

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

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

BOARD OF ZONING APPEALS

I. READING OF THE MINUTES

- August 12, 2025 Regular meeting

II. PUBLIC COMMENTS

III. BUSINESS PRESENTED BY THE MAYOR

IV. OLD BUSINESS

V. NEW BUSINESS

- George Johnson (Pediatric Dental Company) Map 057, Parcel 052.04 – Variance Request for Rear Setback
- Nicholas Alanaiz (Hickory Lane) Map 076, Parcel 054.01 – Variance Request for Front Setback

VI. MISCELLANEOUS

VII. ADJOURNMENT

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
12 August 2025**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session on Tuesday, August 12, 2025 at 4:30 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:

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

ABSENT:

- Commissioner OPEIL
- Commissioner SCHOLLER

- 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 NELSON, seconded by Commissioner WILLOUGHBY to adopt the Regular Meeting Minutes for the July 8, 2025 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

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

Town Building Inspector Terry Reneau – last meeting we gave Lance approval to cut property into 8 lots and add duplexes but we wanted 1 driveway to cover 2 duplexes. He is back today to ask for a driveway for each lot due to drainage and sewer issues on the property. We can have him do a turnaround for each one so no one is backing out into the street. If he would have came in and asked for a 8 lot subdivision we would have given him a driveway for each one.

It came on a motion by Commissioner COLLINS, seconded by Commissioner NELSON, to Approve 8 driveways, 1 for each lot for duplexes.

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

- Leanne Clement (1012 Peck Ln.) Map 068I, Group A, Parcel 015.00 – Use of outbuilding for home occupation

Property Owner - Interested in putting a bakery on property strictly for producing bakery products. No increase of traffic flow. Trying to do a 24x24 building.

Town Building Inspector Terry Reneau – this is a home occupation and there business has grown. They want to sell to commercial places but they need health department approval. Health department will not allow production in home but allows for separate structure. They have room at the rear of house to build structure. Our guidelines say home occupations aren't allowed in accessory or detached buildings. They are asking to change some of the language to allow for it. Instead of just handing out variances, this would allow for us to change the guidelines to make it fair for everyone to come in and ask on a case by case basis

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner COLLINS, to recommend to planning commission to change language of code to allow for use on review for home occupations

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

- Tim Messer/Terry Romans (Valley Home Rd./Fancy Way) Map 068E, Group A, Parcel 027.00 – Greenway in Lieu of Sidewalk in New Development

Town Building Inspector Terry Reneau – we are worried that if this is adopted in..we would have some responsibility in upkeeping the greenway and we don't want to do that, we would upkeep the sidewalk. They could keep the street private but the road standards would have to be same as the towns, and the owners would be responsible for upkeep. We could allow them to shorten the sidewalk just to cover the lots where each owner could use the sidewalk to get to the mail kiosk but not make them do the sidewalk all the way to valley home rd.

Commissioner Nelson – worried about setting a precedent that anybody that does a subdivision could come to us and say they don't want to do a sidewalk.

Mayor Chambers – would like stay consistent with what we have done and require the sidewalk

Tim Messer/Terry Romans – The sidewalk goes to nowhere...it wouldn't be connected to town roads.

It came on a motion by Mayor CHAMBERS, seconded by Commissioner WILLOUGHBY, to deny the greenway and create a special exception to have sidewalk only in front of the lots but not extend to Valley Home Rd with reason being that 1. Valley Home Rd. does not currently have sidewalks on it 2. sidewalk would end up at the bridge and there is no room for a pedestrian facility on that bridge

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

- Feels Good Car Wash (S. Hwy 92) Map 057, Parcel 075.08 – Extra signage on rear of building

Town Building Inspector Terry Reneau – B-2 zone allows for 1 sign on building and 1 stand alone sign. They will need a special exception to allow for this sign on the rear.

MMS Land Holdings – asking for a logo sign on the rear entrance as they enter carwash so people could see logo (branding). No visibility from any other road.

It came on a motion by Commissioner FOLEY, seconded by Alderman LONGMIRE, to create a special exception to allow them to add the other sign on the rear of the building with the reason that it is on the back of the building with no visibility to any roads.

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

VIII. MISCELLANEOUS

None

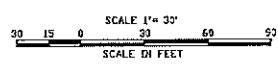
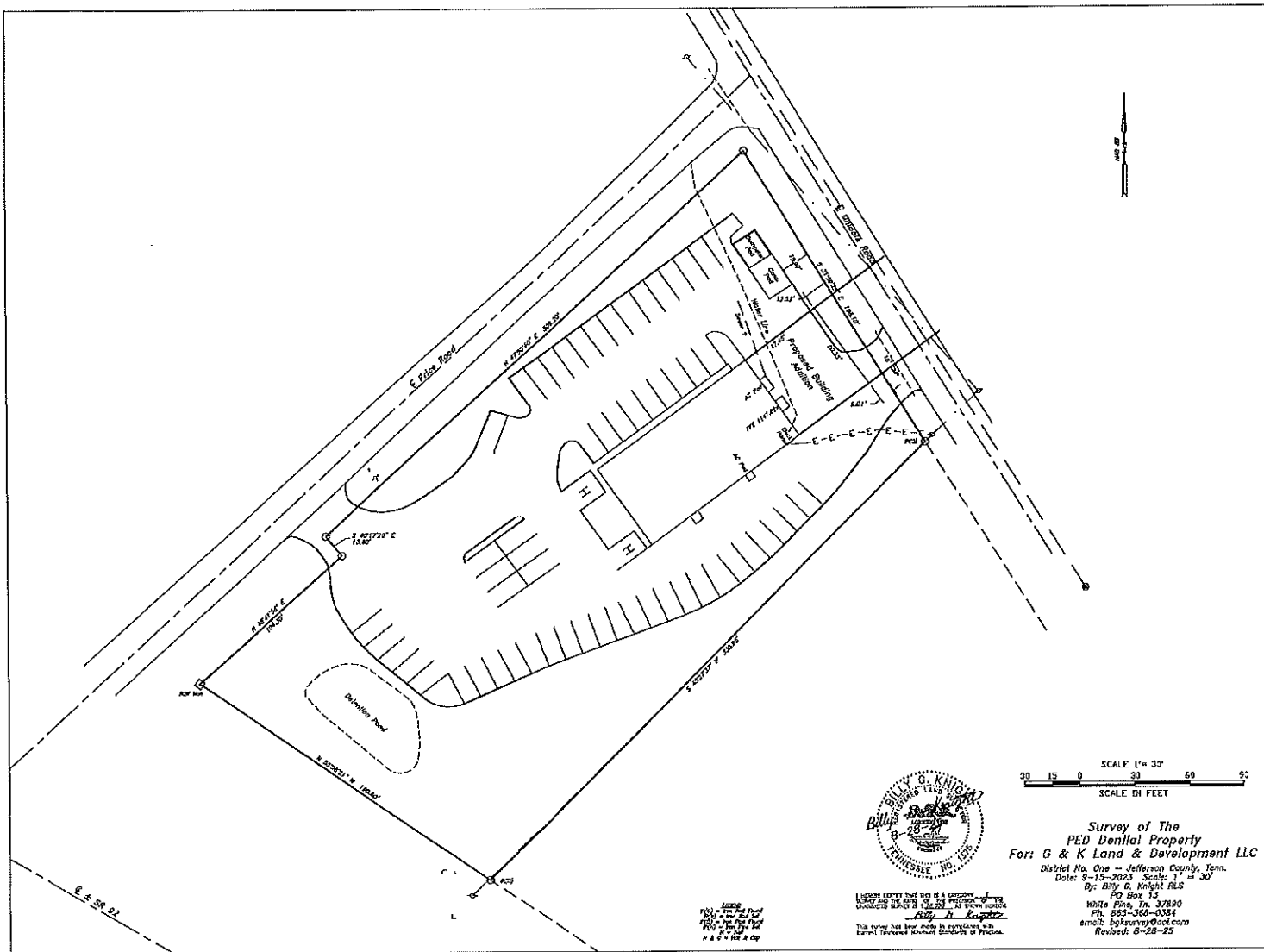
IX. ADJOURNMENT

It came on a motion by Mayor CHAMBERS, seconded by Commissioner NELSON, to adjourn the August 12, 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-081225



Survey of The
 PED Dental Property
 For: G & K Land & Development LLC
 District No. One - Jefferson County, Tenn.
 Date: 8-15-2023 Scale: 1" = 30'
 By: Billy G. Knight RLS
 PO Box 13
 White Pine, TN 37890
 Ph: 865-368-0334
 email: bgn@bgnsurvey.com
 Revised: 8-28-23

LEGEND
 R/L = Right of Way
 P/L = Private Road
 P/L = Public Road
 P/L = Private Road
 P/L = Public Road
 P/L = Private Road
 P/L = Public Road

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY HEREON.
 Billy G. Knight
 This survey has been made in accordance with
 current Tennessee Survey Standards of Practice.

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

OPERATION

[illegible]

Date _____
Signature _____

11/21/81

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26



NOTES:

1. Deed Reference: Bk. 41, Pg. 391.
2. 10' drainage and utility easements on all lots.
3. Eidge setbacks: 10' front; 10' side and rear
4. Total acreage ~ 0.918 acres.

HEALTH DEPARTMENT

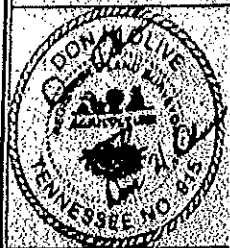
Approval is hereby granted for log(s) _____ defect(s) _____

[illegible]

John Bellin, DUMF Date: 10/16/23
Director, Department of Health

PLATE SHOWING SURVEY OF LOT OUT ON

TRACT 35, CLYDE ROMINES FARM S.D.
(S. 8, 14, 15)



1 January 1971. This date is a primary reference for the beginning of the year. The date is marked on the calendar with a large '1' and the word 'January' written vertically along the left margin. The date is also marked on the calendar with a large '1' and the word 'January' written vertically along the left margin.

[illegible]

Abstract—The purpose of this study was to determine the effect of a 10-week training program on the heart rate (HR) and blood pressure (BP) of sedentary, middle-aged men. The subjects were divided into two groups: a control group and an exercise group. The exercise group performed a 10-week training program consisting of 30 minutes of aerobic exercise, 3 times per week. The control group did not exercise. The HR and BP were measured at baseline and at the end of the 10-week training program. The results showed that the exercise group had a significant decrease in HR and BP compared to the control group. The HR decreased from 72 to 68 beats per minute, and the BP decreased from 120/80 to 110/70 mmHg. The control group showed no significant change in HR and BP. The results suggest that a 10-week training program can effectively reduce HR and BP in sedentary, middle-aged men.

578