



## **BUILDING DEPARTMENT AGENDA ITEM REPORT**

**TO:** Mayor and City Council

**FROM:** Jeff Houston, City Planner / Building Official

**DATE:** 9/10/2026

**SUBJECT:** Rezoning Request -

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### **BACKGROUND:**

- At the regular meeting of the Regional Planning Commission on August 24<sup>th</sup>, 2026 a rezoning request was made for a portion of the three (3) parcels that had recently approved lot line shifts. According to the Jefferson City Zoning Map, the three (3) parcels have a portion that is zoned R-3 High Density Planned Residential Development which permits duplexes and multi-family condominiums, single family lots (with stipulations), mobile home parks, governmental uses and public recreation areas. The rezoning to B-3 Highway Business District will allow the properties that, after the lot line shift are partially zoned R-3 to be fully zoned as B-3. This will allow the future uses of the parcels to meet the intent of the Zoning Ordinance.

### **FISCAL IMPACT:**

There is no fiscal impact for this rezoning request.

### **REQUEST/RECOMMENDATION**

At the August 24<sup>th</sup>, 2026, regional planning commission meeting a change in zoning for portions of the property located at [Parcel ID], currently zoned R-3 High Density Planned Residential Development, to B-3 Highway Business District was approved unanimously by the Jefferson City regional planning commission and recommended for consideration by City Council. I respectfully request the rezoning ordinance to be added to the September 15<sup>th</sup> work session agenda for City Council Consideration.

### **ATTACHMENTS:**

Maps

JEFFERSON CITY, TENNESSEE  
**Ordinance No. 2026-**  
**AN ORDINANCE AMENDING THE ZONING MAP OF**  
**JEFFERSON CITY BY REZONING PORTIONS OF TWO PARCELS AT**  
**Map 015, Parcel 079.00 and Map 015, Parcel 080.01**

**WHEREAS**, the owner of real property located at 803 E. Broadway Blvd., being Map 015, Parcel 079.00 and Map 015, Parcel 080.01 have requested Jefferson City rezone portions of the property (Map Attached); and

**WHEREAS**, the Jefferson Regional Planning Commission has recommended the rezoning of this property and recommended that it be zoned B-3, Highway Business District; and

**WHEREAS**, the City Council of Jefferson City has determined that the health, safety, and welfare of the people of Jefferson City require that the above referenced property be rezoned.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Jefferson City, Tennessee that:

**Section 1.** The zoning map of Jefferson City, Tennessee is hereby amended by rezoning portions of Three parcels of land (After Subdivision), being Map 015, Parcel 079.00 and Map 015, Parcel 080.01 as shown on the Jefferson City Tax Map, from R-3 High Density Planned Residential District to B-3, Highway Business District (Maps Attached)

**Section 2.** This ordinance shall become effective 15 days from its final passage, the public welfare requiring it.

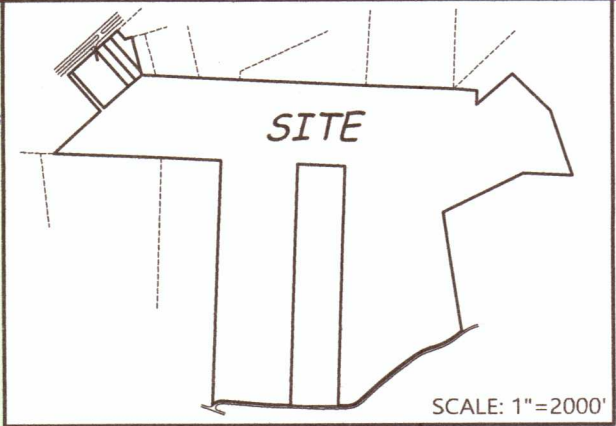
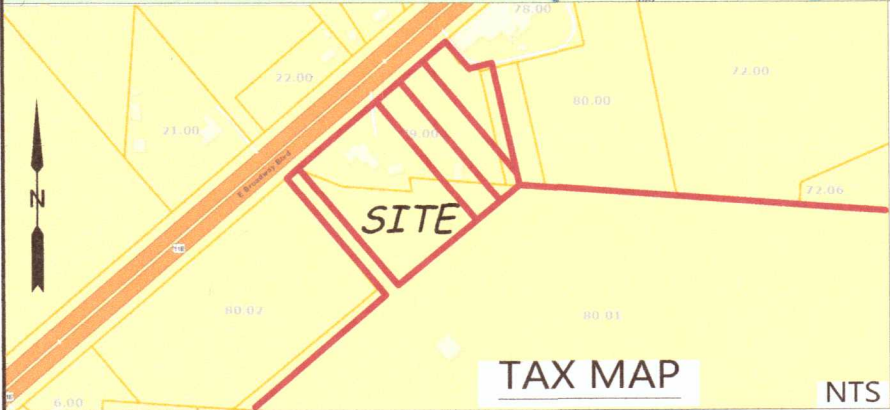
Passed this:

First Reading: \_\_\_\_\_ day of \_\_\_\_\_, 2026

Second Reading: \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Mitch Cain  
Mayor

Attest: \_\_\_\_\_  
Bettina Chandler  
City Recorder



Approved 8/24/2026 RPC Meeting

NOTES:

1. Property is in Jefferson City, Jefferson County, Tennessee. Contact Jefferson City Planning for current Zoning and Building setback requirements.
2. The purpose of this plat is to combine three tracts into five parcels.
3. Parcel numbers pertain to Jefferson County tax maps.
4. Monumentation is noted on drawing.
5. Property is subject to all notation in Deed Book 1470, Page 507, as well as any and all applicable easements, setbacks, notations, restrictions, covenants, rights-of-ways, zoning ordinances, subdivision regulations and lease agreements as may be recorded in the Jefferson County Register of Deeds.



SURVEY REQUESTED BY:

Allegiant Properties, LLC  
222 Murph Rd  
Jefferson, City, TN 37760  
Contact: Kevin Lamb  
Phone: 231-972-4777  
Email:  
kevinmlamb20@gmail.com

NOTES:

1. Property is in Jefferson City, Jefferson County, Tennessee. Contact Jefferson City Planning for current Zoning and Building setback requirements.
2. The purpose of this plat is to combine three tracts into five parcels.
3. Parcel numbers pertain to Jefferson County tax maps.
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Certification of Category and Accuracy of Survey. Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

I certify that this is a category IV survey. Survey Control is Tennessee State Grid. NAD83/NAVD88. The survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Minimum Standards of Practice.

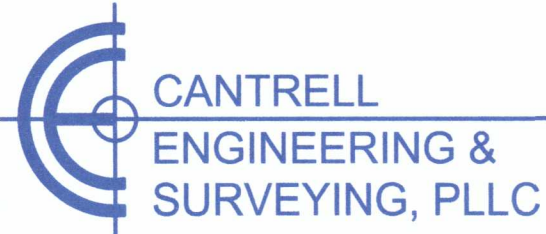
For the boundary, survey control, and topographic aspects of this survey, RTK (Real-time Kinematic) GPS positional data was observed between 9/18/2025 to 8/7/2026, utilizing a Trimble R-12i GNSS Receiver, Dual Frequency Receivers, RTK network. The grid coordinates as shown were derived using VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Geoid 18.

The Relative positional accuracy - For duplicate single vector GPS observations of the same point, the computed average position difference does not exceed does not exceed: H0.049', V0.066'.

Date of Field Survey: \_\_\_\_\_

Registered Land Surveyor \_\_\_\_\_

TN License No. \_\_\_\_\_ Date: \_\_\_\_\_



Scott A. Cantrell, RLS  
TN RLS # 3113  
Cell: 865-696-6643  
Email: scantrellces@gmail.com  
Office: 801 Bell Rd.  
Gatlinburg, TN 37738

Plot Size: 18" x 24"



CERTIFICATION OF ACCURACY

I certify that this plat 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 commission.

Surveyor \_\_\_\_\_ Date \_\_\_\_\_

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X, JEFFERSON CITY, TN, of the Flood Insurance Rate Map, Community Panel No. 47089C0064D effective date of 12/16/2008. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Owner \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATION OF APPROVAL FOR RECORDING

I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exception of such variances, if any, which are noted in the minutes of the planning commission. All improvements have been installed, or an acceptable surety posted in order to assure completion. This plat is approved for recording in the Register of Deeds Office.

\_\_\_\_\_  
Date

LEGEND

- Property line
- Adjoins property line
- Old lot line to delete
- Iron Pin found
- Wood Fence Post
- T-post
- Other monument
- Iron pin set
- Calc. Point
- Power pole
- Overhead power line
- Electric meter
- HVAC
- Water meter
- Water valve
- Fire hydrant
- Sanitary Sewer manhole
- Sanitary Sewer cleanout
- Mailbox

SUBDIVISION PLAT OF:

RESUBDIVISION OF ALLEGIANT  
PROPERTIES LOTS 1-R -4-R

&

TRACT A-R

±204.37 ACRES TOTAL

ADDRESS: E BROADWAY BLVD

OWNERS: ALLEGIANT PROPERTIES, LLC

DEED BOOK 1470, PAGE 507

TAX MAP 15, PARCELS 79, 80.01, 89 & 90

DISTRICT 4, JEFFERSON CITY

JEFFERSON COUNTY, TENNESSEE

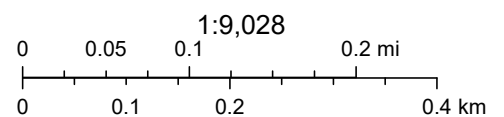
SCALE: 1" = 100' AUGUST 9, 2026

# Jefferson County - Parcel: 015 079.00



Date: August 14, 2026

County: JEFFERSON  
Owner: ALLEGIANT PROPERTIES LLC  
Address: BROADWAY BLVD E 803  
Parcel ID: 015 079.00  
Deeded Acreage: 0  
Calculated Acreage: 4.6  
Vexcel Imagery Date: 2021



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Morristown-Hamblen GIS, © 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.

