TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
12 August 2025
4:30 p.m.

- **CALL TO ORDER**
- **ROLL CALL**

BOARD OF ZONING APPEALS

I. READING OF THE MINUTES

- July 8, 2025 Regular meeting

II. PUBLIC COMMENTS

III. BUSINESS PRESENTED BY THE MAYOR

IV. OLD BUSINESS

V. NEW BUSINESS

- Lance Williams (N. Gay St.) Map 068F, Group A, Parcel 026.03 – Duplex in an R-1 Zone
- Leanne Clement (1012 Peck Ln.) Map 068I, Group A, Parcel 015.00 – Use of outbuilding for home occupation
- Tim Messer/Terry Romans (Valley Home Rd./Fancy Way) Map 068E, Group A, Parcel 027.00 – Greenway in Lieu of Sidewalk in New Development
- Feels Good Car Wash (S. Hwy 92) Map 057, Parcel 075.08 – Extra signage on rear of building

VI. MISCELLANEOUS

VII. ADJOURNMENT

TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
8 July 2025

I. CALL TO ORDER

A. The Dandridge Board of Zoning Appeals met in regular session on Tuesday, July 8, 2025 at 4:30 p.m.

B. Vice-Chairman MIKE NELSON 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:

- Mayor CHAMBERS
- Commissioner COLLINS
- Commissioner FOLEY
- Alderman LONGMIRE
- Commissioner NELSON
- Commissioner OPEIL
- Commissioner SCHOLLER
- Commissioner WILLOUGHBY

ABSENT:
- Chairman CHAMBERS

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 Mayor CHAMBERS, seconded by Commissioner OPEIL to adopt the Regular Meeting Minutes for the June 10, 2025 meeting.

<u>On a voice vote, the motion passed unanimously, and was so ordered.</u>

IV. PUBLIC COMMENTS

V. BUSINESS PRESENTED BY THE MAYOR

None Presented

VI. OLD BUSINESS

None Presented

VII. NEW BUSINESS

- Lance Williams (N. Gay St.) Map 068F, Group A, Parcel 026.03 – Duplex in an R-1 Zone

Town Building Inspector Terry Reneau *– would like to do duplexes on 8 lots, 1 at a time.*

Options:

1. *Do as a planned unit development – 1 or 2 entrances and interior streets service units. Road would have to meet city standards. Eliminates 8 different driveways coming off the highway.*

2. *Could do an internal driveway that each unit could use with one entrance in and out (easement)*

3. *Approve the Duplex in an R-1 zone and do a subdivision with 8 separate driveways or do a shared driveway for 2 units and that would cut down the total driveways to 4 coming off the street*

It came on a motion by Commissioner CHAMBERS, seconded by Commissioner OPEIL, to Approve the duplexes with the requirement that the final plat showing driveways with turnarounds for each duplex

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

- Chuck McSpadden (Jacob & Ashley Wright) (606 E. Meeting St.) Map 068D, Group A, Parcel 016.00 – Use on Review: Accessory Structure in B-2 Zone

Chuck McSpadden *– Asking to close in garage and put restrooms and private suites to expand existing salon business (adding more space on property). Water, sewer, and electricity already there*

Town Building Inspector Terry Reneau *– Two commercial structures not attached in a B-2 zone we must clarify if it is acceptable and fits the area*

It came on a motion by Commissioner COLLINS, seconded by Commissioner LONGMIRE, to Approve the accessory structure in a B-2 Zone (Use on Review)

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

VIII. MISCELLANEOUS

None

IX. ADJOURNMENT

It came on a motion by Commissioner OPEIL, seconded by Commissioner CHAMBERS, to adjourn the July 8, 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-070825

DANDRIDGE PLANNING COMMISSION

REQUEST FORM

Presenter: Lance Williams Date: 6-23-25

Property Owner(s): Lance Williams

Property Address: N Gay St

(Housell, Street Name, Subdivision Name if applicable)

Map and Parcel Number(s): 068 F A 026.03

Phone Number(s)_____ or_____

(Please list number where you can be reached during the day)

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Special Note: According to the Tennessee Coded Annotated (T.C.A) all subdivision plats (in areas without city sewer/water services) presented to the Town of Dandridge's Planning Commission are required by law to have the signature of the Jefferson County Health Department representative prior to FINAL PLAT submission.

_____	Site Plan Review	$50.00
_____	Rezoning Request_____ to_____	$50.00
_____	Subdivision Plats (Preliminary/Final)	
	◦ 2 lots or less	$20.00
	◦ 3-5 lots	$30.00
	◦ 6-15 lots	$60.00
	◦ 16-30 lots	$70.00
	◦ 31-50 lots	$80.00
	◦ 50+ lots	$100.00
_____	Annexation	$25.00
✓	Board of Zoning Appeals (Explanation)	$50.00
	Duplex in an R-1 Zone	
_____	Point(s) of Clarification	No Fee

Total amount of fees paid:_____ Receipt Number:_____

MLS Tax Suite™
Powered by CRS Data

Map for Parcel Address: Gay St TN **Parcel ID:** 068F A 026.03

© 2025 Courthouse Retrieval System, Inc. All Rights Reserved.
Information Deemed Reliable But Not Guaranteed.

* Drain Tile (Lot ?)

* - - - - Sewer line (Lot 4)

Start at 1

x-x- Water line

Water Line + Sewer line both are 8"

Fire hydrant on Lot 4

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION
REQUEST FORM

Presenter: Leahanne Clement Date: 7-23-25

Property Owner(s): Leahanne Clement

Property Address: 1012 Peck Ln

(House#, Street Name, Subdivision Name if applicable)

Map and Parcel Number(s): 068 I - A 015.00

Phone Number(s)_____ or_____

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- 50+ lots $100.00

_____ Annexation $25.00

✓ Board of Zoning Appeals (Explanation) $50.00

use of outbuilding for home occupation

_____ Point(s) of Clarification No Fee

Total amount of fees paid:_____ Receipt Number:_____

CHAPTER 6

SUPPLEMENTARY REGULATIONS APPLYING TO A SPECIFIC, TO SEVERAL, OR ALL DISTRICTS

SECTION

14-601. Scope
14-602. Communication Towers
14-603. Customary Home Occupations
14-604. Signs, Billboards, and Other Advertising Structures
14-605. Swimming Pools
14-606. Mobile Home Parks
14-607. Development Standards for Certain Uses
14-608. Automobile, Wrecking, Junk and Salvage Yards
14-609. Location and Development Standards for Travel Trailer Parks
14-610. Scope of Traffic Impact Analysis
14-611. Sober Living Homes
14-612. Indoor Sport Shooting Ranges

14-601. Scope. The supplementary regulations are listed and described in this chapter rather than repeated several times throughout this zoning ordinance because they are applicable to specific or to several development project types. The regulations pertain to specific uses, authorize certain exemptions or criteria or are related to unusual conditions.

14-602. Communication Towers. See Appendix A.

14-603. Customary Home Occupations. A customary home occupation is a gainful occupation or profession conducted by members of a family residing on the premises with limited non-residing employee, and entirely conducted within the dwelling. In connection with a home occupation, no stock in trade shall be displayed outside the home, and no alteration to any building shall indicate from the exterior that any part of the building is being used for purposes other than a residential unit. No customary home occupation shall be permitted which has, by the nature of its business, truck delivery truck traffic. No customary home occupation may be conducted in any detached accessory building, including, but not limited to garages (per Ordinance No.10/11-09).

1. Permitted Uses:

   a. Artist, sculptor, author

   b. Barber shop and beauty shop operated by no more than one (1) operator, one (1) of whom shall be a resident of the dwelling, provided no more than two (2) customers are present at one time. A special permit may be issued by the Board of Zoning Appeals to allow a total of two (2) operators and up to four (4) customers providing that the applicant supplies proof that the on-site/off-street parking will adequately allow for

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION
REQUEST FORM

Presenter: Tim Messer / Terry Pommer Date: 7-24-25

Property Owner(s): Tim + Hazel messer

Property Address: Fancy way

(House#, Street Name, Subdivision Name if applicable)

Map and Parcel Number(s): 068E – A 027.00

Phone Number(s)_____ or_____

(Please list number where you can be reached during the day)

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_____	Annexation	$25.00
✓	Board of Zoning Appeals (Explanation) Greenway In Lieu of Sidewalk in new Development	$50.00
_____	Point(s) of Clarification	No Fee

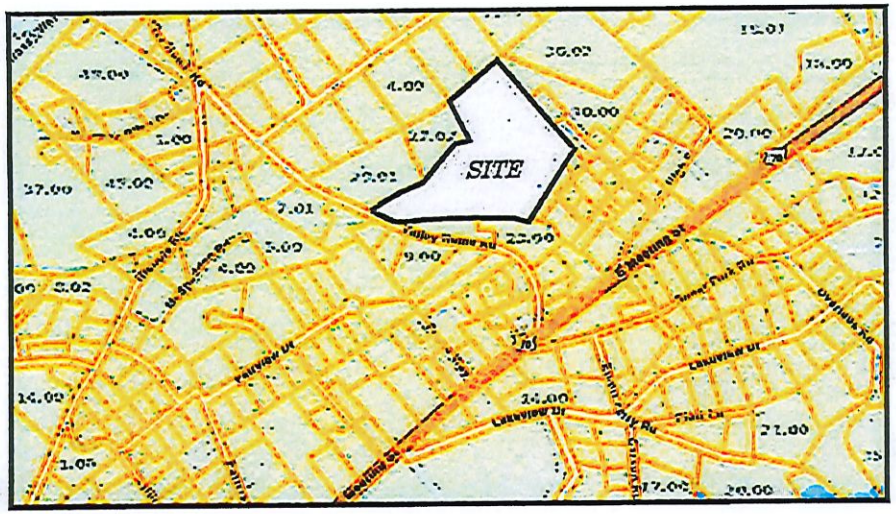
Total amount of fees paid:_____ Receipt Number:_____

MESSER SUBDIVISION

DANDRIDGE, TENNESSEE 37725

CIVIL INDEX

C0	COVER SHEET
	SUBDIVISION
C1	EXISTING SITE
C2	LOT LAYOUT
C3	GRADING PLAN
C4	EROSION CONTROL & NOTES
C5	DETAILS
UC	UTILITY COVER
SA1	SANITARY SEWER PLAN & PROFILE
SA2	SANITARY SEWER DETAILS
WA1	WATER PLAN & PROFILE
WA2	WATER DETAILS



ENGINEER:
ROMANS ENGINEERING
1923 HOPEWELL RD.
KNOXVILLE, TN 37920
TERRY E. ROMANS, PE, RLS

OWNER/DEVELOPER:
JEREMY MESSER
(828) 226-1171
CJEREMYMESSER@GMAIL.COM
1748 OLD OAK GROVE RD
DANDRIDGE, TN 37725

SITE ADDRESS: FANCY WAY
DANDRIDGE, TN 37725
TAX MAP: 068E GROUP A
PARCEL: 027.00 & 027.01
ZONE: R-1
DEED: 1575-727 (PARCEL 027.00)
1793-149 (PARCEL 027.01)
PLAT: BOOK L PAGE 35 (PARCEL 027.00)
BOOK M PAGE 1961 (PARCEL 027.01)

ROMANS Engineering
Phone (865) 679-5736 romansengineering@gmail.com

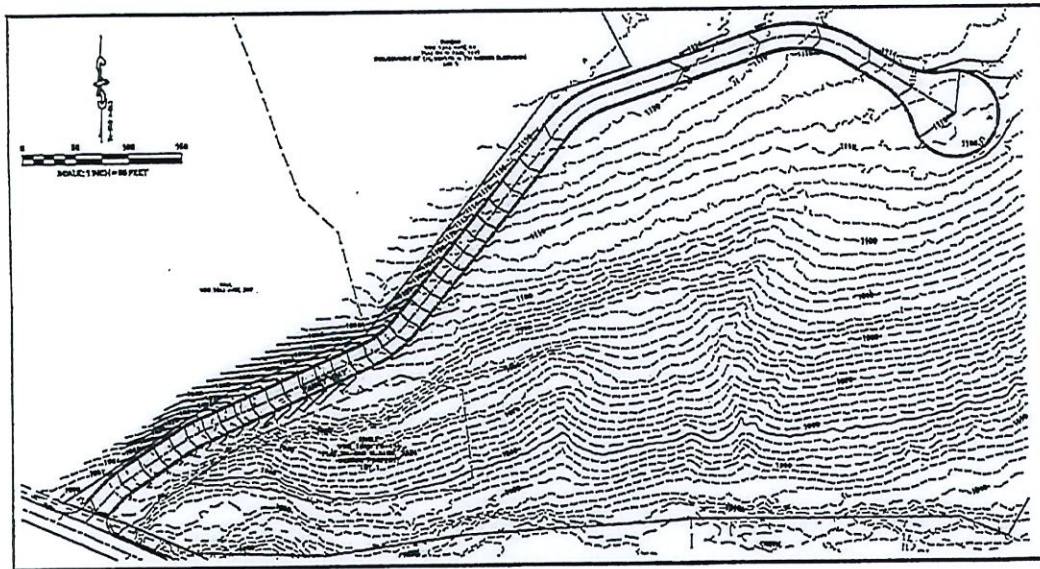
ROMANS Engineering

MESSER SUBDIVISION
DANDRIDGE, TENNESSEE
COVER SHEET

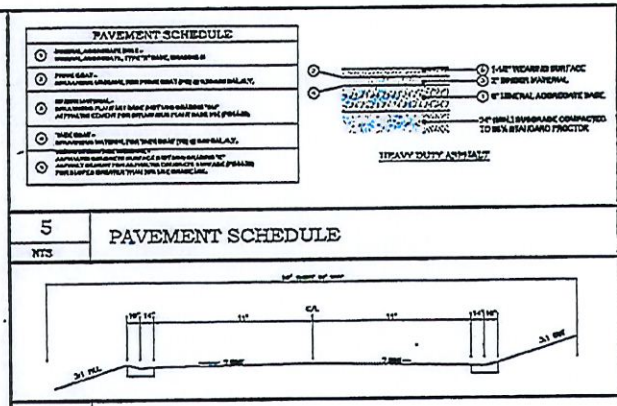
MARK	REVISIONS	DATE

JOB NO: 23-114-1
DATE: 5/24/25
DRAWN: MLR
CHECKED: TER

C0



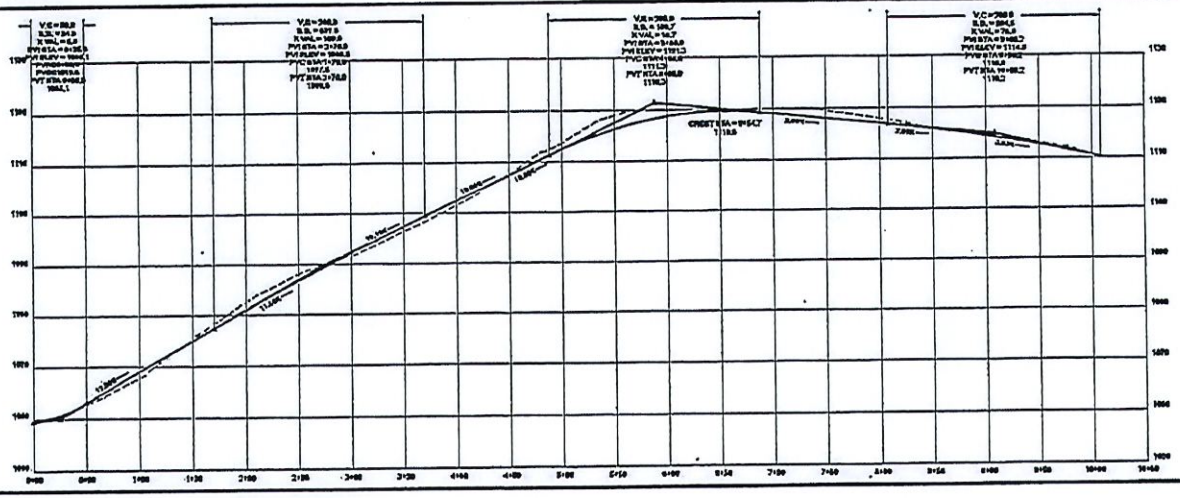
2 NTS FANCY WAY PLAN VIEW



5 NTS PAVEMENT SCHEDULE

4 NTS ROADWAY SECTION

3 NTS MOUNTABLE CURB



1 AS NOTED FANCY WAY ROADWAY PROFILE SCALE HORIZONTAL: 1 INCH = 50 FEET VERTICAL: 1 INCH = 10 FEET

ROMANS Engineering

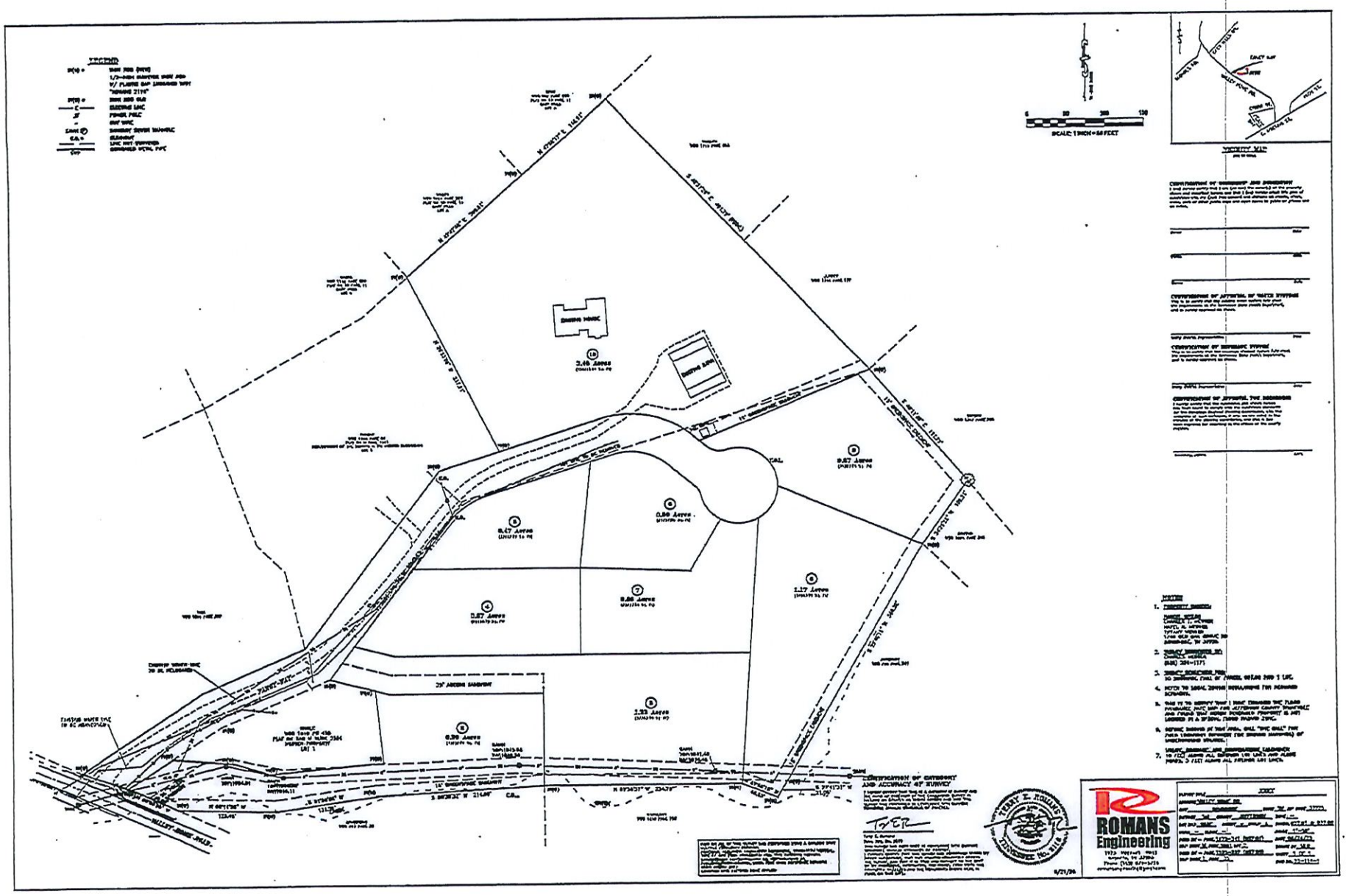
MESSER SUBDIVISION

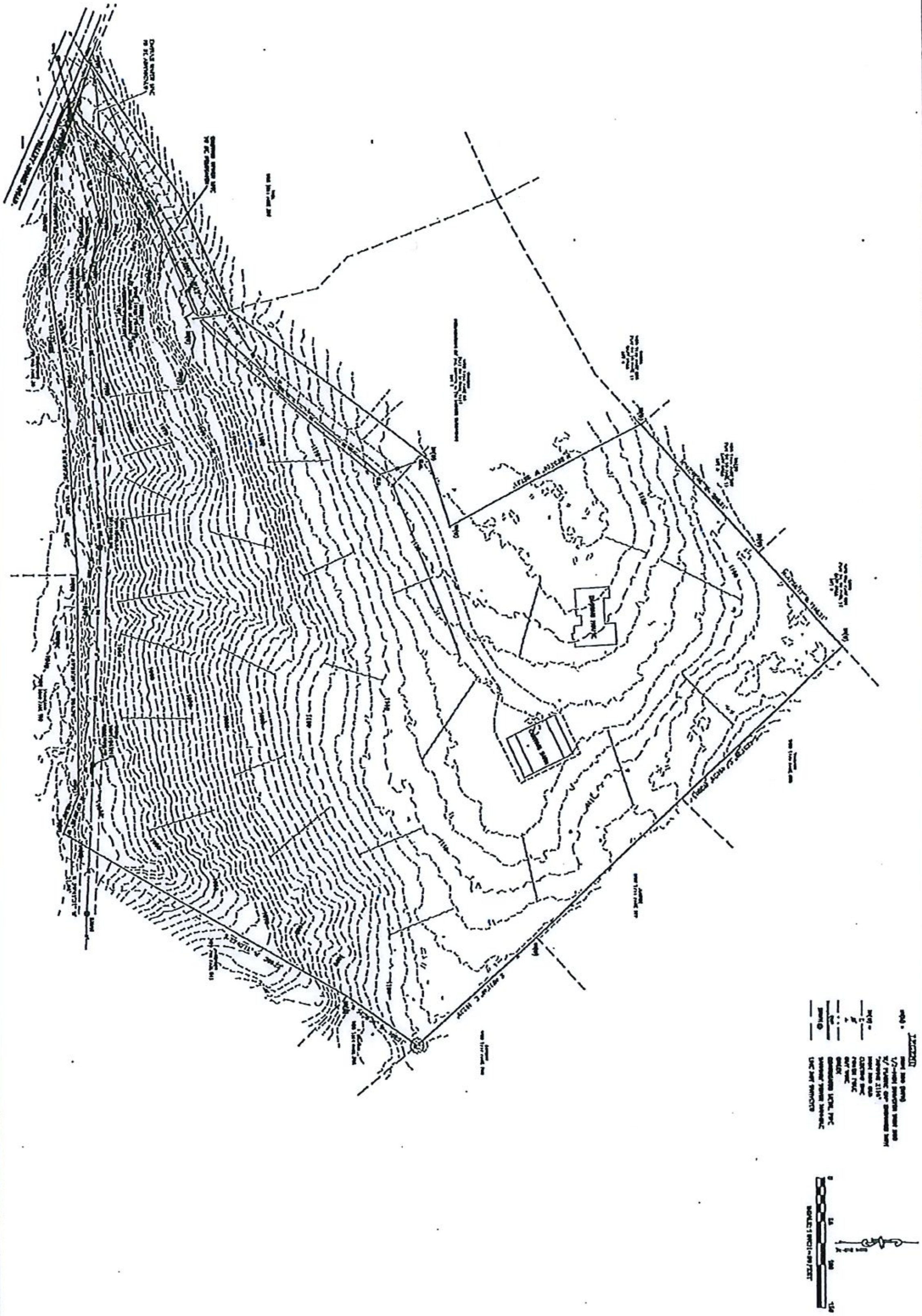
ROAD GRADING PLAN & PROFILE GRADING

NUMBER	REVISION	DATE

JOB NO. 22-114-1
DATE 6/24/22
DRAWN MLK
CHECKED TER

C3


LEGEND
SCALE: 1 INCH = 50 FEET
VICINITY MAP
CERTIFICATION OF OWNERSHIP AND DEDICATION
CERTIFICATION OF APPROVAL OF WATER SYSTEM
CERTIFICATION OF SEWERAGE SYSTEM
CERTIFICATION OF APPROVAL FOR RECORDING
NOTES
CERTIFICATION OF SURVEY AND ACCURACY OF SURVEY
TERRY L. ROMANS
ROMANS Engineering
9/21/96



NUMBER	REVISIONS	DATE

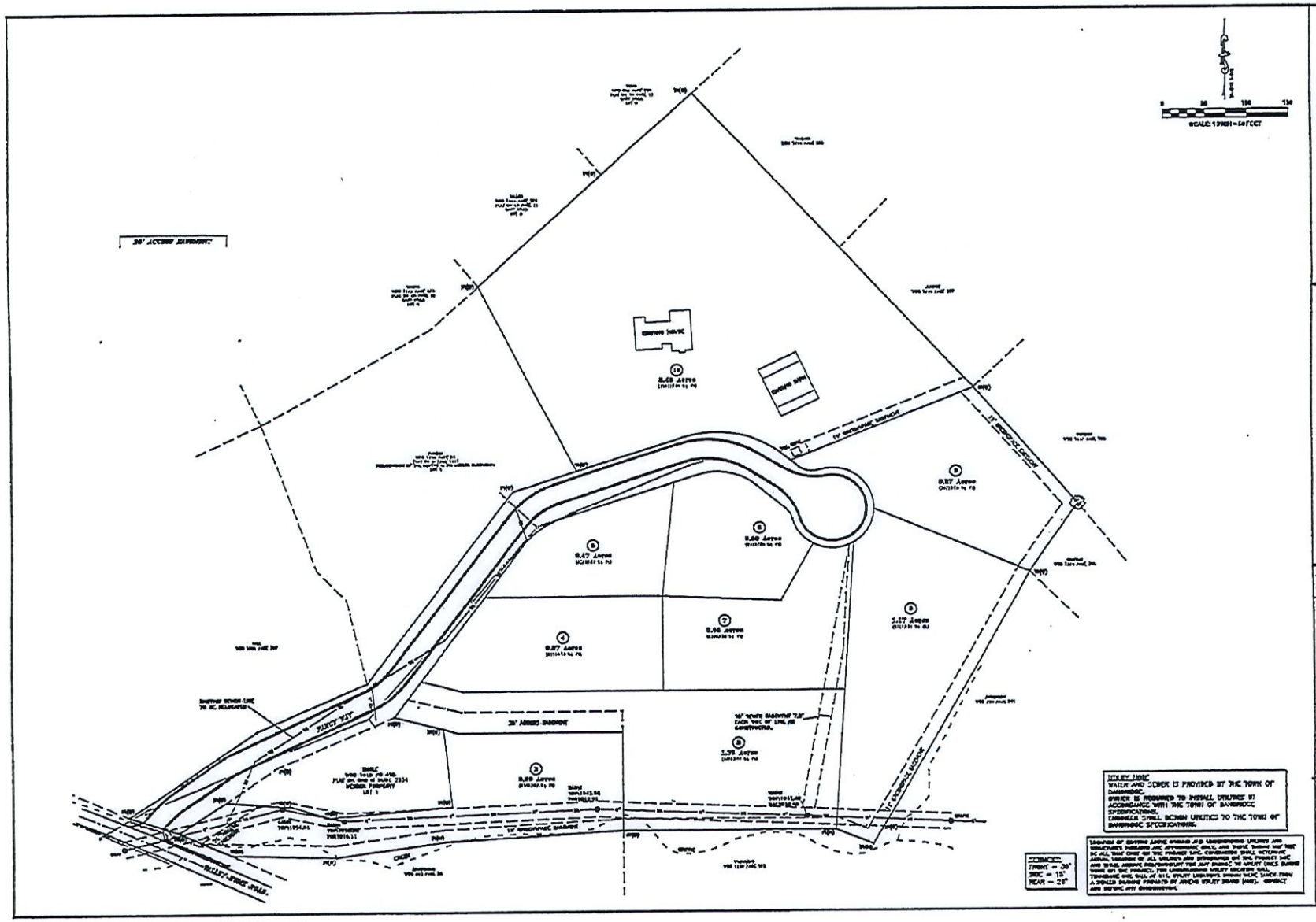
MESSER SUBDIVISION

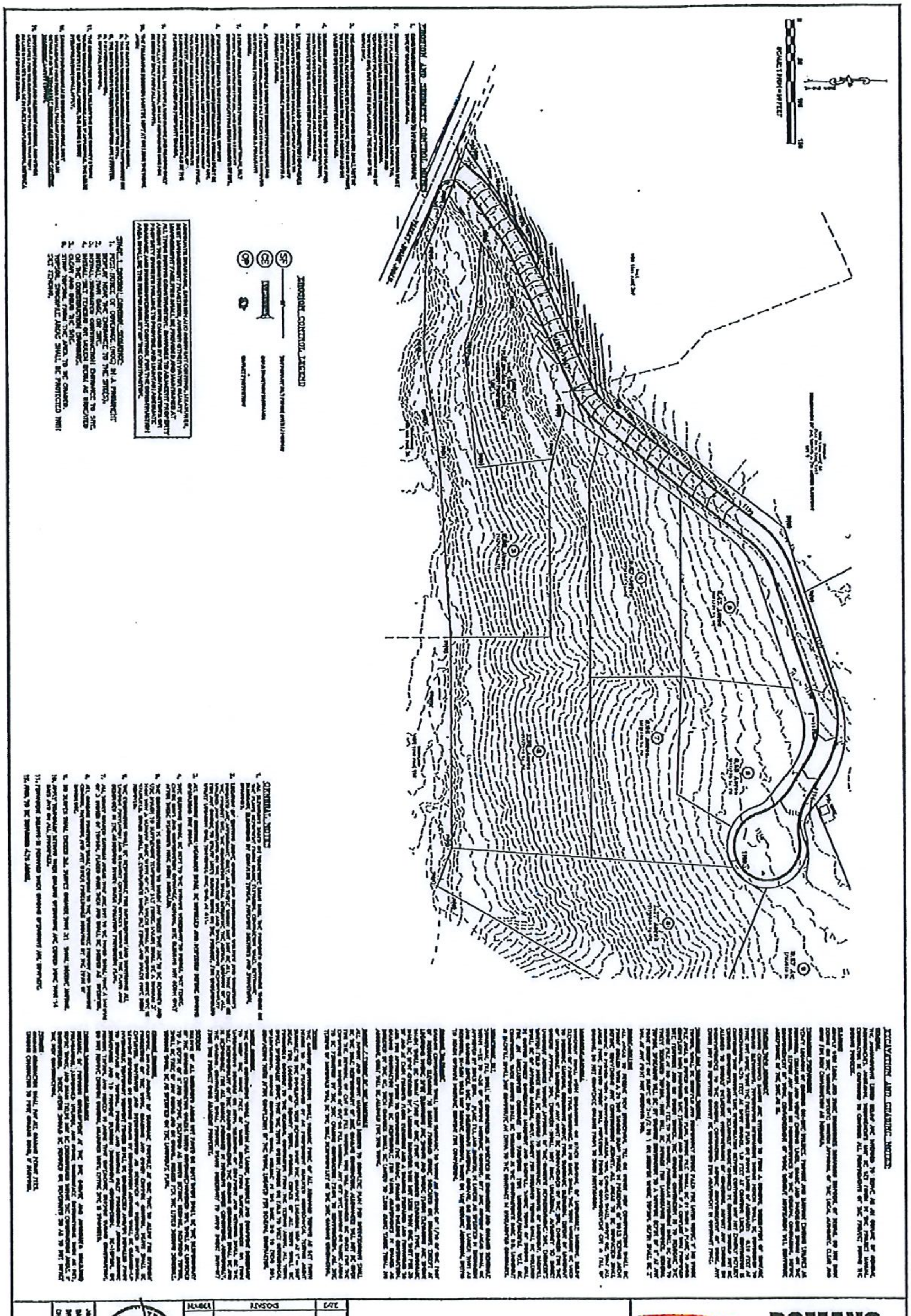
EXISTING SITE

C1

6/24/25

ROMANS Engineering


SCALE: 1"=30'-0"
0 30 60 120
20' ACCESS EASEMENT
EXISTING HOUSE
EXISTING SHED
2.25 Acres
0.27 Acres
0.27 Acres
0.30 Acres
0.27 Acres
0.66 Acres
1.17 Acres
1.25 Acres
0.99 Acres
15' DRAINAGE EASEMENT
15' DRAINAGE EASEMENT
15' DRAINAGE EASEMENT
15' DRAINAGE EASEMENT
20' ACCESS EASEMENT
30' WIDE EASEMENT 15' EACH SIDE OF LINE FOR DRAINAGE.
PUBLIC WATER LINE TO BE INSTALLED
PUBLIC PLAT BOOK 48, PAGE 2334 MESSER PROPERTY LOT 1
VALLEY STREET PLAT
UTILITY NOTE:
WATER AND SEWER IS PROVIDED BY THE TOWN OF DAWNWOOD.
BUILDER IS REQUIRED TO INSTALL UTILITIES IN ACCORDANCE WITH THE TOWN OF DAWNWOOD SPECIFICATIONS.
ENGINEER SHALL SUBMIT UTILITIES TO THE TOWN OF DAWNWOOD SPECIFICATIONS.
LOCATION OF EXISTING SANITARY SEWER AND WATERWORKS UTILITIES AND STRUCTURES PURSUANT TO ARCHITECTURAL ONLY, AND THERE MAY BE NOT BE ALL THAT EXIST ON THE PROPERTY. THE CONTRACTOR SHALL INTERVIEW AGENCY LOCATIONS OF ALL UTILITIES AND STRUCTURES ON THE PROPERTY THE CONTRACTOR AND TRUE ACCURATE RESPONSIBILITY FOR ANY DAMAGE TO UTILITY LINES DURING WORK BY THE PROJECT. FOR UNDERGROUND UTILITY LOCATIONS SHALL TERMINATE THE CALL AT 811. UTILITY LOCATIONS SHOULD TAKE SHORT TERM A SHORT DURATION PERMITS BY ANCHOR UTILITY DRAWING (SAMPLE) AND INSTALL ANY EXCAVATION.
SETBACKS:
FRONT = 30'
SIDE = 15'
REAR = 25'
ROMANS Engineering
MESSER SUBDIVISION
LOT LAYOUT
JOB NO: 23-114-1
DATE: 6/24/25
DRAWN: NLR
CHECKED: TCR
C2



NUMBER	REVISIONS	DATE

MESSER SUBDIVISION

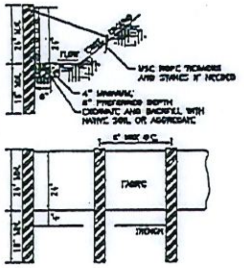
[illegible], TENNESSEE

EROSION CONTROL AND NOTES

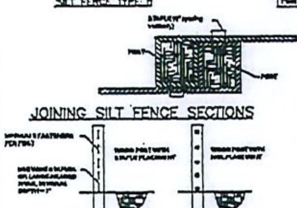
ROMANS Engineering

C4

FOR ADDITIONAL REQUIREMENTS SEE BMP: SILT FENCE EB-14



SILT FENCE TYPE B



JOINING SILT FENCE SECTIONS

Post Size & Fastner Requirements

	Post Size		
	Minimum Length	Type of Post	Size of Post
Type A	4'	Soft Wood Oak Steel	3" dia. or 2x4 1.5"X1.5" 1.3 lb/ft. min.
Type B	3'	Soft Wood Oak Steel	2" dia. or 2x2 1"X1" 0.75 lb/ft. min.
Type C	4'	Steel	1.3 lb/ft. min.
	Fasteners For Wood Posts		
	Gauge	Crown	Legs	Staples Per Post
Wire Staples	17 Min.	3/4" wide	1/2" Long	5 Min.
	Gauge	Length	Legs	Nails Per Post
Nails	14 Min.	1"	3/4"	4 Min.

Note: Filter Fabric may also be attached to the Post by wire, cord, and pockets.

TYPE FENCE	A	B	C
Tensile Strength (Lbs. Min.) (1) (ASTM D-4632)	Warp – 120 Fill – 100	Warp – 120 Fill – 100	Warp – 260 Fill – 180
Elongation (%Max.) (ASTM D-4632)	40	40	40
AOS (Apparent Opening Size) (Max. Sieve Size)(ASTM D-4751)	#30	#30	#30
Flow Rate (Gal/Min/Sq. Ft.) (GDT-87)	25	25	70
Ultra Violet Stability (2) (ASTM D-4632 after 300 hours weathering in accordance with ASTM D-4355	80	80	80
Bursting Strength (PSI Min.) (ASTM D-3786 Diaphragm Bursting Strength Tester)	175	175	175
Minimum Fabric Width (inches)	36	22	36

(1) Minimum roll average of five specimens.
(2) Percent of required initial minimum tensile strength.

SILT FENCE SPECIFICATIONS

1 TEMPORARY SILT FENCE (SF)
NTS

3 APPLYING MULCH
NTS

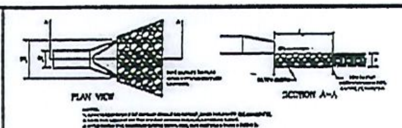
Temporary Cover Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
January 1 to May 1	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
July 15 to January 1	[illegible]	[illegible]

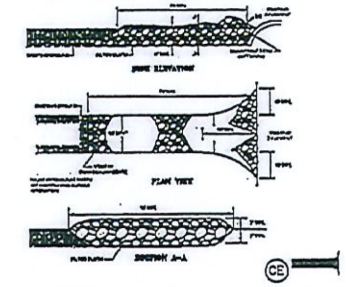
Source: TDOT Standard Specifications

Table 1

4 TEMPORARY SEEDING (TS)
NTS



4 OUTLET PROTECTION (OP)
NTS



5 CONSTRUCTION ENTRANCE
NTS

Cubic Yards of Topsoil Required to Attain Various Soil Depths

Depth (inches)	Per 1,000 Square Feet	Per Acre
1	3.1	134
2	6.2	268
3	9.3	403
4	12.4	537
5	15.5	672
6	18.6	806

Table 2

2 PERMANENT SEEDING (PS)
NTS

Permanent Cover Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Lespedeza	12%
	English Rye	8%
June 1 to August 1	Kentucky 31 Fescue	55%
	English Rye	20%
	Korean Lespedeza	15%
	Common Millet	10%
April 15 to August 15	Bermudagrass (hulled)	70%
	Annual Lespedeza	30%
August 1 to December 1	Kentucky 31 Fescue	70%
	English Rye	20%
	White Clover	10%
February 1 to December 1	Kentucky 31 Fescue	70%
	Crown Vetch	25%
	English Rye	5%

Source: TDOT Standard Specifications

Table 3

PLANTING

ROMANS Engineering

MESSER SUBDIVISION

EROSION CONTROL DETAILS

NUMBER	REVISIONS	DATE

JOB NO.	23-114-1
DATE	6/24/25
DRAWN	MLR
CHECKED	TER

C5

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION
REQUEST FORM

Presenter: Robert Ross Date: 7-22-2025

Property Owner(s): Feels Good Car wash

Property Address: SHwy 92

(House#, Street Name, Subdivision Name if applicable)

Map and Parcel Number(s): 057 Parcel 075.08

Phone Number(s)_____ or_____

(Please list number where you can be reached during the day)

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✓	Board of Zoning Appeals (Explanation)	$50.00

EXTRA Signage on Rear of Building

_____	Point(s) of Clarification	No Fee

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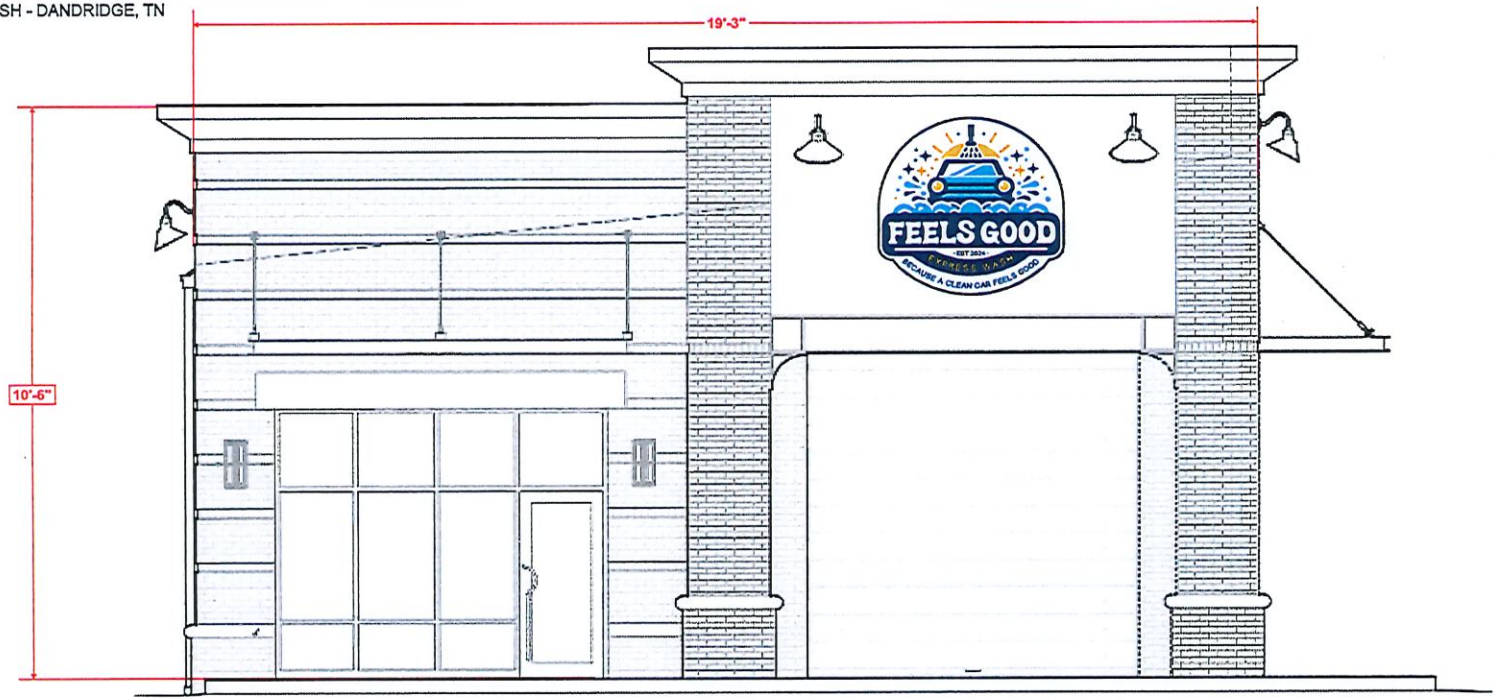
FEELS GOOD CARWASH - DANDRIDGE, TN
EAST ELEVATION



Pantone 281 c
Pantone 311 c
Pantone 130 c

SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER.
FAX: 865.947.2089 info@signco-inc.com

☐ APPROVED
☐ APPROVED W/CHANGES
☐ REVISE & RESUBMIT

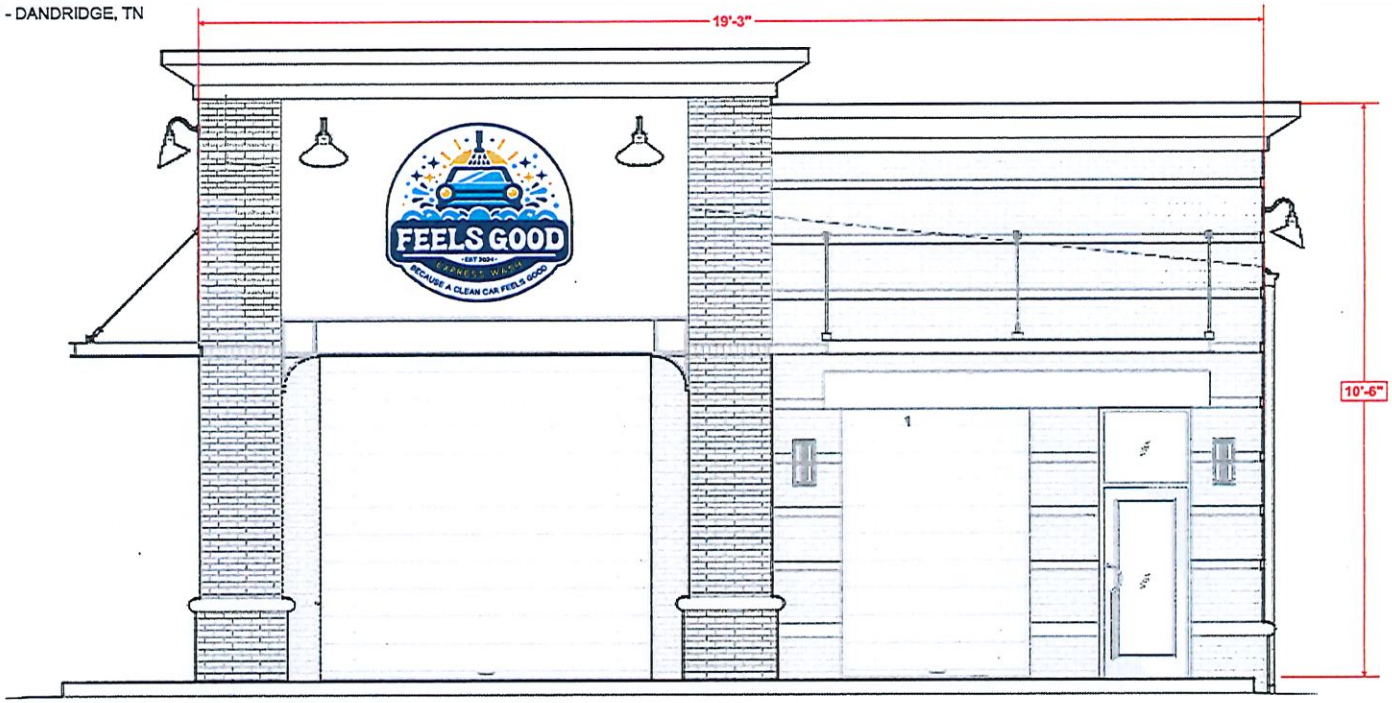
APPROVAL SIGNATURE

SIGNCO inc.
PLASTIC. NEON. ELECTRONIC

FILE LOCATION: Baker/F/Feels Good Car Wash
SALES REPRESENTATIVE: Baker Jones
DATE: 07-09-2025
SCALE: 3/8" = 1'
LOCATION: Knoxville, TN
FILE: Feels Good Car Wash Bldg
DRAWN BY: Tiffany Poling

This drawing is the property of SIGNCO, Inc. It is to be used for construction purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in claims up to 1/3 value of the job represented on this drawing.
VALUE OF THIS DRAWING: $500.00

FEELS GOOD CARWASH - DANDRIDGE, TN
WEST ELEVATION



Pantone 281 c
Pantone 311 c
Pantone 130 c

SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER.
FAX: 865.947.2089 info@signco-inc.com

☐ APPROVED
☐ APPROVED W/CHANGES
☐ REVISE & RESUBMIT

APPROVAL SIGNATURE

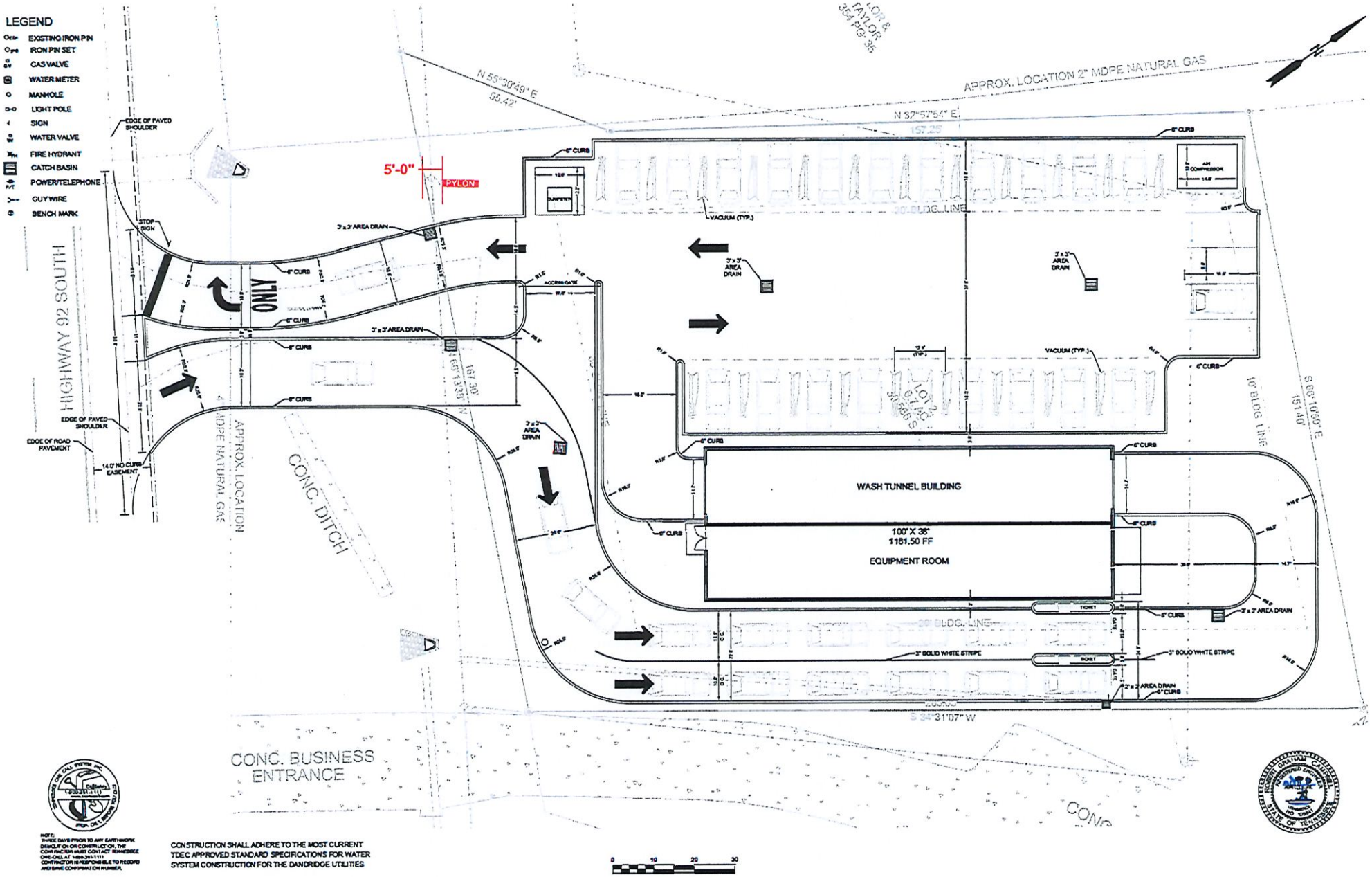
SIGNCO inc.
PLASTIC, NEON, ELECTRONIC

FILE LOCATION: Baker/F/Feels Good Car Wash	SALES REPRESENTATIVE: Baker Jones	DATE: 07-09-2025	SCALE: 3/8 = 1'
LOCATION: Knoxville, TN	FILE: Feels Good Car Wash Bldg	DRAWN BY: Tiffany Poling	

This drawing is the property of SIGNCO, Inc. It is to be used for approved purposes between the customer & SIGNCO, Inc. Any unauthorized use of this information will result in claims up to 10 times of the job represented on this drawing.
VALUE OF THIS DRAWING: $500.00

FEELS GOOD CAR WASH - DANDRIDGE, TN

SCALE: 1/32" = 1'



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK, DRINCLIP ON OR CONSTRUCTION, THE CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111. CONTRACTOR IS RESPONSIBLE TO RECORD AND NAME CONFIRMATION NUMBER.

CONSTRUCTION SHALL ADHERE TO THE MOST CURRENT TDEC APPROVED STANDARD SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION FOR THE DANDRIDGE UTILITIES