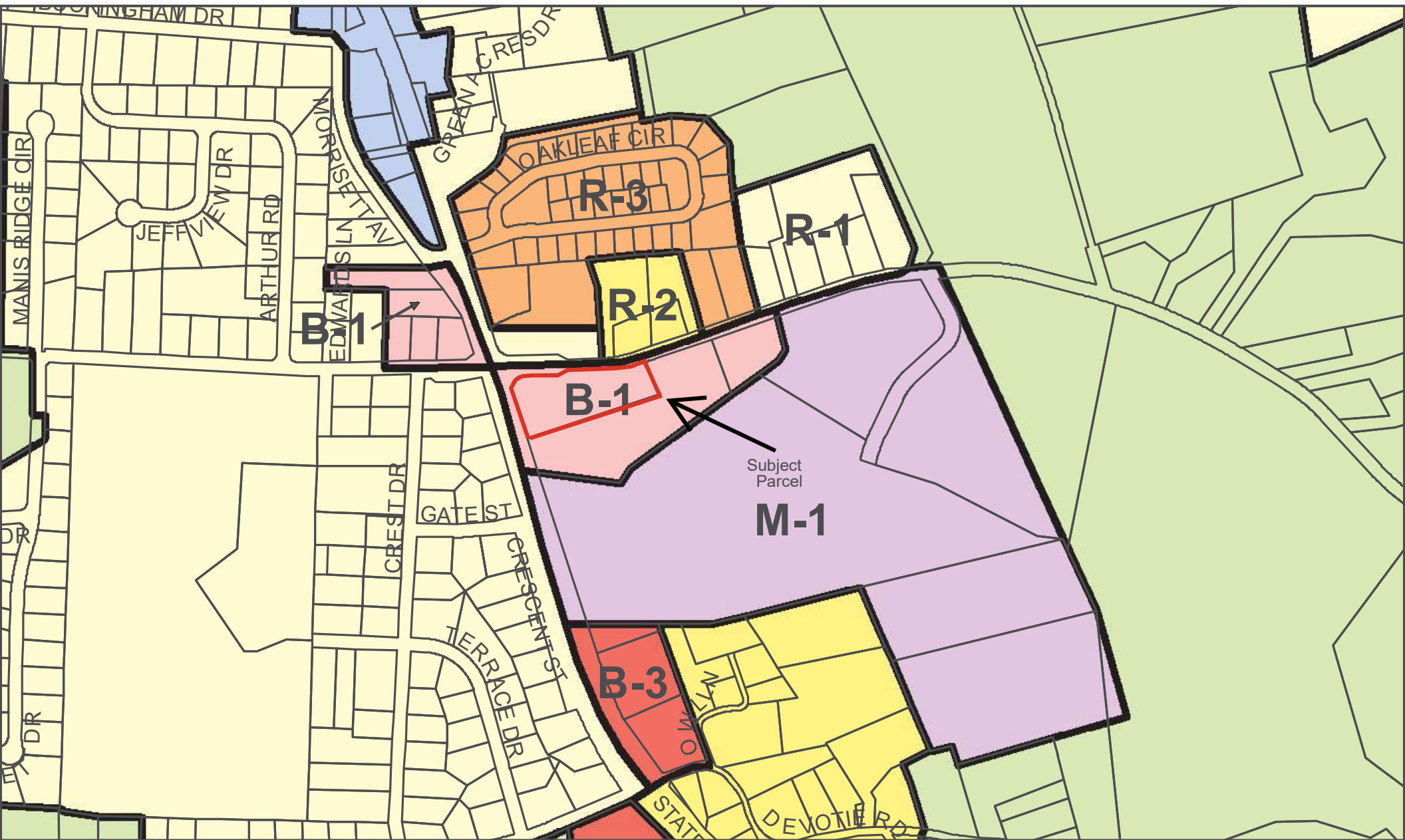
☐ Historic Planning Commission - \$25.00 Fee

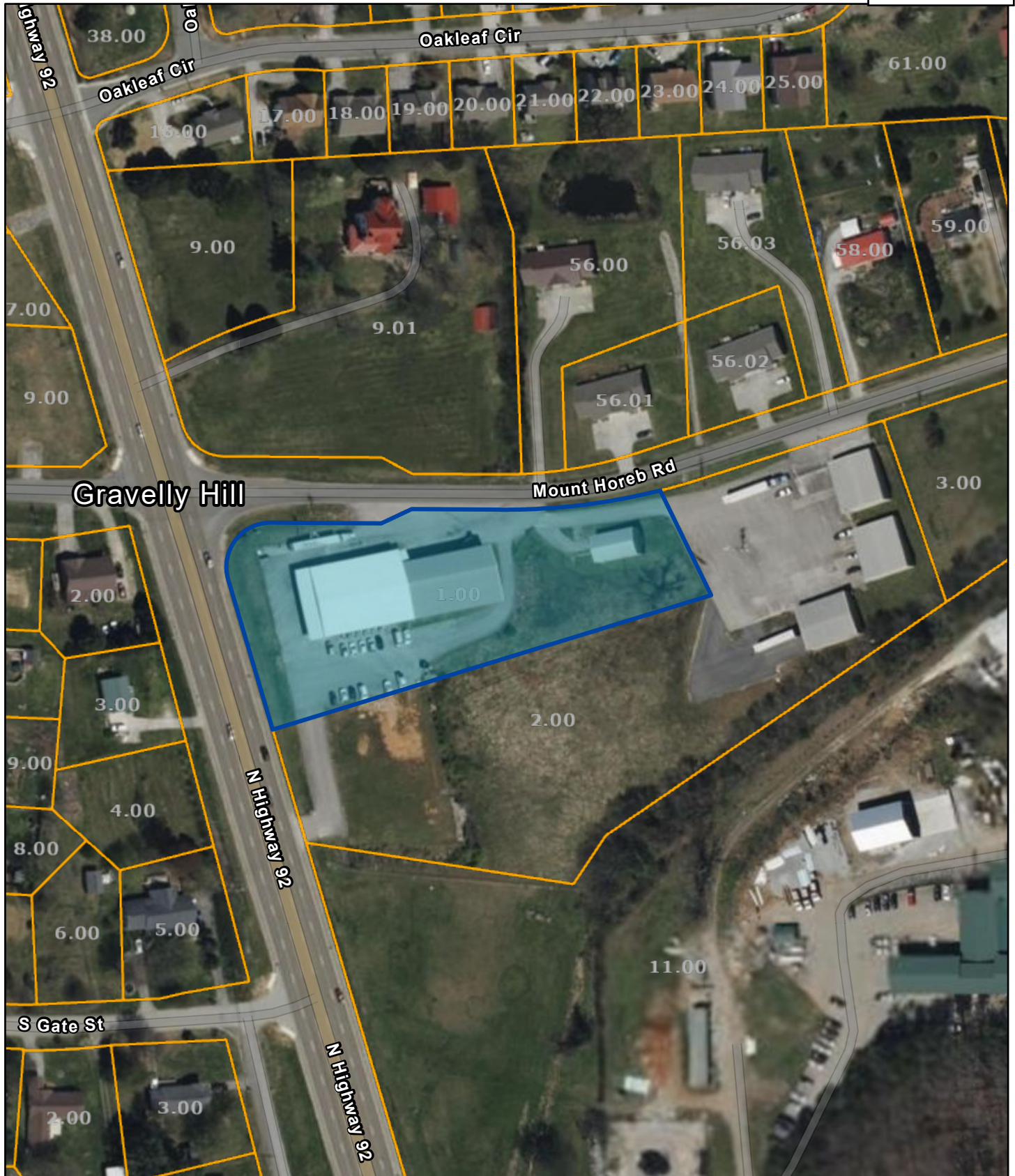
Describe your request and attach documents :

Changing lot lines

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

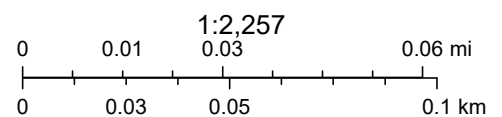

Applicant Signature





Date: March 14, 2025

County: JEFFERSON
 Owner: PEIRCE RYAN DEAN & KERI LYNN
 Address: MT HOREB RD 105
 Parcel ID: 035A F 001.00
 Deeded Acreage: 2.13
 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

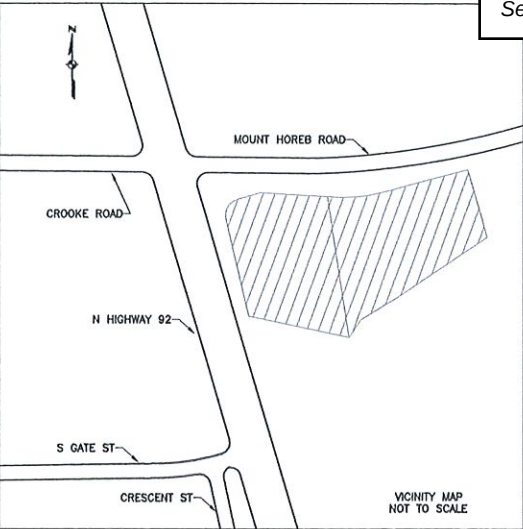
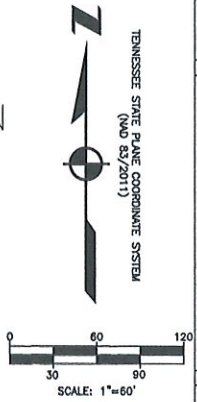
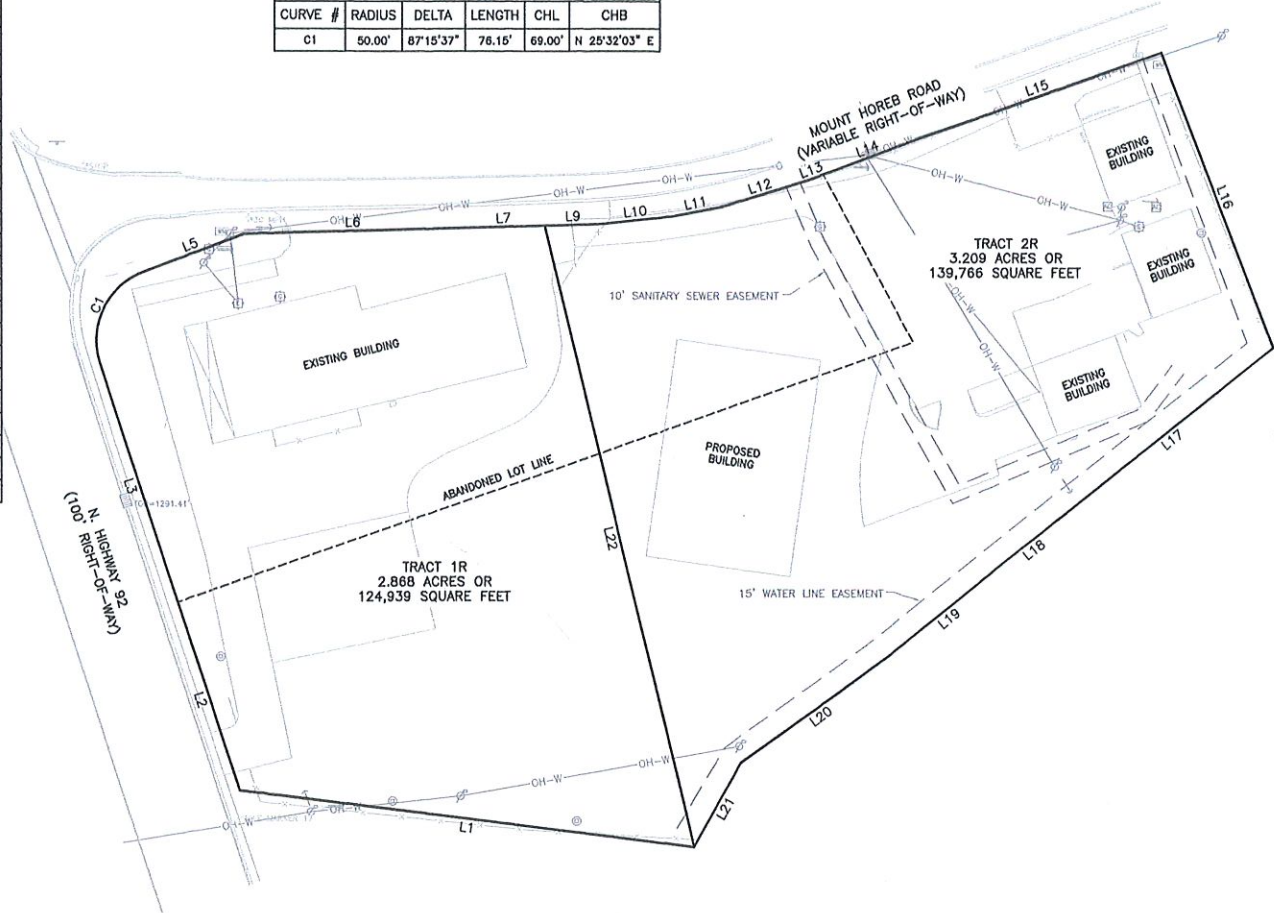
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

LEGEND		
● FOUND 1" REBAR	— GUY	— SUBJECT PROPERTY
✕ FOUND MAGNOL	— COMMUNICATION PEDESTAL	— ADJOINER PROPERTY
▲ FOUND RAILROAD SPIKE	— LIGHTPOLE	— RIGHT-OF-WAY
⊠ WATER METER	— ELECTRIC PEDESTAL	— OH-W OVERHEAD WIRE
⊠ FIRE HYDRANT	— ELECTRIC METER	— UG-E UNDERGROUND ELECTRIC
⊠ WATER VALVE	— POWER POLE	— ST SANITARY SEWER
⊠ SEWER MANHOLE	— SIGN	— OH-W STORM LINE
⊠ SEWER CLEANOUT	— MAILBOX	— FO FIBER OPTIC
⊠ CATCH BASIN	— BUSH	— W WATER LINE
⊠ AIR CONDITIONING UNIT	— TREE	— G GAS LINE
R.O.J.C.T.N. REGISTER'S OFFICE JEFFERSON COUNTY, TENNESSEE		— FENCE
		— LANDSCAPING

PRELIMINARY REPLAT
OF
THE REPLAT OF LOTS 1, 2 AND 4 OF TENNESSEE ZINC DIVISION
INTERSECTION OF HIGHWAY 92 AND MOUNT HOREB ROAD, JEFFERSON CITY, TN 37760

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 82°54'27" W	314.74'
L2	N 18°04'26" W	134.13'
L3	N 18°05'27" W	173.30'
L5	N 69°09'33" E	74.20'
L6	N 88°24'33" E	150.00'
L7	N 88°24'33" E	66.73'
L9	N 88°24'33" E	38.87'
L10	N 83°49'33" E	48.67'
L11	N 79°11'33" E	34.46'
L12	N 73°13'33" E	61.24'
L13	N 69°33'24" E	12.72'
L14	N 69°33'35" E	70.28'
L15	N 70°33'33" E	177.00'
L16	S 20°48'27" E	216.09'
L17	S 51°38'54" W	186.59'
L18	S 51°36'33" W	56.53'
L19	S 50°54'33" W	94.25'
L20	S 54°13'33" W	126.38'
L21	S 29°39'17" W	66.35'
L22	N 13°29'01" W	437.56'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	50.00'	87°15'37"	76.15'	69.00'	N 25°32'03" E



- OWNERS: RYAN DEAN PERCE AND WIFE, KERI LYNN PERCE
- DEED REFERENCE: DEED BOOK 1668, PAGE 73
PLAT REFERENCE: PLAT CABINET G, PAGE 192
- CONTROL MAPS: MAP 035A, GROUP F, PARCEL 001.00
MAP 035A, GROUP F, PARCEL 002.00
- ZONING: B-1
- BUILDING SETBACKS: FRONT: 35'
SIDE: 10'
REAR: 25'
- THE PURPOSE OF THIS PLAT IS TO CHANGE THE LOT LINES AS SHOWN IN PLAT CABINET G, PAGE 192
- THE LOTS ARE SUBJECT TO ALL WRITTEN AND/OR UNWRITTEN COVENANTS AND RESTRICTIONS.
- ALL LOTS ARE SUBJECT TO THE FOLLOWING UTILITY AND DRAINAGE EASEMENTS:
5' ALONG THE FRONT AND INTERIOR LOT LINES
10' ALONG THE EXTERIOR BOUNDARY LOT LINES
- FOR THE BOUNDARY SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN THE DATES OF 03/20/2026 AND 03/22/2026 UTILIZING A CARLSON BRK DUAL FREQUENCY GNSS RECEIVER. THE GRID COORDINATES OF THE FIXED STATION(S) SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION'S CORS NETWORK REFERENCED TO NAD83 (2011) EPOCH 2010, GEOID 12B. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED H: 5.00", VD: 10".
GPS BASE STATION COORDINATES WERE DERIVED FROM THE FOLLOWING SOURCE:
TODD CORS STATION TH13
LAT: N355537.03168
LONG: W8581226.41616
HORIZONTAL: NAD83 (2011), EPOCH 2010.00
VERTICAL: NAVD83
- ADJOINER PROPERTY LINES SHOWN ARE BASED ON RECORDED DEED AND PLAT INFORMATION TAKEN FROM THE JEFFERSON COUNTY REGISTER'S OFFICE AND FROM EVIDENCE COLLECTED DURING THE FIELD SURVEY.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" X 18" REBAR IRON PINS WITH PLASTIC CAPS STAMPED "J. GARDUNO 3469".
- NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR THEREFORE OTHER EASEMENTS AND/OR RIGHTS-OF-WAYS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY. THIS DOCUMENT IS A PROFESSIONAL OPINION AND DOES NOT WARRANT TITLE.
- PER FEMA MAP 47089C0181D WITH AN EFFECTIVE DATE OF 12/18/2008, NO PORTION OF THE LOT SHOWN IS WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA)
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNPAID PERSON OR ENTITIES WITHOUT ANY EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THE SURVEY.
- NO ATTEMPT WAS MADE TO HAVE UNDERGROUND UTILITIES LOCATED. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM A FIELD SURVEY BASED ON MARKED LOCATIONS AND OBSERVED EVIDENCE. SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, PRIVATE OR ABANDONED.

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 AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARK OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.
DATE _____ OWNER _____
DATE _____ OWNER _____

CERTIFICATE OF APPROVAL FOR RECORDING
I 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 EXCEPTIONS 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.
DATE _____ SECRETARY, JEFFERSON CITY, REGIONAL PLANNING COMMISSION _____

CERTIFICATION OF ACCURACY
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE JEFFERSON COUNTY REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATION OF THE REGIONAL PLANNING COMMISSION.
DATE _____ TENNESSEE REGISTERED LAND SURVEYOR _____

CERTIFICATION OF SURVEY
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
DATE _____ TENNESSEE REGISTERED LAND SURVEYOR _____

WAYPOINT
SURVEYING & MAPPING, LLC

8439 RUTLEDGE PIKE
RUTLEDGE, TENNESSEE 37861
865-306-8096
WAYPOINTSURVEYING.COM
WAYPOINTSURVEYING@GMAIL.COM

AREA (TRACT 1R): 2.868 ACRES OR 124,939 SQUARE FEET	REVISIONS
AREA (TRACT 2R): 3.209 ACRES OR 139,766 SQUARE FEET	1)
CHECKED AND DRAWN BY: J. GARDUNO	2)
PROJECT NUMBER: 026-056	3)
DATE: 07/11/2026	4)



SHEET 1 OF 1



Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 7-27-26

Date of Application 6-30-26

Name & Phone Number Ryan Peirce

☒ 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 :

Peirce's Produce Inc. is Revising our site Plans,
The Building we first proposed was not going
to meet the structural need for the cooling equipment.
Continuation on next page

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


Applicant Signature



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

Application to Appear – Meeting Date _____

Date of Application _____

Name & Phone Number _____

- ☐ 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 :

We would also like to build a 40x60x14
Pole Barn / Pavilion (in blue on the drawing), we would
like to put picnic tables under it for people to
eat at.

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

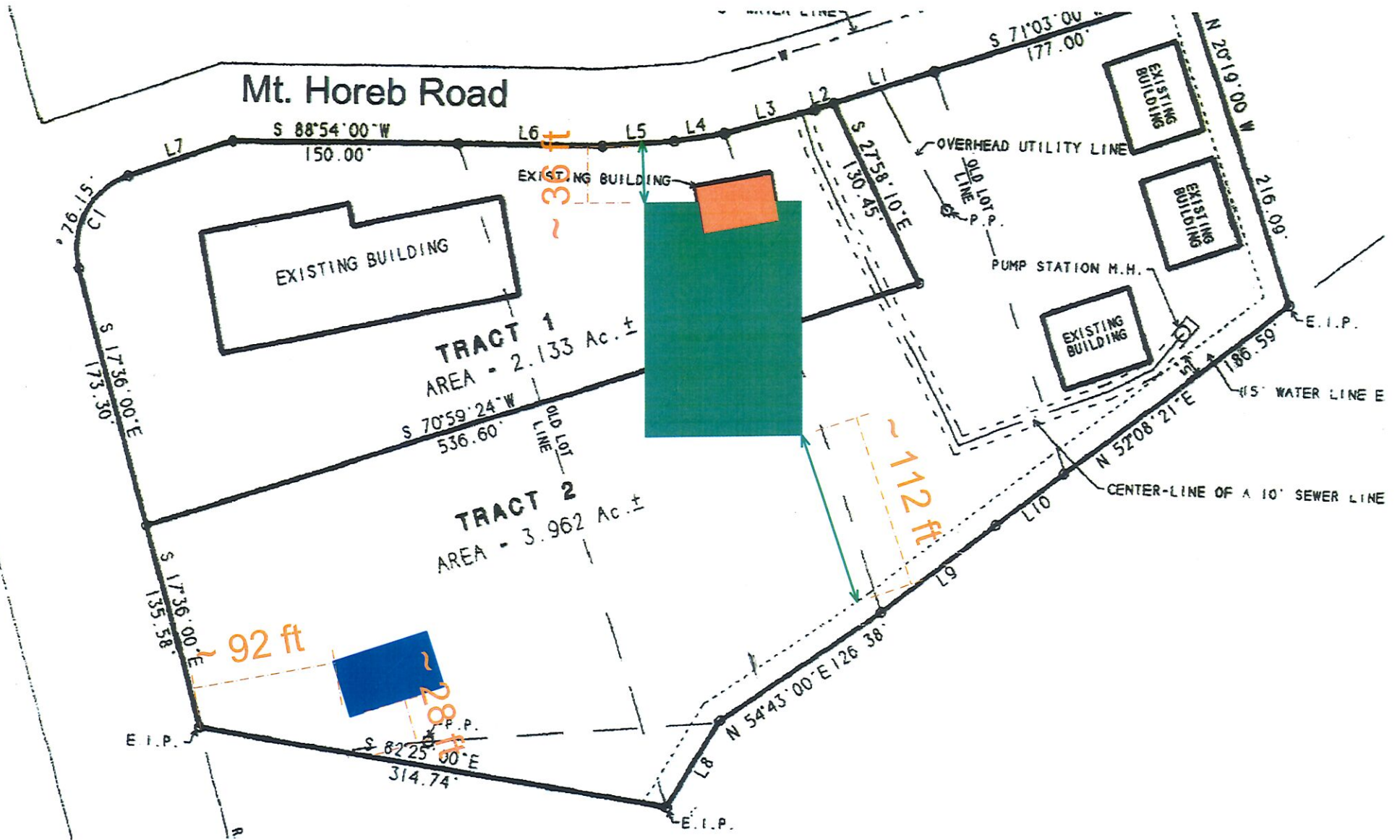
Fee = _____

Payment Date: _____

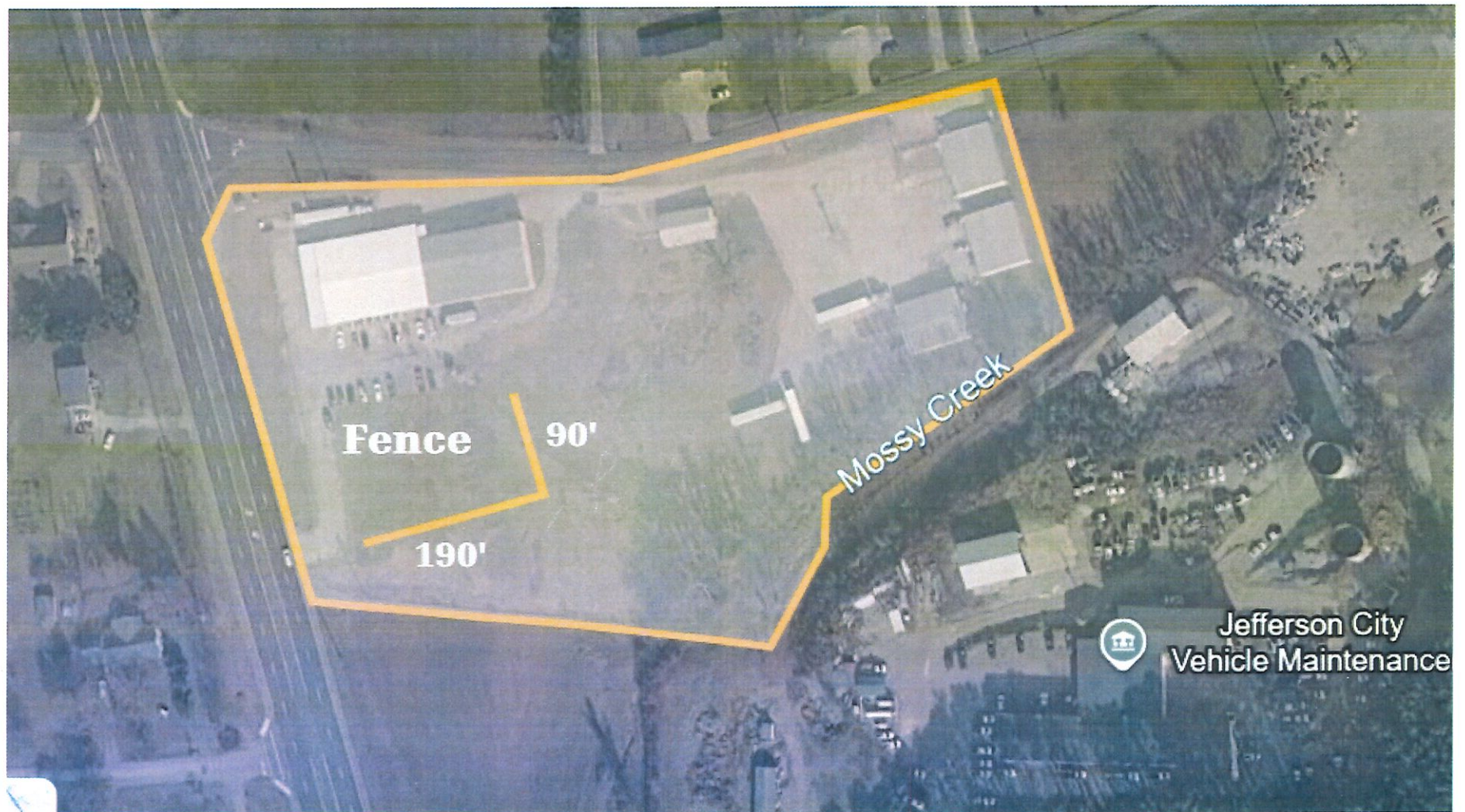
Payment Method: _____

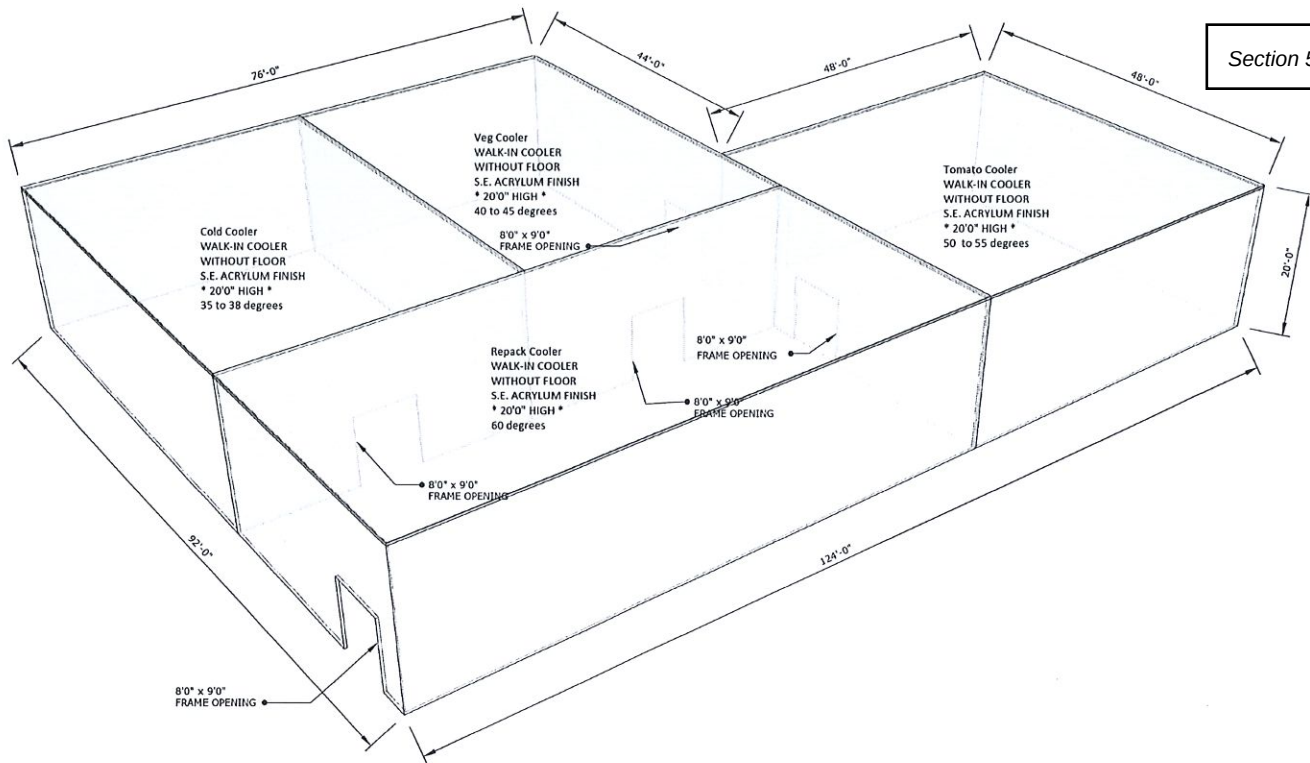

Applicant Signature

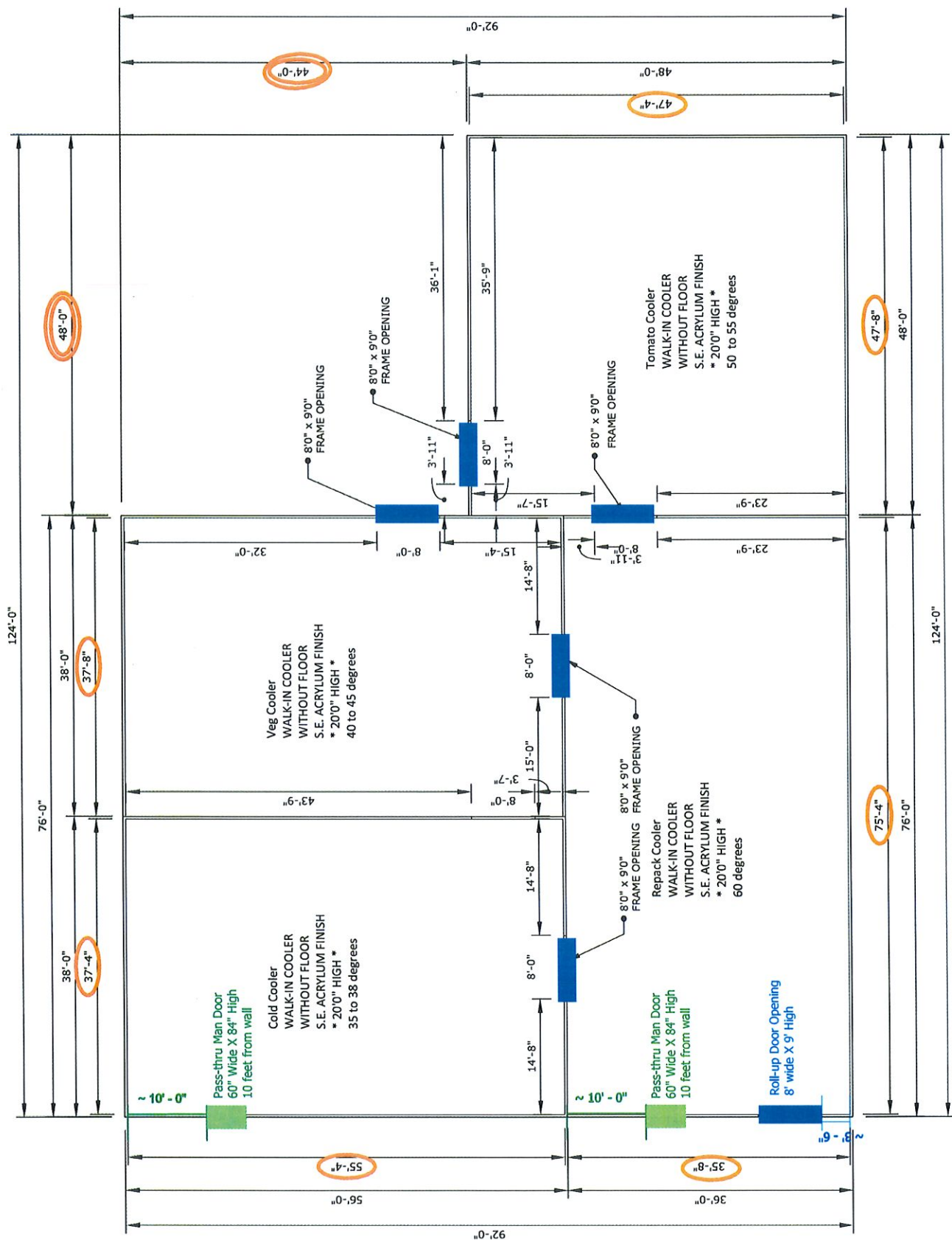
MAY 92

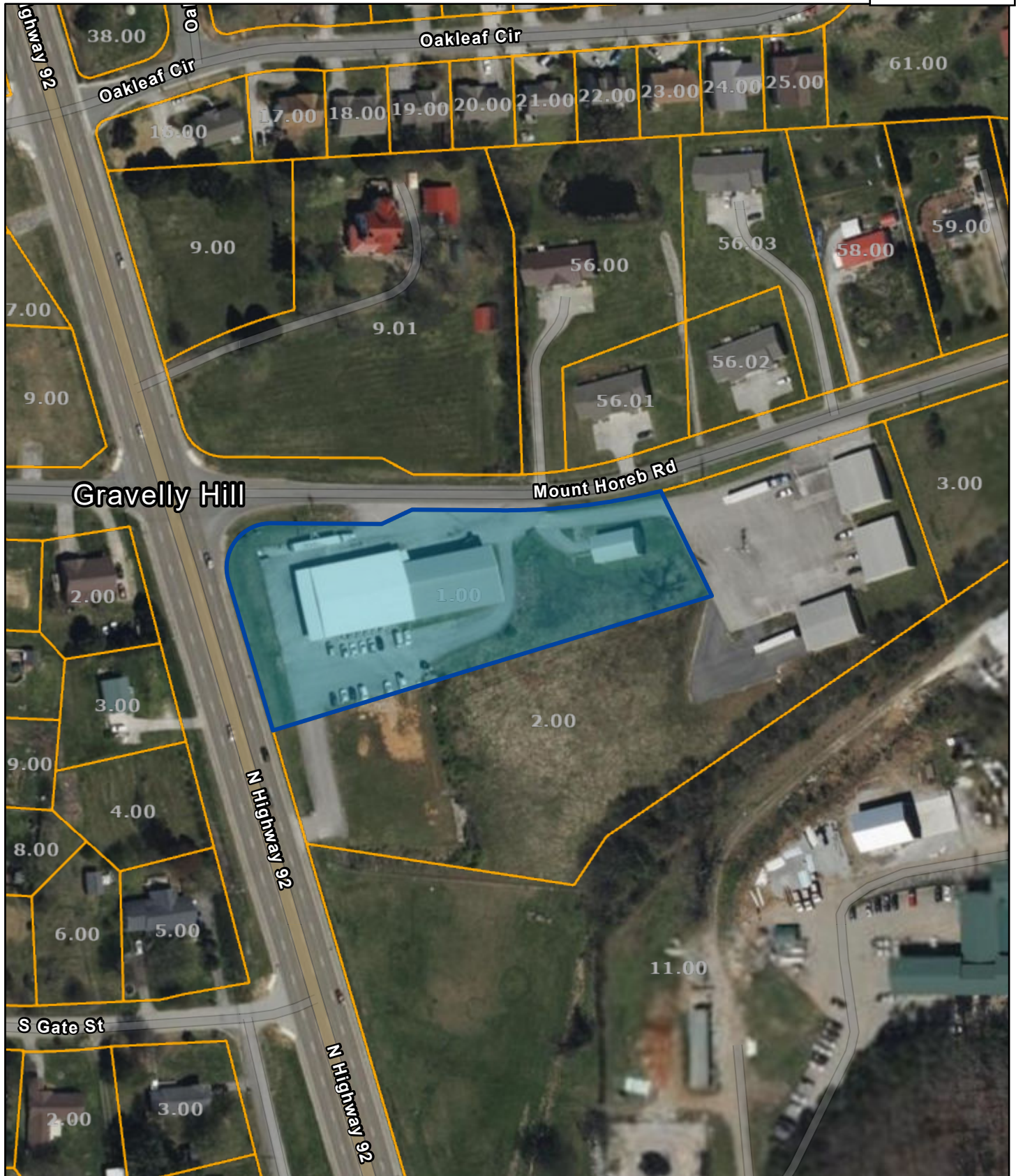






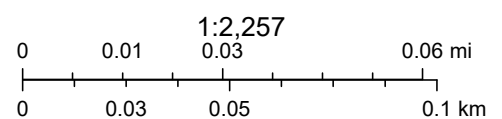






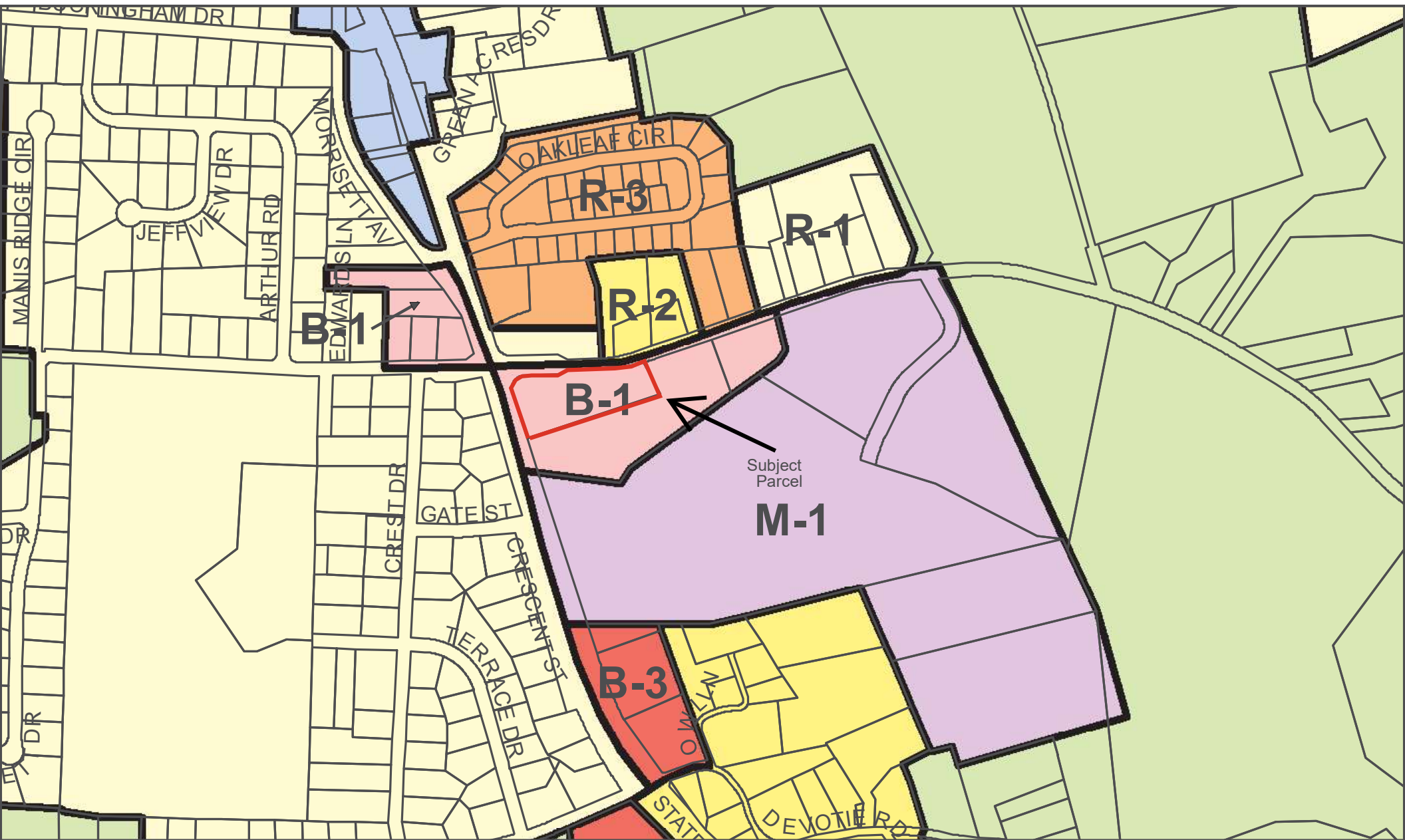
Date: March 14, 2025

County: JEFFERSON
Owner: PEIRCE RYAN DEAN & KERI LYNN
Address: MT HOREB RD 105
Parcel ID: 035A F 001.00
Deeded Acreage: 2.13
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.



June 23, 2026

RESOLUTION 2026 –03

A RESOLUTION AMENDING THE ZONING RESOLUTION OF JEFFERSON COUNTY, TENNESSEE TO REFLECT ACCESSORY AND PRINCIPAL USES IN ALL ZONING DISTRICT WITH REGARD TO SOLAR AND WIND POWERED ENERGY

WHEREAS, The Jefferson County Board of Commissioners desires to consider amendments to the Zoning Resolution of Jefferson County, regarding zoning districts in which solar and wind power systems are permitted;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Jefferson County (hereinafter referred to as the “Board”) that the Board requests the Jefferson County Regional Planning Commission consider the following amendments to the Zoning Resolution as follows:

Section 1: Article 9.3 A-1: Agricultural-Forestry District: Section A. Permitted Uses: Number 13.

Is hereby amended by deleting solar energy systems and wind energy systems as principal uses. This subsection shall now read as follows:

“Solar energy systems and wind energy systems as accessory uses provided a Building Permit is obtained and an electrical inspection is obtained.”

Section 2: Article 9.4 R-1 Rural Residential District: Section A. Permitted Uses: Number 7.

Is hereby amended by deleting solar energy systems and wind energy systems as principal uses. This subsection shall now read as follows:

“Solar energy systems and wind energy systems as accessory uses provided a Building Permit is obtained and an electrical inspection is obtained”

Section 3: Article 9.5 R-2, Item #7 High Density Residential District: Section A. Permitted Uses: Number 15.

Is hereby amended by deleting solar energy systems and wind energy systems as principal uses. This subsection shall now read as follows:

“Solar energy systems and wind energy systems as accessory uses provided a Building Permit is obtained and an electrical inspection is obtained”

Section 4: Article 9.6 R-R, Rural Residential/Resort District: Section A. Permitted Uses: Insert Number 7.

This subsection shall now read as follows:

“Solar energy systems and wind energy systems as accessory uses provided a Building Permit is obtained and an electrical inspection is obtained”

Section 5: Article 9.7 C-1, Neighborhood Commercial District: Section A. Permitted Uses: Number 11.

This subsection shall now read as follows:

“Solar energy systems and wind energy systems as accessory uses provided a Building Permit is obtained and an electrical inspection is obtained”

Section 6: Article 9.8 C-2, General Commercial District: Section A. Permitted Uses: Number 15.

This subsection shall now read as follows:

"Solar energy systems and wind energy systems as accessory uses provided, they respectively meet the requirements of Article 6.6 Site Plan Requirements, Item F."

Section 7: Article 9.9 I-1, Industrial District: Section A. Permitted Uses: Number 16.

Is hereby amended to add solar energy systems and wind energy systems as principal uses. This subsection shall now read as follows:

"Solar energy systems and wind energy systems as principal uses provided, they respectively meet the requirements of subsections 6.6 Site Plan Requirements and 7.9 and 7.10."

Section 8: Article 9.10: I-2: Environmental District: Section A. Permitted Uses: Number 8:

Is hereby amended to add solar energy systems and wind energy systems as principal uses. This subsection shall now read as follows:

"Solar energy systems and wind energy systems as principal uses provided, they respectively meet the requirements of Article 6.6 Site Plan Requirements, and 7.9 and 7.10."

Section 9: Decommissioning.

Unless otherwise approved by the Planning Commission, decommissioning of a Principal Solar Energy System shall begin no later than twelve (12) months after the facility has permanently ceased to generate electricity, at which time the owner or operator of the Principal Solar/Wind system shall restore and reclaim the site within twenty-four (24) months after a facility has permanently ceased to generate electricity. Notwithstanding anything to the contrary, a Solar/Wind facility will not be considered to have permanently ceased to generate Electricity unless it has failed to diligently pursue the production of, or restoration of the ability to produce, Electricity for at least twelve (12) consecutive months.

Decommission Plan and Surety:

The owner or operator of the Solar/Wind facility shall provide the Planning Commission with a copy of its Decommissioning Plan and evidence of its decommissioning security to the extent required pursuant to 2022 Tenn. Pub. Acts 866. The surety amount for removal shall be based on the Decommissioning Plan and the amount shall be certified by a licensed professional with knowledge of the solar industry. The surety shall cover a period of 10 years at which time a new estimate will be required to address increased costs and inflation The cost of the surety instrument shall be calculated and sealed by the operators engineer and submitted to the appropriate officials for approval and shall be based on an amount equal to 150% of the estimated cost of site reclamation. The cost shall be based on a detailed itemized estimate of all reclamation tasks necessary to return the site to its original natural condition. The cost of the surety shall be memorialized in the minutes of the Planning Commission at the time of approval of the Site Plan for construction development. A surety Bond lasting more than 10 years shall have a new sealed Opinion of Probable Cost

(OPC) from the operators licensed engineer for an estimate of the cost for completion of the Decommission Plan.

Methods of Posting Surety Instrument: The following methods of surety will be acceptable:

1. An irrevocable letter of credit (LOC) in favor of Jefferson County from a bank or other financial institution. The bank or other financial institution issuing the letter of credit shall be insured by the FDIC or NCUSIF (National Credit Union Share Insurance Fund). The bank or other financial institution shall allow the letter of credit to be presented for collection at a place physically located within the boundaries of Jefferson County or those counties which are contiguous. The original Surety documents shall be held in both the office of the Jefferson County Mayor and County Attorney. The County Mayor will notify the County Attorney of the notice of expiration. The Letter of Expiration from the County Attorney shall be sent by certified mail a minimum of 2 months prior to expiration with replacement no less than one week prior to expiration. If a new LOC is not received one week prior to the date of expiration the County Mayor and County Attorney will initiate the process to call the full amount of the posted LOC.

2. A surety bond, insurance bond or performance bond from the o the County in the full amount meeting the following criteria:

- (i) The performance bond shall contain a provision stating the bond may not be revoked except upon written notice by certified letter to the County Attorney, and the expiration date, if revoked, shall be at least thirty (30) days after receipt of written notice by the County Attorney. It shall be understood and agreed, however, that the maker of the performance bond will be liable for any and all unpaid bills up to the amount of the performance bond accruing up to the expiration date, and a provision stating such shall be set forth in the performance bond.

- (ii) All performance bonds shall be drafted so that the only requirement for the County to draw upon such bond is to notify the financial institution that the applicant/developer/owner has failed to complete construction of their project in accordance with the Decommission Plan and the rules and regulations governing the Site Plan approval Zoning process by Jefferson County, Tennessee. The County shall have the right, at its discretion and upon seven (7) days notice to the subdivider, to draw any amount necessary to complete the project up to the remaining balance. The amount drawn, which may be more than required to complete the project, will be held in a segregated bank account until the work can be bid competitively and the bid awarded and paid for or until the contract for the work is otherwise let and paid for. In no instance shall the County incur any liability for repayment of these funds. Any excess over the cost of completing the work will be returned to the grantor. Release of the funds will be made only with the prior written consent of the Mayor and County Attorney.

- (iii) The company issuing the performance bond shall be qualified to do business in the State of Tennessee and shall maintain an office within the State of Tennessee. All performance bonds shall provide a location within Jefferson County or an adjoining

County where such bond(s) may be drawn upon. Bonds must be rated A/AA+15 by A.M. Best. The County reserves the right to reject any company that does not comply with this section.

(iv) The performance bond shall contain a provision that requires, in the event of change to the bond, thirty (30) days prior written notice to be sent by registered mail to the County Attorney.

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: 06/23/2026

Approve X Denied

Date Considered by Town of Dandridge Regional Planning Commission: _____

Approved _____ Denied _____

Date Considered by Town of Jefferson City Regional Planning Commission: _____

Approved ____ **Denied** ____

Date Considered by Town of White Pine Regional Planning Commission: _____

Approved _____ Denied _____

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

Add in Article V, APPLICATION OF REGULATIONS, Section 590

ARTICLE V

APPLICATION OF REGULATIONS

590.0 Temporary Residential Uses: Temporary residential uses are living quarters in a mobile and temporary dwelling that lacks a permanent foundation and/or does not meet the International Building Code. Temporary residential uses shall include recreational vehicles (RV's), motor homes, tents and other similar non-permanent living spaces. These uses may only be set up and used as housing **not to exceed (30) days in any calendar year, with a temporary use permit issued by the building dept.**, except when in an approved RV park or campground where they can be utilized for an unlimited period of time.

591.0 In cases where fire or natural disasters have occurred, subject to the following restrictions:

591.1 A temporary use permit may be issued for a period of six months;

591.2 An additional six-month temporary use permit may be issued by the Building Department;

591.3 The unit must be served by approved water, sewer and electric facilities;

591.4 Consistent with the International Building Code, as adopted by Jefferson City, the unit must meet all building separation standards;

591.5 Residential use of the unit must be discontinued on the property upon the issuance of a certificate of occupancy for the principal dwelling unit.

592.0 In cases where the property owner desires to live on-site while the principal residence is being constructed or renovated, subject to the following restrictions:

592.1 A temporary use permit may be issued for a period of six months;

592.2 A building permit for the construction/renovation of the principal dwelling unit must be issued prior to a temporary use permit being issued. The building permit must remain valid in order for the temporary use permit to remain valid;

592.3 An additional six-month temporary use permit may be issued by the Building Department. A renewal shall not be granted if a valid building permit is not in effect;

592.4 Consistent with the International Building Code, as adopted by Jefferson City, the unit must meet all building separation standards;

592.5 The unit must be served by approved water, sewer and electric facilities;

592.6 Residential use of the unit must be discontinued on the property upon the issuance of a certificate of occupancy for the principal dwelling unit.