

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
9 December 2025
5:00 p.m.**

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

BOARD OF ZONING APPEALS

I. READING OF THE MINUTES

- September 9, 2025 Regular meeting

II. PUBLIC COMMENTS

III. BUSINESS PRESENTED BY THE MAYOR

IV. OLD BUSINESS

V. NEW BUSINESS

- Jonathan Portnoy (110 Peyton Dr.) Map 068J, Group A, Parcel 009.00 – Variance on side setback
- Don Pitsly (1130 Squirewood Way) Map 068O, Group B, Parcels 001.01, 011.00, 001.02, 010.00 – Variance for Street Grade and Road Surface

VI. MISCELLANEOUS

VII. ADJOURNMENT

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
9 September 2025**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session on Tuesday, September 9, 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

ABSENT:

- Commissioner OPEIL
- Chairman CHAMBERS
- Commissioner WILLOUGHBY

- 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 August 12, 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

- George Johnson (Pediatric Dental Company) Map 057, Parcel 052.04 – Variance Request for Rear Setback

Town Building Inspector Terry Reneau – In 2023 we approved a variance and site plan for this item. They are just now getting started and would like 2.45 ft more in the back of the property

It came on a motion by Mayor CHAMBERS, seconded by Alderman LONGMIRE, to Approve the Variance for Rear Setback.

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

- Nicholas Alanaiz (Hickory Lane) Map 076, Parcel 054.01 – Variance Request for Front Setback

Builder Tom Farrel – Topography of lot is worse than we thought. Requesting 20 ft instead of 30 ft in the front.

Town Building Inspector Terry Reneau – House is angled so the majority of the house will be 30 ft in front. Topography is a reason to give a variance

It came on a motion by Mayor CHAMBERS, seconded by Commissioner COLLINS, to Approve the Variance for Front Setback.

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 Alderman LONGMIRE, to adjourn the September 9, 2025 meeting of the Dandridge Board of Zoning Appeals.

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

Mike Nelson, Vice-Chairman

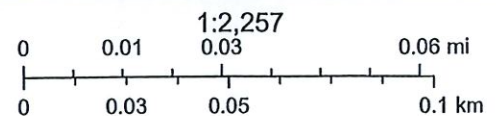
Zach Reese, Town Recorder
MINUTES-BZA-090925

Jefferson County - Parcel: 068J A 009.00



Date: December 1, 2025

County: JEFFERSON
Owner: PORTNOY JONATHAN
Address: PEYTON DR 110
Parcel ID: 068J A 009.00
Deeded Acreage: 0.79
Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © 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

DANDRIDGE, TENNESSEE



SHEET No.	LATEST SHEET TITLE	ISSUE DATE	LATEST REVISION DATE
C-0	INDEX SHEET	1/24/2013	
C-10	GENERAL PLAN	1/24/2013	
C-11	EXISTING AND PROPOSED ACCESS AND UTILITY PLAN	1/24/2013	
C-12	EXISTING AND PROPOSED UTILITY PLAN	1/24/2013	
C-13	SITE W/GRIDS PLAN	1/24/2013	
C-14	EXIST. EXISTING CONDUIT PLAN	1/24/2013	
C-15	WATER SERVICE AND SANITARY SERVICE DETAILS	1/24/2013	
C-21	FINISHT RAMP/DOCK DETAILS	1/24/2013	
C-22	EXIST. EXISTING CONTROL DETAILS	1/24/2013	



DON AND REBECCA PITSLY
SITE IMPROVEMENT PLAN
TOWN OF DANDRIDGE, TENNESSEE

X-REFERENCED DRAWINGS	
1)	25-153 Rev 1-4
2)	25-153 Rev 2
3)	
4)	
5)	

REVISION HISTORY

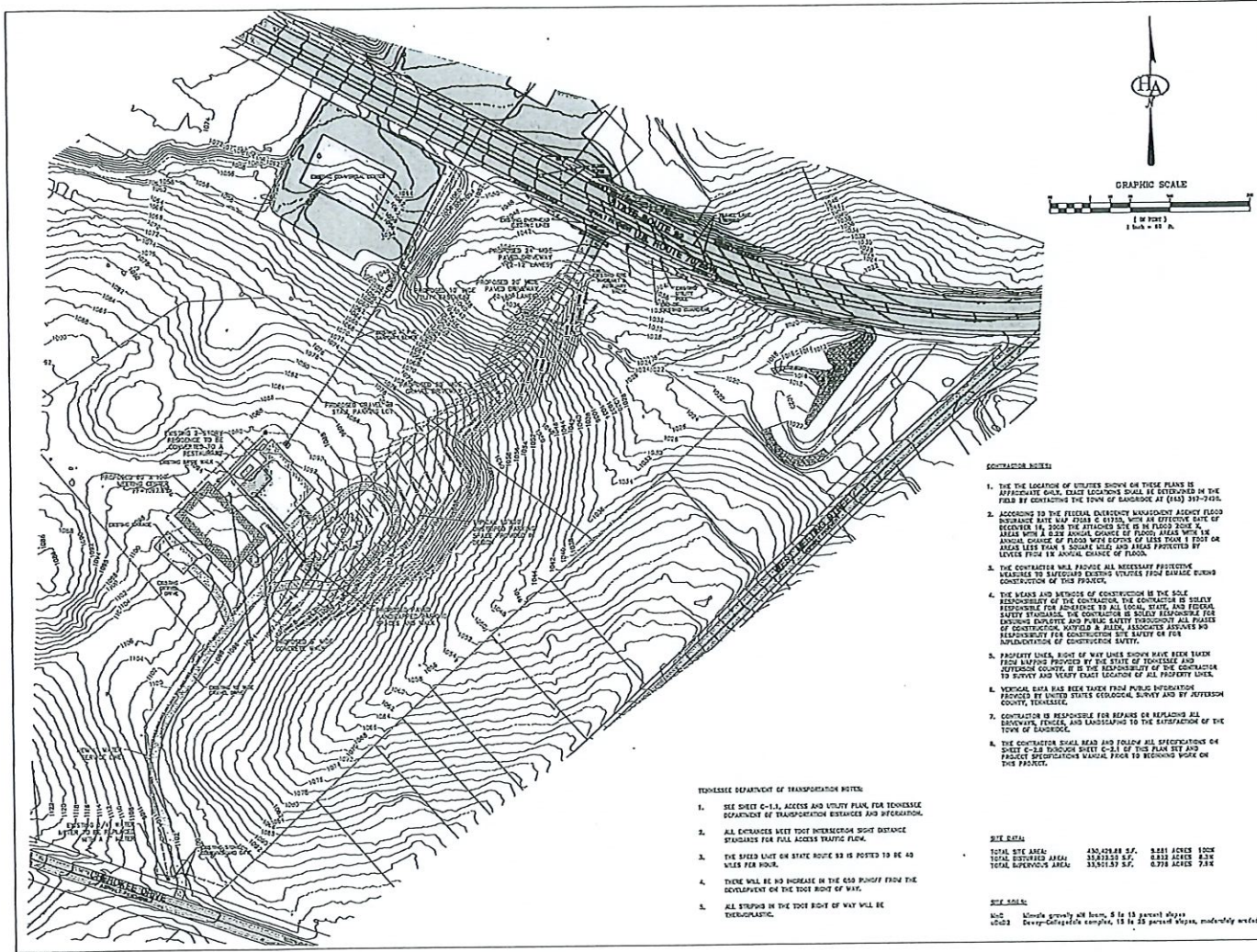
PROJECT # 25-153
DWG FILE # 25-112C-4
ISSUE DATE # 11/19/2025

DON AND
REBECCA
PITSLY

COVER SHEET

SHEET NUMBER
C-0

List of Project Contacts							
PROJECT ENGINEER	TELEPHONE	PUBLIC WORKS (WATER)	PUBLIC WORKS (SEWER)	ELECTRIC COMPANY	GAS COMPANY	PLANNING AND ZONING	COUNTY BUILDING OFFICE
WATKINS & ALLEN ASSOCIATES 1000 N. 10TH ST., SUITE 100 CONTOUR, UTAH 84015, P.O. BOX 10000, SUITE 100 SPRINGDALE PLAZA, JR. 3700	3141 ORANGEBOURN 3141 10TH ST., SUITE 100 CONTOUR, UT 84015 3141 10TH ST., SUITE 100 CONTOUR, UT 84015	TOWN OF ELDORADO 1000 N. 10TH ST., SUITE 100 CONTOUR, UT 84015 1000 N. 10TH ST., SUITE 100 CONTOUR, UT 84015	TOWN OF ELDORADO 1000 N. 10TH ST., SUITE 100 CONTOUR, UT 84015 1000 N. 10TH ST., SUITE 100 CONTOUR, UT 84015	ARIZONA ELECTRIC CO-OP 215 E. 10TH ST., SUITE 100 CONTOUR, UT 84015 215 E. 10TH ST., SUITE 100 CONTOUR, UT 84015	UTAH GAS COMPANY 215 E. 10TH ST., SUITE 100 CONTOUR, UT 84015 215 E. 10TH ST., SUITE 100 CONTOUR, UT 84015	DEPT. OF PLANNING & ZONING 215 E. 10TH ST., SUITE 100 CONTOUR, UT 84015 215 E. 10TH ST., SUITE 100 CONTOUR, UT 84015	DEPT. OF PLANNING & ZONING 215 E. 10TH ST., SUITE 100 CONTOUR, UT 84015 215 E. 10TH ST., SUITE 100 CONTOUR, UT 84015



CONTRACTOR NOTES:

1. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE TOWN OF SANDROCK AT (415) 317-2455.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SURVEILLANCE MAP AND FEMA'S 1:50,000 SCALE, WITH AN EFFECTIVE DATE OF 1994, THE APPROXIMATE FLOOD RISK IS IN FLOOD ZONE A. FLOOD ZONE A IS A 100 YEAR FLOOD RISK. FLOOD ZONE A IS AN AREA WITH A 1% ANNUAL CHANCE OF FLOOD. AREAS WITH A 1% ANNUAL CHANCE OF FLOOD ARE AREAS WITH A 1% CHANCE OF FLOOD. AREAS WITH A 1% CHANCE OF FLOOD ARE AREAS WITH A 1% CHANCE OF FLOOD.
3. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT.
4. THE MEANS AND METHODS OF CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE SAFETY OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT.
5. PROPERTY LINES, RIGHT OF WAY LINES SHOWN HAVE BEEN TAKEN FROM RECORDS PROVIDED BY THE STATE OF TENNESSEE AND THE TOWN OF SANDROCK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SURVEY AND VERIFY EXACT LOCATION OF ALL PROPERTY LINES.
6. VERTICAL DATA HAS BEEN TAKEN FROM PUBLIC INFORMATION PROVIDED BY THE TOWN OF SANDROCK, SURVEY AND BY AUTUMN COUNTY, TENNESSEE.
7. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR REPLACING ALL DRAINAGE, FENCES, AND LANDSCAPING TO THE SATISFACTION OF THE TOWN OF SANDROCK.
8. THE CONTRACTOR SHALL READ AND FOLLOW ALL SPECIFICATIONS ON SHEET C-2.8 THROUGH SHEET C-3.1 OF THIS PLAN SET AND PROJECT SPECIFICATIONS MANUAL, PRIOR TO BEGINNING WORK ON THIS PROJECT.

SITE DATA:

TOTAL SITE AREA: 480.05 ACRES 37' 8.881 ACRES 100%
 TOTAL IMPROVED AREA: 11.811 ACRES 2.461 ACRES 8.3%
 TOTAL UNIMPROVED AREA: 468.239 ACRES 97.539 ACRES 91.6%

SITE DATA:

NO. 2: Slope generally all from 5 to 15 percent slopes
 NO. 3: Develop-Grass/soil complex, 15 to 25 percent slopes, moderately eroded

TENNESSEE DEPARTMENT OF TRANSPORTATION NOTES:

1. SEE SHEET C-1.1, ACCESS AND UTILITY PLAN, FOR TENNESSEE DEPARTMENT OF TRANSPORTATION DISTANCES AND INFORMATION.
2. ALL EXCHANGES MEET TDDOT INTERSECTION DISTANCE STANDARDS FOR FULL ACCESS TRAFFIC FLOW.
3. THE SPEED LIMIT ON STATE ROUTE 93 IS POSTED TO BE 40 MILES PER HOUR.
4. THERE WILL BE NO INCREASE IN THE CDD POINT FROM THE DEVELOPMENT OF THE TRUCK RIGHT OF WAY.
5. ALL STRIPS IN THE TRUCK RIGHT OF WAY WILL BE THERMOPLASTIC.



HATFIELD & ALLISON ASSOCIATES
 ENGINEERS & ARCHITECTS
 10000 RIVERVIEW BLVD
 FARMINGTON, TN 37630
 PHONE (615) 881-8311



STATE OF TENNESSEE
 PROFESSIONAL ENGINEER
 DON AND REBECCA PITSLY

DON AND REBECCA PITSLY
 SITE IMPROVEMENT PLAN
 TOWN OF SANDROCK, TENNESSEE

REVISION HISTORY

NO.	DESCRIPTION
1	11/10/2015
2	11/10/2015
3	11/10/2015
4	11/10/2015
5	11/10/2015
6	11/10/2015
7	11/10/2015
8	11/10/2015
9	11/10/2015
10	11/10/2015

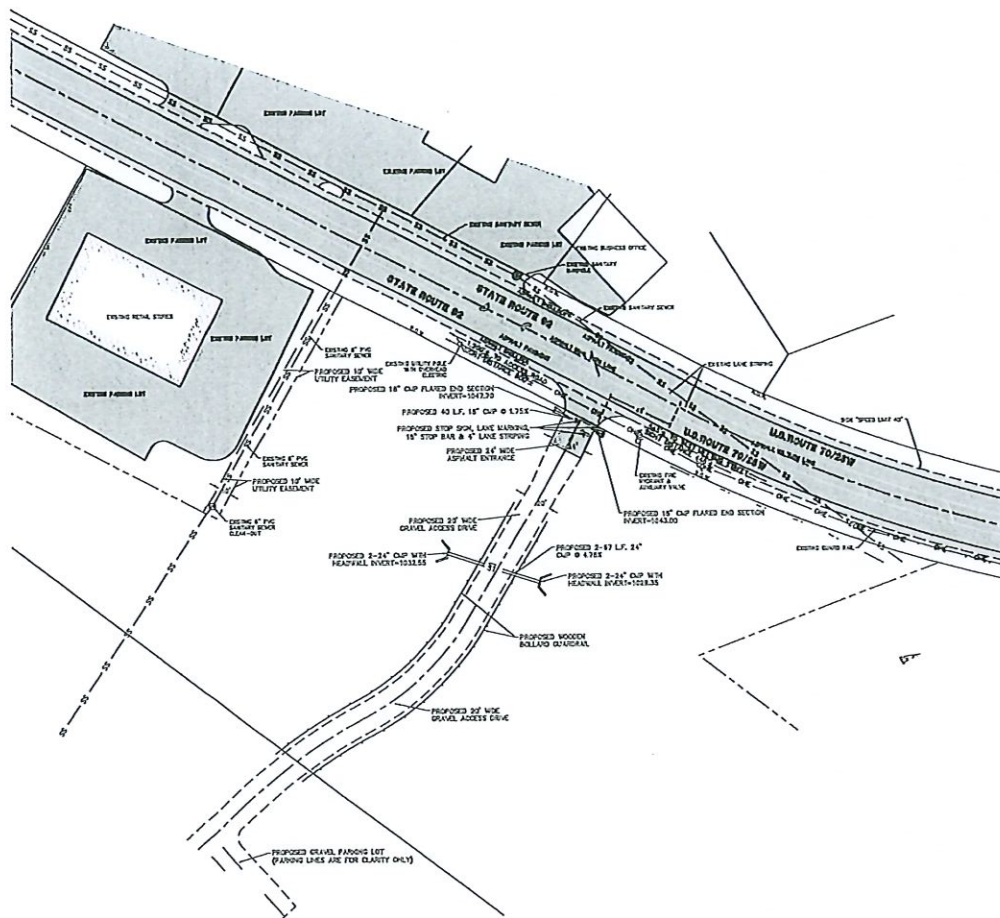
PROJ. NO. + 25-153
 DWG. FILE # 25-153 C-1.0
 DATE DATE + 11/10/2015

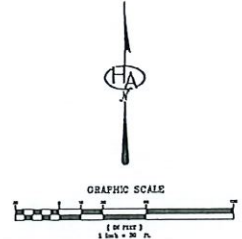
DON AND REBECCA PITSLY

OVERALL SITE IMPROVEMENT PLAN

SHEET NUMBER

C-1.0



[illegible]

X-REFERENCED DRAWINGS	
10	25-153 Form-B
10	25-153 Form-B
20	
20	

REVISION HISTORY

PROJ NO. • 25-153
DWG FILE • 25-153 C-1.4
ISSUE DATE • 11/16/2025

**DON AND
REBECCA
PITSLY**

**SITE EROSION
CONTROL PLAN**

SHEET NUMBER
C-1.4

1. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE. EACH LOCATION SHOWN SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL THE WATER LINES AND RELATED ACCESSORIES IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CALIFORNIA PLUMBING CODE.
4. ALL WATER LINES SHALL BE INSPECTED AND TESTED FOR LEAKAGE BY THE CONTRACTOR. ALL LEAKS, MATERIALS AND EQUIPMENT FOR TESTING SHALL BE PROVIDED BY THE CONTRACTOR.
5. ALL TESTING SHALL BE PERFORMED IN THE PRESENCE OF A TOWN OF DANDICHO REPRESENTATIVE (311) 217-7123.
6. THE OWNER AND AGENTS OF CONSTRUCTION IS THE SOLE RESPONSIBLE PARTY FOR THE PROTECTION OF UTILITIES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MAKE-UP OF DAMAGE TO LOCAL, STATE, AND FEDERAL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PUBLIC SAFETY NOTICES. ALL PHASES OF CONSTRUCTION SHALL BE CONDUCTED IN A MANNER THAT DOES NOT ENDANGER THE PUBLIC OR THE ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY OR FOR THE PROTECTION OF THE PUBLIC.

1. CHLORINE DISINFECTION MUST CONFORM TO AWWA C651 SECTION 2.3. GASEOUS HYPOCHLORITE, FOR FURNISH OF CHLORINE DISINFECTION TO COMPLY WITH AWWA C651 USING THE TABLET METHOD.
2. SAMPLE AT END OF ALL LINES.
3. COLLECT SAMPLES IN ACCORDANCE WITH AWWA C651. SUBMIT TO TENNESSEE DEPARTMENT OF REVENUE - LABORATORY SERVICES FOR MICROBIOLOGICAL ANALYSIS AND SUBMIT ORIGINAL COPY OF THE TEST RESULTS TO THE OWNER AND TOWN OF DUNROSCHE (HIS 337-7420).

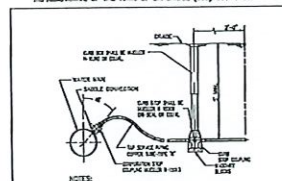
1. PVC PIPE SHALL BE 504-17 AS INDICATED ON DRAWINGS CONFORMING TO ASTM E2321 WITH 80% EPM ELASTOMERIC GASKET PUSH ON JOINTS.
2. PVC GASKETS SHALL COMPLY WITH ASTM F177 AND BE FACTORY INSPECTED.
3. NON-METALLIC PIPE DETECTION FIVE SHALL BE PLACED IN ALL TRENCHES AT VERTICAL INTERVALS OF 10 INCHES BETWEEN THE TOP OF THE PIPE AND THE DIRT.
4. GATE VALVES SHALL BE AUSTIN 6509 NON-RISING STEM (NRS), 0-RING STEM SEAL, COUNTER-GLANDS OPENING AS VIEWED FROM THE TOP.
5. FILL ENTIRE MAN AND BRANCH LINE UNDER EQUIPMENT OF LINE INSTALLATION USE A MINIMUM OF 25 FEET FOR SECOND FILLING AND 15 FEET FOR THIRD FILLING AND MINIMUMS OUT OF VALVES.

1. PERFORM TESTING IN THE PRESENCE OF THE OWNER AND A TOWN OF CAMBRIDGE REPRESENTATIVE.
2. TEST PRESSURE SHALL NOT BE LESS THAN 1.5 TIMES OR A MAXIMUM OF 200 PSI WORKING PRESSURE OF THE TEST SECTION.
3. THE PRESSURE TEST SHALL BE A MINIMUM TWO HOUR TEST DURATION WITH A MINIMUM PLUS/MINUS 5 PSI TEST PRESSURE DEVIATION FOR THE TEST DURATION.

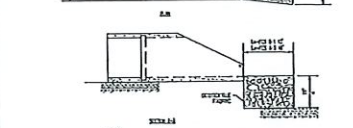
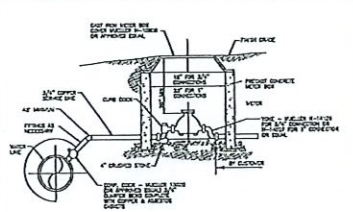
[illegible][illegible]

1. COLLECTION TESTING SHALL BE PERFORMED AFTER THE BAROCLAM HAS LIDEN IN PLACE AT LEAST 15 MINUTES. THE TEST SHALL BE PERFORMED WITH A 9-INCH DIAMETER, HAVING A DIAMETER ERROR TO 5% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST MUST BE PERFORMED BY EQUALLY PULLING THE BAROCLAM THROUGH THE SEWER LINE. A TEST MUST BE PERFORMED AT EACH OF A REPRESENTATIVE OF THE TOWN OF SANDPIDGE (115) 371-7432.
2. LOW PRESSURE AIR TESTING SHALL BE PERFORMED AS PER ASTM C-818 (LATEST) ON ALL OPEN END PIPE SECTIONS. THE TEST RESULTS FOR THE PRESSURE TO DROP FROM THE STABILIZED 35 PSI TO 25 PSIG SHOULD BE GREATER THAN OR EQUAL TO 72-MIN/100' OF DUCT-NO CRACKY SEWER LINE. ALL TESTS MUST BE PERFORMED IN THE PRESENCE OF A REPRESENTATIVE OF THE TOWN OF SANDPIDGE.

3. ALL WADGERS SHALL BE VACUUM TESTED TO ASSURE WATER-TIGHTNESS BEFORE BACK FILLING. THE METHOD OF VACUUM TESTING BRANCHES REQUIRES THE FOLLOWING CRITERIA: (A) ALL LEFT HAND BRANCHES SHALL BE VACUUM TESTED TO THE FULL GRADE. (B) THE EXTENSION OF THE WADGERS MUST BE PLACED IN THE OPEN GRADE. (C) STANDING WATER SHALL BE ALLOWED IN THE WADGERS. EXCAVATION MUST BE KEPT OPEN TO THE GRADE TO PERMIT THE WATER TO RISE. (D) WHEN THE WATER IN THE WADGERS SHALL BE EXHAUSTED, PUMPED IN SUCH A MANNER AS TO PRODUCE A VACUUM OF 29.9 INCHES OF MERCURY. (E) WHEN THE VACUUM IS FULLIED, (F) THE TEST HOLE MUST BE PLACED IN THE GORE SECTION OF THE WADGER. (G) THE ALLOWED LEAKAGE OF VACUUM SHALL BE 1 INCH OF VACUUM PER 100 INCHES OF WADGER SHALL BE EXCEED. (H) THE TIME FOR THE WADGER TO DROP TO 9 INCHES OF MERCURY SHALL BE 15 SECONDS. (I) FOLLOWING THE TEST, THE WADGER SHALL BE KEPT OPEN WHEN THE TIME TO DROP TO 9 INCHES OF MERCURY MEETS OR EXCEEDS THE REQUIREMENT.
4. FOR WADGERS NOT IN EXCESS OF AN ADDITIONAL 15 SECONDS TO 30 SECONDS MAY BE IN EXCESS OF AN ADDITIONAL 30 SECONDS TO THE REQUIREMENT.
5. ALL TESTS MUST BE FORWARDED IN THE PRESENCE OF A REPRESENTATIVE OF THE STATE DEPARTMENT (S.D.) 217-1123.



NOT TO SCALE



CONCRETE MANHOLE DETAIL
NOT TO SCALE

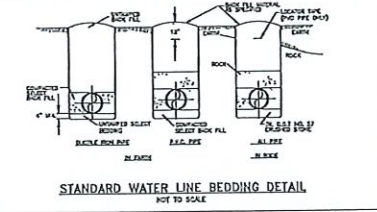


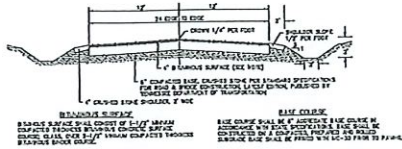
Figure 1 consists of six diagrams, labeled A through F, illustrating different methods for repairing a concrete wall with a vertical crack. Each diagram shows a cross-section of a wall with a vertical crack. Diagram A shows a simple V-shaped repair. Diagram B shows a V-shaped repair with a circular patch. Diagram C shows a V-shaped repair with a circular patch and a horizontal crack. Diagram D shows a V-shaped repair with a circular patch and a horizontal crack. Diagram E shows a V-shaped repair with a circular patch and a horizontal crack. Diagram F shows a V-shaped repair with a circular patch and a horizontal crack.

CLASS	REPAIR	SYMBOL
A	V-Gel	CLASS 1 - No repair
B	V-Gel	CLASS 2 - No repair
C	V-Gel	CLASS 3 - No repair
D	V-Gel	CLASS 4 - No repair
E	V-Gel	CLASS 5 - No repair
F	V-Gel	CLASS 6 - No repair

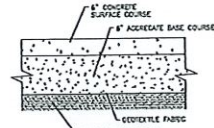
[illegible]

BACKFILLING & COMPACTION OF GRAVITY

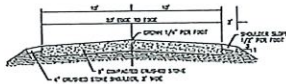
[illegible]



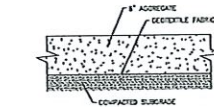
PAVED ENTRANCE ROAD
CROSS SECTION DETAIL
NOT TO SCALE



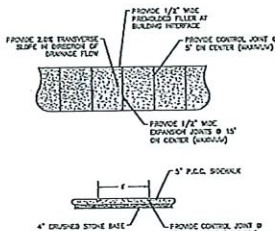
FULL DEPTH HANDICAPPED
PARKING PAVEMENT DETAIL
NOT TO SCALE



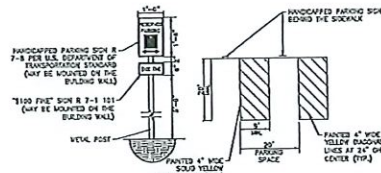
TYPICAL STONE ENTRANCE
DRIVE CROSS SECTION DETAIL
NOT TO SCALE



FULL DEPTH GRAVEL PARKING DETAIL
NOT TO SCALE



TYPICAL SIDEWALK DETAIL
NOT TO SCALE



TYPICAL HANDICAPPED PARKING
SPACE AND SIGNAGE
NOT TO SCALE



DON AND REBECCA PITSLY
SITE IMPROVEMENT PLAN
TOWN OF DANDRIDGE, TENNESSEE

REVISION HISTORY
1. 11/19/2025
2. 11/19/2025
3. 11/19/2025
4. 11/19/2025
5. 11/19/2025

REVISION HISTORY
1. 11/19/2025
2. 11/19/2025
3. 11/19/2025
4. 11/19/2025
5. 11/19/2025

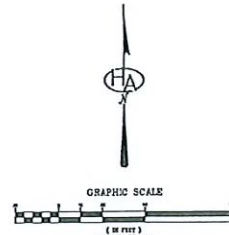
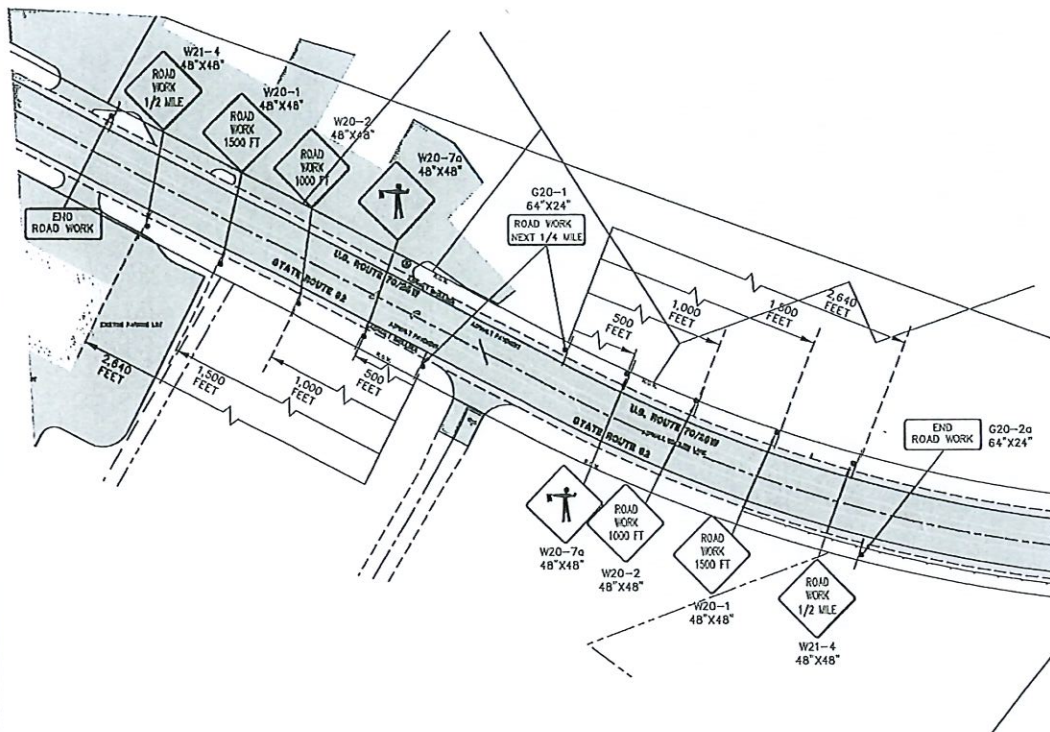
PROJECT # 25-133
DWG FILE # 11-13-21
REV DATE # 11/19/2025

DON AND REBECCA PITSLY

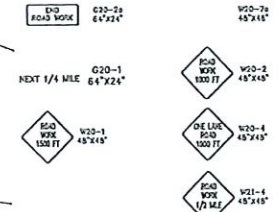
PAVEMENT IMPROVEMENTS
DETAIL SHEET

SHEET NUMBER
C-2.1

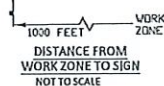
SHEET NUMBER
C-2.2



CONTRACTOR TO INSTALL TRAFFIC CONTROL SIGNS AND TO MAINTAIN SET DISTANCE FROM CONSTRUCTION LOCATION OF CONSTRUCTION WILL CHANGE AS THE PROJECT PROGRESSES



TYPICAL WORK ZONE WARNING SIGNS
NOT TO SCALE



HA
HATFIELD & ALLIUM
ASSOCIATES
ENGINEERING & PLANNING
111 MANCHESTER BLVD
STAVANNAH, ALA 35761
PHONE: (205) 344-3031

DON AND REBECCA PITSLY
SITE IMPROVEMENT PLAN
TOWN OF DANDY, TENNESSEE

X-REFERENCED DRAWINGS	
NO.	DATE
1	11/18/2023
REVISION HISTORY	
NO.	DATE
1	11/18/2023

PROJECT: 25-133
DRAWING: 25-133-03.8
ISSUE DATE: 11/18/2023

DON AND REBECCA PITSLY
TRAFFIC CONTROL PLAN

DESIGN NUMBER
C-3.0