

**TOWN OF DANDRIDGE, TENNESSEE  
BOARD OF ZONING APPEALS  
REGULAR MEETING  
11 March 2025**

**I. CALL TO ORDER**

- A.** The Dandridge Board of Zoning Appeals met in regular session on Tuesday, March 11, 2025 at 5:00 p.m.
- B.** Chairman MARK CHAMBERS called the meeting to order and asked for roll call.

**II. ROLL CALL**

- A.** A roll call of the Commission was conducted with the following members responding:

- Chairman CHAMBERS
- Mayor CHAMBERS
- Commissioner COLLINS
- Commissioner FOLEY
- Alderman LONGMIRE
- Commissioner SCHOLLER
- Commissioner WILLOUGHBY

**ABSENT:**

- Commissioner NELSON
- Commissioner OPEIL

- B.** A quorum being present, the following business was conducted and entered on the record:

**III. READING OF THE MINUTES**

It came on a motion by Commissioner WILLOUGHBY, seconded by Mayor CHAMBERS to adopt the Regular Meeting Minutes for the October 8, 2024 meeting.

On a voice vote, the motion passed unanimously, and was so ordered.

**IV. PUBLIC COMMENTS**

**V. BUSINESS PRESENTED BY THE MAYOR**

*None Presented*

**VI. OLD BUSINESS**

*None Presented*

**VII. NEW BUSINESS**

- Terry Reneau – Determination of a Distribution Terminal in a B-3 Zone

*Town Building Inspector Terry Reneau – Approached about whether a trucking terminal or distribution center would be allowed in B-3 zone (interstate district). Only thing we have in zoning guidelines is motor vehicle transportation but that is really vague. Prospective buyers are looking at 50 acre tract off 417 but wont purchase the property if they can't do what they want to do. So what is motor vehicle transportation? There are properties around this area that could help disburse traffic. There would also have to be intersection with traffic lights.*

*East Tennessee Development District Regional Planner Ekem Amonoo-Lartson – My opinion is that it meets the definition of allowable use in B-3 zone but what is the volume? What is the traffic impact?*

*I would suggest to refer them to TDOT for traffic impact study before making a motion. **TR** -they are not going to go to TDOT and spend a lot of money unless they know the concept they are wanting to do is approved. **Town Administrator Shockley** – all we are asking for right now is does this meet the definition for allowable in B-3 zone or not, everything else can be discussed later.*

It came on a motion by Commissioner WILLOUGHBY, seconded by Mayor CHAMBERS, to Allow a Distribution Terminal as an Acceptable Use in a B-3 zone.

On a voice vote, the motion passed unanimously, and was so ordered.

#### **VIII. MISCELLANEOUS**

None

#### **IX. ADJOURNMENT**

It came on a motion by Mayor CHAMBERS, seconded by Commissioner WILLOUGHBY, to adjourn the March 11, 2025 meeting of the Dandridge Board of Zoning Appeals.

On a voice vote, the motion passed unanimously, and was so ordered.

---

Mark Chamber, Chairman

---

Zach Reese, Town Recorder  
MINUTES-BZA-031125