

TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS &
DANDRIDGE REGIONAL PLANNING COMMISSION
REGULAR MEETING
13 May 2025
5:00 p.m.

DANDRIDGE REGIONAL PLANNING COMMISSION

I. PUBLIC COMMENTS

II. READING OF THE MINUTES

- April 8, 2025 Meeting

III. BUSINESS PRESENTED BY THE MAYOR

IV. OLD BUSINESS

V. NEW BUSINESS

- Carlyle Construction (Phillip Carlyle) Release of Bonds for Creekside Ridge Phase 1 and Phase 1 Extension
- David Flynn (E. Hwy 25-70 – Growth Boundary) Map 059 – Portion of Parcel 069.03 and being lot 2R7 of the resubdivision of tract 2 of the Mary Elizabeth Jaynes Property
- George Allen (1262 Sugarfork Rd.) Map 068E, Group B, Parcel 001.01 – Rezone R1-C2

VI. MISCELLANEOUS

VII. ADJOURNMENT

Zach Reese
Town Recorder
Agenda 051325

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
April 8, 2025**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session on Tuesday, April 8, 2025, at 5:00 p.m.
- B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

- A. A roll call of the Planning Commission was conducted with the following members responding:
- Chairman CHAMBERS
 - Mayor CHAMBERS
 - Commissioner COLLINS
 - Commissioner FOLEY
 - Alderman LONGMIRE
 - Commissioner NELSON
 - Commissioner OPEIL
 - Commissioner SCHOLLER
 - Commissioner WILLOUGHBY

ABSENT:

- Mayor CHAMBERS

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

III. PUBLIC COMMENTS

None

IV. READING OF THE MINUTES

Meeting Minutes for the March 11, 2025 meeting were approved unanimously

V. BUSINESS PRESENTED BY THE MAYOR

None Presented

VI. OLD BUSINESS

None Presented

VII. NEW BUSINESS

- Mark V. Jackson (Killion Rd.) Map 058, Parcel 036.01 – Site Plan Review

Mark V. Jackson – representation of what we presented to commission two years ago. Just updated and plans to begin work in June. No changes made to original, just had surveyor to update plan because it was expired.

It came on a motion by Commissioner OPEIL, seconded by Commissioner WILLOUGHBY, to Approve the Site Plan as Presented.

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

- Carlyle Construction (Phillip Carlyle/Randy Beckner) (W. Price Rd., Wesoga Dr., Villas at Creekside Dr.) Map 057, Parcels 056.16 & 056.17 (Portion) – Final Approval of 50+ Lot Subdivision

Town Building Inspector Terry Reneau – Approved this preliminary almost a year ago. Security bond will be put in place to cover things not completed. Internal sewer lines are complete, water lines are complete, and electrical is complete, drainage is in place. Streets and curbing are left to complete.

There is also a bond in place for sidewalks, street signs, cluster box (postal service), water line testing, and pump station upgrade (\$1,438,595 with 10% overage) Tana and Donald have signed off and we feel like we are covered for the development part of this phase. Wants to wait until phase 3 to complete the final blacktop in Creekside because of construction traffic

It came on a motion by Commissioner OPEIL, seconded by Commissioner NELSON, to Approve the Final Site Plan as Presented and Wait Until Phase 3 for Final Blacktop to be put down Contingent on Final Signatures.

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

- Scott Pape (310 E. Meeting St.) Map 068F, Group B, Parcel 027.02 – Site Plan Review

Town Building Inspector Terry Reneau – Not making any new improvements. Parking has been addressed and a separation line has been established in the building.

It came on a motion by Commissioner OPEIL, seconded by Commissioner WILLOUGHBY, to Approve the Site Plan as Presented

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

VIII. MISCELLANEOUS

Chairman Chambers – Appreciates the willingness of committee members to attend the East Tennessee Development District training in Jefferson City.

IX. ADJOURNMENT

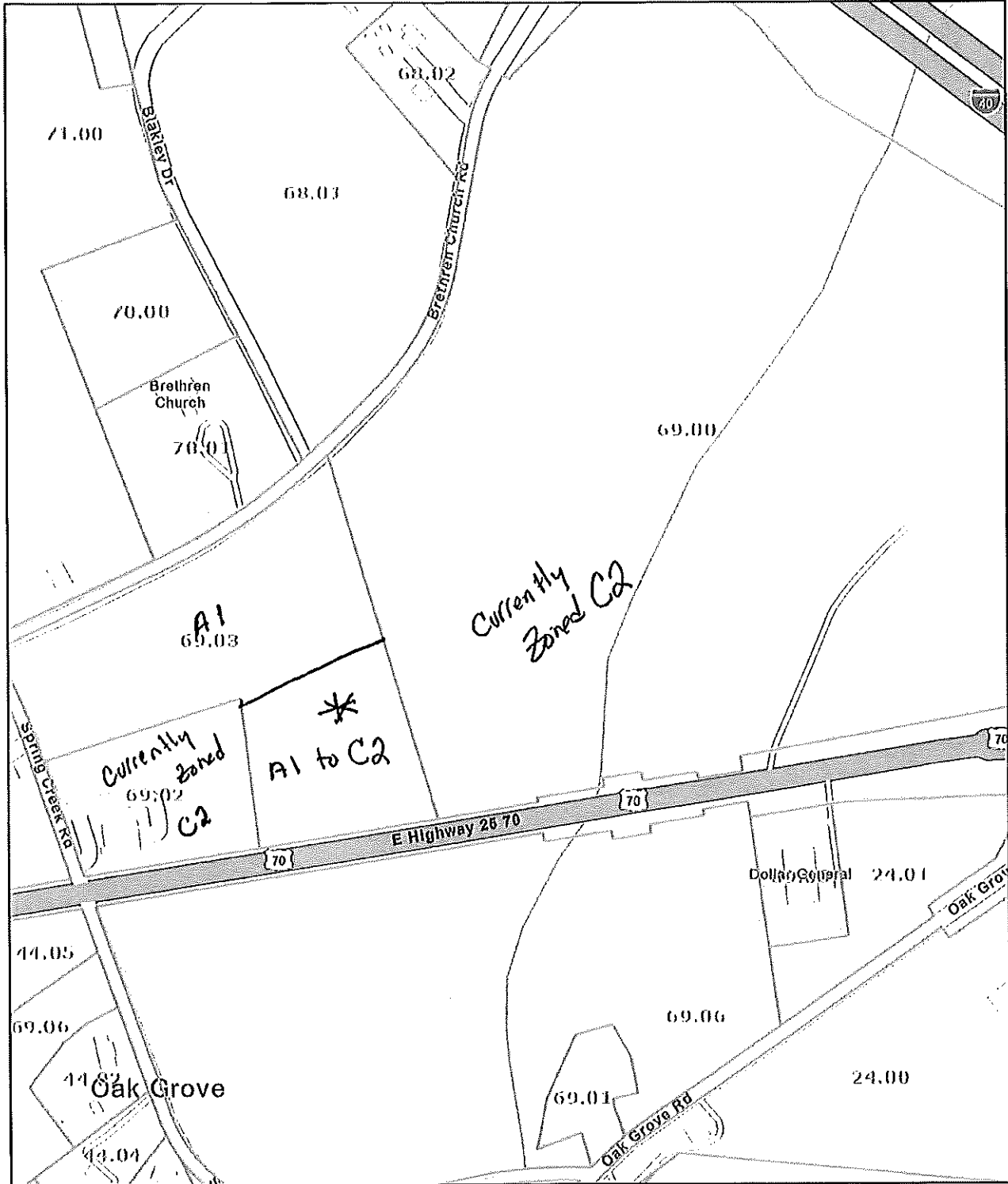
It came on a motion by Commissioner NELSON, seconded by Commissioner WILLOUGHBY, to adjourn the April 8, 2025, meeting of the Dandridge Regional Planning Commission.

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

Mark Chambers, Chairman

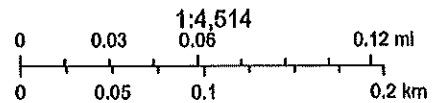
ATTEST: _____
Zach Reese, Town Recorder

Jefferson County - Parcel: 059 053.02



Date: April 23, 2025

County: JEFFERSON
Owner: ADKINS SHEILA F
Address: SPRING CREEK RD
Parcel ID: 059 053.02
Deeded Acreage: 0
Calculated Acreage: 10.8

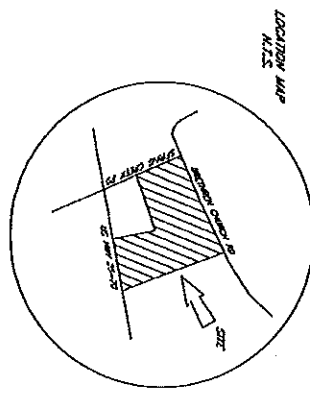
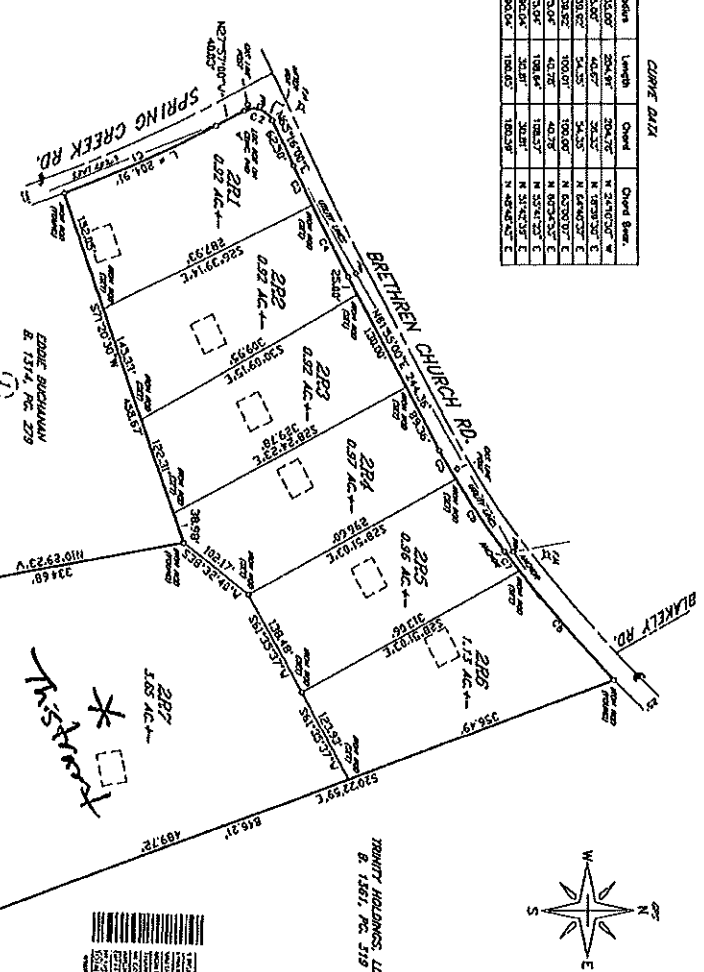


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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

CURVE DATA

Curve	Radius	Length	Chord	Chord Bearing
C1	1500.00'	200.00'	200.00'	N 21°00'00" W
C2	2000.00'	300.00'	300.00'	N 42°00'00" E
C3	3000.00'	400.00'	400.00'	N 63°00'00" E
C4	4000.00'	500.00'	500.00'	N 84°00'00" E
C5	5000.00'	600.00'	600.00'	N 105°00'00" E
C6	6000.00'	700.00'	700.00'	N 126°00'00" E
C7	7000.00'	800.00'	800.00'	N 147°00'00" E
C8	8000.00'	900.00'	900.00'	N 168°00'00" E
C9	9000.00'	1000.00'	1000.00'	N 189°00'00" E



**MARY ELIZABETH JAYNES
HENRY PROPERTY**

M 2518
25000043

TRACT	AREA	PERCENTAGE
TRACT 1	1.00 AC.	100.00%
TRACT 2	1.00 AC.	100.00%
TRACT 3	1.00 AC.	100.00%
TRACT 4	1.00 AC.	100.00%
TRACT 5	1.00 AC.	100.00%
TRACT 6	1.00 AC.	100.00%
TRACT 7	1.00 AC.	100.00%
TRACT 8	1.00 AC.	100.00%
TRACT 9	1.00 AC.	100.00%
TRACT 10	1.00 AC.	100.00%
TRACT 11	1.00 AC.	100.00%
TRACT 12	1.00 AC.	100.00%
TRACT 13	1.00 AC.	100.00%
TRACT 14	1.00 AC.	100.00%
TRACT 15	1.00 AC.	100.00%
TRACT 16	1.00 AC.	100.00%
TRACT 17	1.00 AC.	100.00%
TRACT 18	1.00 AC.	100.00%
TRACT 19	1.00 AC.	100.00%
TRACT 20	1.00 AC.	100.00%

RESUBDIVISION OF TRACT 2 OF THE
MARY ELIZABETH JAYNES
HENRY PROPERTY
LOCATED IN THE 1ST CIVIL DISTRICT OF JEFFERSON COUNTY, TENNESSEE
SCALE : 1" = 100'
DATE : OCTOBER 22, 2024
SHEET : 3-47 ADRES +-
RECORD : B 1428, PG 584, R.O.L.C.T.
MAP : MAP 55 PARCEL 69.04, F.A.L.C.T.
OWNER : DAVID P. CLYNN



ROBERT WALKER, SURVEYOR
357 W. HICKORY HOLLOW RD.
JEFFERSON CITY, TN 37208
PHONE: (615) 554-5559
robwalker@comcast.net

- NOTES:**
1. THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL ZONING DISTRICT AND, ACCORDINGLY, THE PROPOSED SUBDIVISION IS SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF JEFFERSON COUNTY, TENNESSEE.
 2. THE PROPERTY IS NOT SUBJECT TO ANY OTHER ZONING ORDINANCES.
 3. THE PROPERTY IS NOT SUBJECT TO ANY OTHER REGULATORY REQUIREMENTS.
 4. THE PROPERTY IS NOT SUBJECT TO ANY OTHER REGULATORY REQUIREMENTS.
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 8. THE PROPERTY IS NOT SUBJECT TO ANY OTHER REGULATORY REQUIREMENTS.
 9. THE PROPERTY IS NOT SUBJECT TO ANY OTHER REGULATORY REQUIREMENTS.
 10. THE PROPERTY IS NOT SUBJECT TO ANY OTHER REGULATORY REQUIREMENTS.

CURVE DATA

100' 0 100' 200' 300'

GRAVIMETRIC SCALE

CERTIFICATE OF SURVEY

I, THE SURVEYOR, HAVE BEEN DULY SWORN AND I HAVE PERSONALLY AND INDIVIDUALLY EXAMINED THE PLAT AND THE FIELD NOTES AND I HAVE FOUND THEM TO BE TRUE AND CORRECT AND I HAVE THEREFORE SIGNED AND SEALED THIS CERTIFICATE OF SURVEY IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL AT THE CITY OF JEFFERSON COUNTY, TENNESSEE, THIS 15th DAY OF OCTOBER, 2024.

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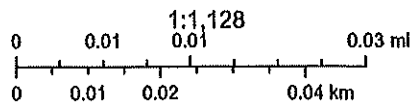
Approved by
Dawn K. Walker
Dawn K. Walker
12/15/24

Jefferson County - Parcel: 068E B 001.01



Date: May 8, 2025

County: JEFFERSON
Owner: ALLEN GEORGE E & JOSEPHINE
Address: SUGAR FORK RD 1262
Parcel ID: 068E B 001.01
Dedeed Acreage: 0
Calculated Acreage: 0



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