

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

**DANDRIDGE REGIONAL PLANNING COMMISSION**

**I. PUBLIC COMMENTS**

**II. READING OF THE MINUTES**

- October 21, 2025 Meeting

**III. BUSINESS PRESENTED BY THE MAYOR**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

- Stepanie Rustin (Jefferson County) – Resolution 2025-63: Permitted Uses in I-3 Zone
- Stepanie Rustin (Jefferson County) – Resolution 2025-65: Duties of Zoning Officials
- Troy and Aurora Pulliam (1220 Spring St.) Map 068N, Group B, Parcel 5.00 – Rezone Request B-2 to R-1
- Don Pitsly (1130 Squirewood Way) Map 068O, Group B, Parcels 001.01, 011.00, 001.02, 010.00 – Site Plan Review
- Jonathan Portnoy (110 Peyton Dr.) Map 068J, Group A, Parcel 009.00 – Site Plan Review

**VI. MISCELLANEOUS**

**VII. ADJOURNMENT**

Zach Reese  
Town Recorder  
Agenda 120925

**TOWN OF DANDRIDGE, TENNESSEE  
REGIONAL PLANNING COMMISSION  
REGULAR MEETING  
October 21, 2025**

**I. CALL TO ORDER**

A. The Dandridge Regional Planning Commission met in regular session on Tuesday, October 21, 2025, at 5:00 p.m.

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

**II. ROLL CALL**

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:

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

**III. PUBLIC COMMENTS**

None

**IV. READING OF THE MINUTES**

It came on a motion by Commissioner OPEIL, seconded by Alderman LONGMIRE to adopt the Regular Meeting Minutes for the September 9, 2025 meeting.

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

**V. BUSINESS PRESENTED BY THE MAYOR**

None Presented

**VI. OLD BUSINESS**

None Presented

**VII. NEW BUSINESS**

- David & Josh Cate (Greenhill Rd. – Growth Boundary) Map 067, Parcel 037.01 – Final Plat Review: 3-5 lot subdivision

*Town Building Inspector Terry Reneau – Meets all requirements*

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner COLLINS, to approve the final plat as presented

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

- Lance Williams (N. Gay St.) Map 068F, Group A, Parcel 026.03 – Final Plat Review: 6-15 lot subdivision

*Town Building Inspector Terry Reneau – Meets all requirements. Existing street, sewer, water, electric. 7-lot.*

It came on a motion by Commissioner NELSON, seconded by Commissioner COLLINS, to approve the final plat as presented

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

- Joe Gibson (1130 Squirewood Way) Map 068O, Group B, Parcels 001.01, 011.00, 001.02, 010.00 – Rezone Request R-1 to B-4

*Town Building Inspector Terry Reneau – Owners want to do nice sit down restaurant. Will have access from 25-70. B-4 allows restaurants, wedding venues, bed and breakfast. Will be under historic guidelines. Will be adding commercial kitchen for restaurant. Phase 2 could be wedding venue*

It came on a motion by Commissioner NELSON, seconded by Mayor CHAMBERS, to Recommend the Rezone Request from R-1 to B-4 to the BMA

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

- Brian Ewers (1135 Academy Circle) Map 068K, Group A, Parcel 003.01 – Site Plan Review

*Town Building Inspector Terry Reneau – Meets requirements. Water and sewer available. Parking lot will be permeable pavers. Small retention pond for building runoff. Brian Ewers – they are in cost cutting phase so they can get the bid out. Are trying to change things without sacrificing the size of 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

#### IX. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner NELSON, to adjourn the October 21, 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
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## TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION

## REQUEST FORM

Presenter: Stephanie Rustin Date: 11-20-25Property Owner(s): Jefferson County

Property Address: \_\_\_\_\_

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

Map and Parcel Number(s): \_\_\_\_\_

Phone Number(s) \_\_\_\_\_ or \_\_\_\_\_

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

**Attention:** All requesters to the Town of Dandridge Planning Commission and/or Board of Zoning Appeals are required to present their materials in accordance to the written regulations within the City's Zoning Ordinance and Subdivision Regulations. Failure to follow these regulations prior to submission will result in having your request removed from the City's Planning Commission and/or Board of Zoning Appeals monthly meeting until such requirements are met.

**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

Other Growth Boundary

\_\_\_\_\_ Point(s) of Clarification No Fee

Total amount of fees paid: \_\_\_\_\_ Receipt Number: \_\_\_\_\_



## RESOLUTION 2025-63

### A RESOLUTION AMENDING THE ZONING RESOLUTION OF JEFFERSON COUNTY, TENNESSEE TO REFLECT CERTAIN PROHIBITED USES IN ALL ZONING DISTRICTS AND PERMITTED USES IN THE I-3 ZONING DISTRICT

WHEREAS, The Jefferson County Board of Commissioners desires to consider amendments to the Zoning Resolution of Jefferson County, regarding zoning districts in which Data Centers and IT/ AI data Centers are permitted and prohibited;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Jefferson County (hereinafter referred to as the "Board") that the Board requests the Jefferson County Regional Planning Commission consider the following amendments to the Zoning Resolution as follows:

**Section 1.** Article 5- Definitions is amended by adding the following:

*DATA CENTER: A Data Center is a physical location that stores computing machines and their related hardware equipment. It contains the computing infrastructure that IT systems require, such as servers, data storage drives and network equipment , and associated components; it is the physical facility that stores any digital data.*

*IT/ AI DATA CENTER: An Artificial Intelligence (AI) Data Center is a specialized facility to handle AI workloads; supporting advanced computing tasks, relying on GPU's, TPU's, and high performance processors. They are used for cloud computing, data storage, content delivery, disaster recovery and AI processing; serving users and running critical services for technology companies/ entities and governments. IT/ AI Data Centers house computers and machines that can reason, learn, and act in such a way that would normally require human intelligence or that archives data whose scale exceeds or may exceed what humans can produce.*

**Section 2.** Article \_\_\_ - I-3 is amended as follows:

*Data Centers and AI/ IT Data Centers are only permitted in the I-3 Zone.*

**BE IT FURTHER RESOLVED** that these regulations shall take effect immediately upon passage, the public welfare requiring it.

**BE IT FURTHER RESOLVED**, if any provision of this resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or application and to that end the provisions of this resolution are declared to be severable.

**Date Considered by Jefferson County Regional Planning Commission:** \_\_\_\_\_

**Approve** \_\_\_\_\_ **Denied** \_\_\_\_\_

\_\_\_\_\_  
Chairman Jefferson County Regional Planning Commission

\_\_\_\_\_  
Secretary Jefferson County Regional Planning Commission

**Date Considered by Jefferson City Regional Planning Commission:** \_\_\_\_\_

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_

\_\_\_\_\_  
Chairman Jefferson City Regional Planning Commission

\_\_\_\_\_  
Secretary Jefferson City Regional Planning Commission

**Date Considered by Town of Dandridge Regional Planning Commission:** \_\_\_\_\_

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_

\_\_\_\_\_  
Chairman Dandridge Regional Planning Commission

\_\_\_\_\_  
Secretary Dandridge Regional Planning Commission

**Date Considered by Town of White Pine Regional Planning Commission:** \_\_\_\_\_

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_

\_\_\_\_\_  
Chairman White Pine Regional Planning Commission

\_\_\_\_\_  
Secretary White Pine Regional Planning Commission

**Date of Public Hearing- Jefferson County Board of Commissioners:** \_\_\_\_\_

**Date of Voting Meeting Jefferson County Board of Commissioners:** \_\_\_\_\_

**Ayes:** \_\_\_\_\_ **Nays:** \_\_\_\_\_ **- Passed:** \_\_\_\_\_ **Failed:** \_\_\_\_\_

\_\_\_\_\_  
Chairman Jefferson County Board of Commissioners

\_\_\_\_\_  
Jefferson County Clerk



## RESOLUTION 2025-65

### **A RESOLUTION AMENDING THE ZONING RESOLUTION OF JEFFERSON COUNTY, TENNESSEE TO REFLECT AND CLARIFY THE JURISDICTION, POWERS, AND AUTHORITY OF THE JEFFERSON COUNTY BOARD OF ZONING APPEALS AND THE POWERS AND DUTIES OF ZONING OFFICIAL**

**WHEREAS**, The Jefferson County Regional Planning Commission (JCRPC) desires to consider amendments to the Zoning Resolution of Jefferson County to reflect and clarify the jurisdiction, powers, and authority of the Jefferson County Board of Zoning Appeals (BZA) and the powers and duties of zoning official;

**WHEREAS**, While it is the position of the Jefferson County Regional Planning Commission that the BZA presently has the power to hear and decide appeals from the decisions of any administrative official pursuant to T.C.A. § 13-7-108 and/ or T.C.A. § 13-7-109 and the Zoning Resolution, based on a recent decision from the Jefferson County Chancery Court, out of an abundance of caution, the JCRPC recommends amendments to the Zoning Resolution;

**NOW, THEREFORE, BE IT RESOLVED** by the Jefferson County Regional Planning Commission (hereinafter referred to as the "JCRPC") that recommends the Board of Commissioners of Jefferson County, Tennessee adopt the following amendments to the Jefferson County Zoning Resolution:

**Section 1.** §10.1 is deleted and replaced with the following section:

A zoning official shall be appointed to enforce and administer the Zoning Resolution, maintain records, and forward materials to the Board of Zoning Appeals (BZA) and the planning commission (RPC). The zoning official shall routinely attend meetings of the BZA and the RPC. Current zoning maps and map amendments shall be maintained by the zoning official and the zoning official shall conduct inspections of properties in furtherance of the zoning official's duties and powers as prescribed by the provisions of the Zoning Resolution. The zoning official is authorized to interpret the Zoning resolution and determine the applicability of the provisions of the Zoning Resolution and the determination of whether particular uses are not permitted in the various zoning districts.

**Section 2.** §10.2 is deleted and replaced with the following section:

**10.2. Building Permits.** It shall be unlawful to start construction of a principal building or accessory building unless a building permit is obtained. It shall be unlawful to construct additions to any existing building unless a building permit is obtained. Building Permits shall be obtained from the Jefferson County Building Department. The approval, granting or denial of a building permit is within the jurisdiction and authority of the Jefferson County Building Department.

**Section 3.** §10.3 is deleted and replaced with the following section:

**10.3. Notice of Violation, Stop Work Orders, and Sanctions.** If the zoning official finds that any of the provisions of this Zoning Resolution are being violated or believes that a use is not permitted in a particular zoning district, the person responsible for such violations shall be notified in writing. The zoning official shall indicate the nature of the violation, and order the action necessary to correct it. The zoning official shall take any other action authorized by law to ensure compliance with or to prevent violation of the provisions of this Zoning Resolution, including, but not limited to the issuance of Stop Work Orders. Stop Work Orders may be issued by the zoning official, regarding construction or land usage when the zoning official notices a violation of this Zoning Resolution. All work must cease and desist until the violation is corrected.

**Section 4.** §10.4 is deleted.

**Section 5.** §10.5 is deleted.

**Section 6.** §10.6 is deleted and replaced with the following section:

**10.4. Penalties for Violations.** Violations of the Zoning Resolution are punishable under the state statutes governing misdemeanors authorized in Title 13, Tennessee Code Annotated and violations of the Zoning Resolution are also subject to the other remedies and actions described in *Tennessee Code Annotated*, §§13-7-101 *et seq.*, including but not limited to those described in §13-7-111. Violations of the Zoning Resolution may also be punishable by a \$50.00 fine per day. Each day a violation of the Zoning Resolution persists shall be considered a separate offence or violation. The zoning office shall have primary enforcement authority.

**Section 7.** §10.7 is deleted.

**Section 8.** §11.1: Add the following provision:

The BZA shall:

- (i) Maintain a record of the BZA's proceedings, including resolutions, transactions, motions, and actions, which are public records;
- (ii) Elect from its membership a chair and other officers as the board deems necessary; and
- (iii) Require parties to proceedings before it to present relevant proof, regarding the particular matter which is being heard or considered.

**Section 9.** §11.2 is deleted and replaced with the following:



(a) Appeals to the BZA may be taken by any person aggrieved, or by any officer, department or board of the county affected, by any action, inaction, decision or determination of the zoning official or other administrative official, based in whole or in part upon any provision of this Zoning Resolution. Such appeals must be in writing and signed by the person making the appeal or contest. The writing does not have to be extensive or in any particular form but should describe what action, inaction, decision or determination of the zoning official is being appealed or contested.

(b) The zoning official or other administrative officials who make decisions or determinations pursuant to the Zoning Resolution shall inform, in writing, the person receiving the decision or determination and the person or entity who owns the property about which the decision or determination was made of the person's right to appeal to the BZA.

**Section 10.** §11.3 is deleted and replaced with the following:

The Board of Zoning Appeals shall have the following powers, jurisdiction, authority and duties:

(a) To hear and decide appeals where an aggrieved person is contesting an action or inaction of the zoning official in the carrying out or enforcement of Zoning Resolution.

(b) To hear and decide appeals or contests of an appellant or aggrieved person that there is an error in any order, requirement, permit, decision, determination, or refusal made by the zoning official or other administrative official in the carrying out or enforcement of Zoning Resolution.

(c) To hear and decide, in accordance with the provisions of the Zoning Resolution, requests for special exceptions or for interpretations of the zoning map and/or provisions of the Zoning Resolution or for decisions upon other special questions authorized by this resolution.

(d) To grant variances from the terms of the zoning regulations in specific cases where there exists a lot (parcel or tract) recorded prior to the enactment of zoning regulations, and such lot is exceptionally narrow, shallow, or shaped, or such piece of property has exceptional topographic conditions or other extraordinary and exceptional situation or condition that the strict application of certain zoning requirements would result in peculiar and exceptional practical difficulties to or exception or undue hardship upon the owner. (Hardship does not include conditions and/or situations resulting in financial problems resulting from an act or acts by past and/or present owner). Variances may be granted to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and regulations.

(e) In exercising the powers in the Zoning Resolution, the Board of Zoning Appeals may in conformity with the provisions of this Zoning Resolution, reverse or affirm, wholly or in part, or may modify an order, requirement, decision, action, inaction, or determination of the zoning official and to that end shall have all powers and authority of the zoning official.

(f) The BZA shall further have all other powers and authority as described in the provisions of the Zoning Resolution.

(g) The official actions of Board of Zoning Appeals shall be the final decision and may be appealed only to a Court of Competent Jurisdiction.

**Section 11.** §11.4 is deleted and replaced with the following:

**11.4 BZA Hearings- Time**

If the request for a hearing, appeal or contest, is received by the zoning official at least 14 calendar days before the next regular meeting of the BZA, the hearing shall be heard at this next regular meeting of the BZA. However, the BZA has the discretion and authority to continue or reschedule the hearing to a future meeting of the BZA. Upon receipt of any request for hearing, appeal or contest, the zoning official shall notify, in writing, the person or entity making said request and any property owner about which the request is being made of the hearing date, the right of said persons to attend the hearing, and the right to present evidence pursuant to the provisions of the Zoning Resolution.

**BE IT FURTHER RESOLVED** that these regulations shall take effect immediately upon passage, the public welfare requiring it.

**BE IT FURTHER RESOLVED**, if any provision of this resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or application and to that end the provisions of this resolution are declared to be severable.



**Date Considered by Jefferson County Regional Planning Commission:** \_\_\_\_\_

**Approve** \_\_\_\_\_ **Denied** \_\_\_\_\_

\_\_\_\_\_  
Chairman Jefferson County Regional Planning Commission

\_\_\_\_\_  
Secretary Jefferson County Regional Planning Commission

**Date Considered by Jefferson City Regional Planning Commission:** \_\_\_\_\_

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_

\_\_\_\_\_  
Chairman Jefferson City Regional Planning Commission

\_\_\_\_\_  
Secretary Jefferson City Regional Planning Commission

**Date Considered by Town of Dandridge Regional Planning Commission:** \_\_\_\_\_

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_

\_\_\_\_\_  
Chairman Dandridge Regional Planning Commission

\_\_\_\_\_  
Secretary Dandridge Regional Planning Commission

**Date Considered by Town of White Pine Regional Planning Commission:** 11/18/26

**Approved** ☒ **Denied** \_\_\_\_\_

\_\_\_\_\_  
Chairman White Pine Regional Planning Commission

\_\_\_\_\_  
Secretary White Pine Regional Planning Commission

**Date of Public Hearing- Jefferson County Board of Commissioners:** \_\_\_\_\_

**Date of Voting Meeting Jefferson County Board of Commissioners:** \_\_\_\_\_

**Ayes:** \_\_\_\_\_ **Nays:** \_\_\_\_\_ **- Passed:** \_\_\_\_\_ **Failed:** \_\_\_\_\_

\_\_\_\_\_  
Chairman Jefferson County Board of Commissioners

\_\_\_\_\_  
Jefferson County Clerk



DANDRIDGE PLANNING COMMISSION

REQUEST FORM

Presenter: \_\_\_\_\_ Date: 12-12-2020

Property Owner(s): Troy and Aunara Pulliam

Property Address: 1220 Spring St.

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

Map and Parcel Number(s): 068N-B 5.00

Phone Number(s) 865-360-7450 or 865-640-3340

(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 B2 to R1 \$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

\_\_\_\_\_ Point(s) of Clarification No Fee

Total amount of fees paid: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

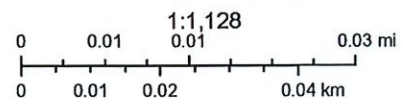


# Jefferson County - Parcel: 068N B 005.00



Date: December 4, 2025

County: JEFFERSON  
Owner: PULLIAM TROY ADAM & AURORA M  
Address: SPRING ST 1220  
Parcel ID: 068N B 005.00  
Deeded Acreage: 0  
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, METU NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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.

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION  
REQUEST FORM

Presenter: Don Pittsley Date: 11-21-2025

Property Owner(s): Scotty + Rebecca Jinks / Marsha K. Mc Spadden

Property Address: Highway 25/70

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

Map and Parcel Number(s): 0680 B Parcel 1.00

Phone Number(s) 0680-B-011.00 or 0680-B 1.01 + 1.02

(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
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☐ Annexation \$25.00

☐ Board of Zoning Appeals (Explanation) \$50.00

☐ Point(s) of Clarification No Fee

Total amount of fees paid: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

# DON AND REBECCA PITSLY

## SITE IMPROVEMENT PLAN

### DANDRIDGE, TENNESSEE



Index to Drawings			
SHEET NO.	LATEST SHEET FILE	ISSUE DATE	LATEST REVISION DATE
C-0	OTHER SHEET	11/18/2025	
C-1	GENERAL PLAN	11/18/2025	
C-11	EXISTING AND PROPOSED ACCESS AND UTILITY PLAN	11/18/2025	
C-12	EXISTING AND PROPOSED UTILITY PLAN	11/18/2025	
C-13	SITE GRADING PLAN	11/18/2025	
C-14	SIX ENDSIDE CONTROL PLAN	11/18/2025	
C-20	WATER SERVICE AND SANITARY SEWER DETAILS	11/18/2025	
C-21	PAVEMENT AND GROUND DETAILS	11/18/2025	
C-22	SIX ENDSIDE CONTROL DETAILS	11/18/2025	



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

REFERENCE DRAWINGS  
 1. 25-133-01-01  
 2. 25-133-01-02  
 3. 25-133-01-03

REVISION HISTORY	
NO.	DESCRIPTION

PROJ. NO. 25-133  
 DWG. FILE 25-133-01  
 ISSUE DATE 11/18/2025

**DON AND REBECCA PITSLY**

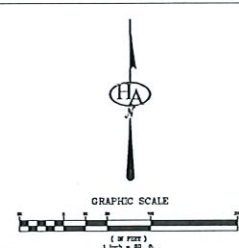
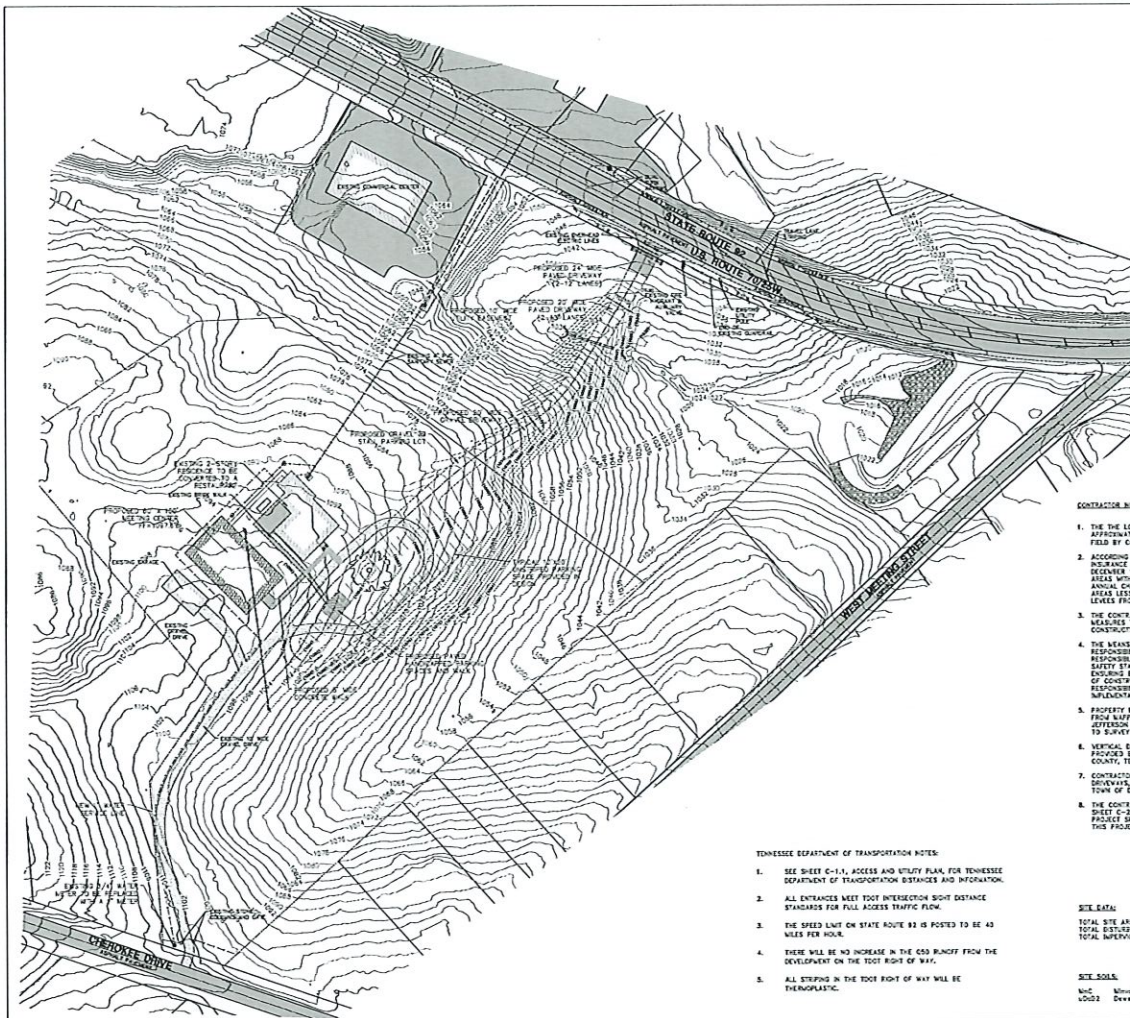
COVER SHEET

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
HAYES & ALLEN ASSOCIATES (615) 369-3000 CONTACT: LUTHER HAYES, P.E. 775 HAVES ROAD STAMFORD, TN 37081	4181 COMMUNICATIONS (615) 614-3618 CONTACT: ED BASSLER 8750 FAYETTE DRIVE KNOXVILLE, TN 37922	TOWN OF DANDRIDGE (615) 397-7420 CONTACT: LANA BROWN 101 E. MAIN STREET DANDRIDGE, TN 37725	TOWN OF DANDRIDGE (615) 397-7420 CONTACT: LANA BROWN 101 E. MAIN STREET DANDRIDGE, TN 37725	APPALACHIAN ELECTRIC CO-OP (615) 475-2511 CO. 7-2, DANDRIDGE CO. P.O. BOX 728 JEFFERSON CITY, TENNESSEE 37763	JEFFERSON - COOKE COUNTY UTILITY 211 E. BIRCHWAY BLVD. CONTACT: ERIN YARROW (423) 479-7511	COOKE ENFORCEMENT OFFICER / BUILDING PERMIT (615) 397-7422 EXT. 13 CONTACT: GARY HARRIS 212 WEST MAIN STREET DANDRIDGE, TN 37725	COOKE ENFORCEMENT OFFICER / BUILDING SUPERVISOR (615) 397-7422 EXT. 12 CONTACT: GARY HARRIS 212 WEST MAIN STREET DANDRIDGE, TN 37725





- 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 (615) 397-7430.
  2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) C-0150, WITH AN EFFECTIVE DATE OF DECEMBER 18, 2008 THE ATTACHED SITE IS IN FLOOD ZONE X. AREAS WITH A 0.2% ANNUAL CHANCE OF FLOOD, AREAS WITH 1% ANNUAL CHANCE OF FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL 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 ADHERENCE TO ALL LOCAL, STATE, AND FEDERAL SAFETY STANDARDS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING EMPLOYEE AND PUBLIC SAFETY THROUGHOUT ALL PHASES OF CONSTRUCTION. MATERIAL & ALLEN, ASSOCIATES ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR FOR IMPLEMENTATION OF CONSTRUCTION SAFETY.
  5. PROPERTY LINES, RIGHT OF WAY LINES SHOWN HAVE BEEN TAKEN FROM MAPS PROVIDED BY THE STATE OF TENNESSEE AND JEFFERSON COUNTY. 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 UNITED STATES GEOLOGICAL SURVEY AND BY JEFFERSON COUNTY, TENNESSEE.
  7. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR REPLACING ALL EXISTING UTILITIES, FENCES, AND LANDSCAPING TO THE SATISFACTION OF THE TOWN OF SANDROCK.
  8. THE CONTRACTOR SHALL READ AND FOLLOW ALL SPECIFICATIONS ON SHEET C-1.0 THROUGH SHEET C-1.1 OF THIS PLAN SET AND PROJECT SPECIFICATIONS MANUAL PRIOR TO BEGINNING WORK ON THIS PROJECT.

- TENNESSEE DEPARTMENT OF TRANSPORTATION NOTES:**
1. SEE SHEET C-1.1, ACCESS AND UTILITY PLAN, FOR TENNESSEE DEPARTMENT OF TRANSPORTATION ESTIMATES AND INFORMATION.
  2. ALL ENTRANCES MEET FOOT INTERSECTION RIGHT DISTANCE STANDARDS FOR FULL ACCESS TRAFFIC FLOW.
  3. THE SPEED LIMIT ON STATE ROUTE 82 IS POSTED TO BE 40 MILES PER HOUR.
  4. THERE WILL BE NO INCREASE IN THE C&G RANOFF FROM THE DEVELOPMENT ON THE RIGHT RIGHT OF WAY.
  5. ALL STRIPING IN THE RIGHT RIGHT OF WAY WILL BE THERMOPLASTIC.

**SITE DATA:**

TOTAL SITE AREA:	430,498.89 S.F.	9.801 ACRES	100%
TOTAL EXISTED AREA:	33,821.20 S.F.	0.772 ACRES	8.3%
TOTAL IMPROVED AREA:	33,821.87 S.F.	0.772 ACRES	7.8%

**SITE SOILS:**

MoC: Moderate gravelly all loam, 8 to 15 percent slopes

LoC2: Heavy-Clayey loam, 15 to 25 percent slopes, moderately eroded



**RATOLD & ALLEN**  
ASSOCIATES  
ENGINEERING & PLANNING  
1700 N. 1ST AVE.  
TAMPA, FL 33601



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

**REVISION HISTORY**

NO.	DATE	DESCRIPTION
1	11/15/2025	ISSUED FOR PERMIT

**PROJECT NO. 25153**  
**DWG FILE 25-153-1.0**  
**ISSUE DATE 11/15/2025**

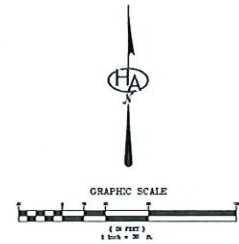
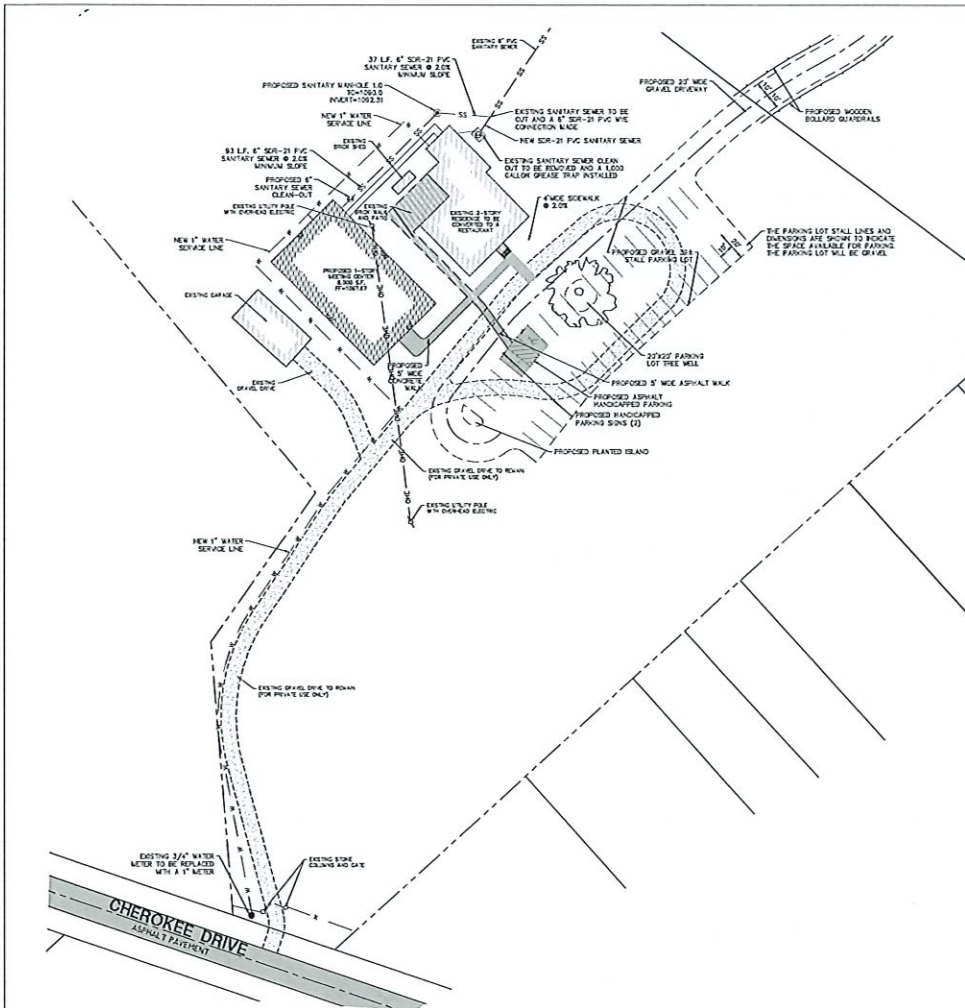
**DON AND REBECCA PITSLY**

**OVERALL SITE IMPROVEMENT PLAN**

**SHEET NUMBER**  
**C-1.0**







#### 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 BANGOR AT (415) 297-7425.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) C-1254, WITH AN EFFECTIVE DATE OF DECEMBER 14, 2004, THE ATTACHED SITE IS IN FLOOD ZONE X. AREAS WITH A 1% ANNUAL CHANCE OF FLOOD AREAS WITH 1% ANNUAL CHANCE OF FLOOD WITH ELEVATION OF LESS THAN 1 FOOT OR AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY ALEXIS FROM 1% ANNUAL CHANCE OF FLOOD.
3. THE CONTRACTOR WILL 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 ADHERENCE TO ALL LOCAL, STATE, AND FEDERAL SAFETY STANDARDS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EMPLOYING EMPLOYEE AND PUBLIC SAFETY THROUGHOUT ALL PHASES OF CONSTRUCTION. HATFIELD & ALLEN ASSOCIATES ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR FOR INSURANCE OF CONSTRUCTION SAFETY.
5. PROPERTY LINES, RIGHT OF WAY LINES SHOWN HAVE BEEN TAKEN FROM MAPS PROVIDED BY THE STATE OF TENNESSEE AND JEFFERSON COUNTY. 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 UNITED STATES GEOLOGICAL SURVEY AND BY JEFFERSON COUNTY, TENNESSEE.
7. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR REPLACING ALL DRIVEWAYS, FENCES, AND LANDSCAPING TO THE SATISFACTION OF THE TOWN OF BANGOR.
8. THE CONTRACTOR SHALL READ AND FOLLOW ALL SPECIFICATIONS ON SHEET C-1.2 THROUGH SHEET C-2.1 OF THIS PLAN SET AND PROJECT SPECIFICATIONS MANUAL PRIOR TO BEGINNING WORK ON THIS PROJECT.

#### SITE DATA:

TOTAL SITE AREA: 435,425.68 S.F. 8.881 ACRES 150W  
 TOTAL DISTURBED AREA: 15,812.25 S.F. 0.352 ACRES 8.2A  
 TOTAL IMPERVIOUS AREA: 31,911.57 S.F. 0.776 ACRES 7.5A

#### SITE SLOPE:

W-1: Mobile gravelly silt loam, 5 to 15 percent slopes  
 L-10: Clayey colluvial complex, 15 to 25 percent slopes, moderately eroded



### DON AND REBECCA PITSLY SITE IMPROVEMENT PLAN

TOWN OF BANGOR, TENNESSEE

#### REFERENCES/DRAWINGS

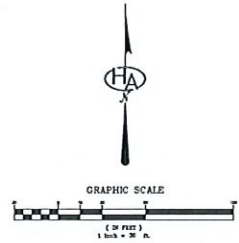
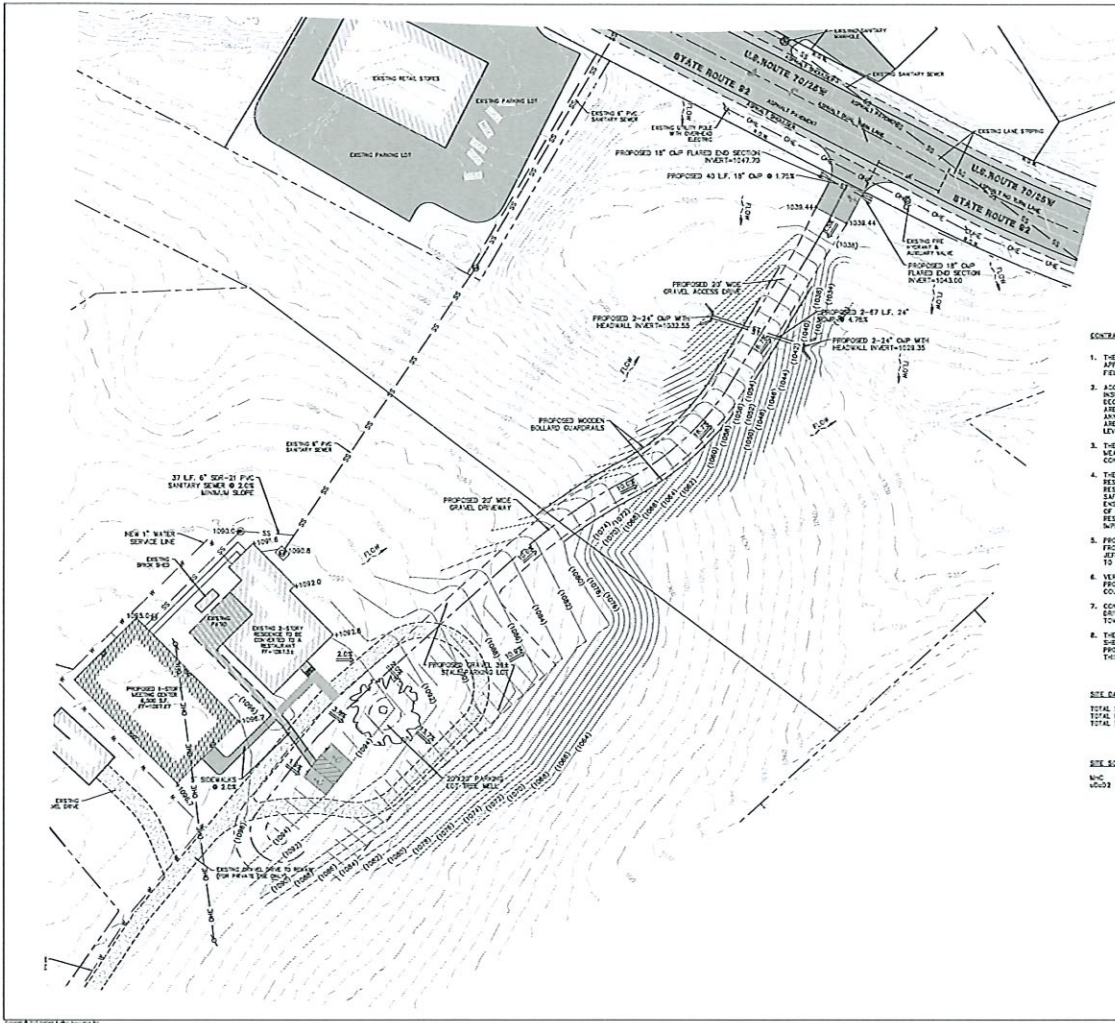
UT-1: UTILITY PLAN  
 D-1: DISTURBED AREA  
 I-1: IMPERVIOUS AREA

#### REVISION HISTORY

NO.	DESCRIPTION
1	ISSUED FOR PERMIT

PROJECT NO. # 25-153  
 DRAWING # 25-153-C1.2  
 REVISION # 11/15/2022

DON AND REBECCA PITSLY  
 EXISTING AND PROPOSED UTILITY PLAN  
 SHEET NUMBER  
**C-1.2**



- 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 SANDHOLM AT (815) 397-7423.
  2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) C-1070, WITH AN EFFECTIVE DATE OF DECEMBER 18, 2008 THE ATTACHED SITE IS IN FLOOD ZONE A. AREAS WITH A 0.2% ANNUAL CHANCE OF FLOOD, AREAS WITH 1% ANNUAL CHANCE OF FLOOD WITH ELEVATIONS OF LESS THAN 1 FOOT OR AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL 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 ADHERENCE TO ALL LOCAL, STATE, AND FEDERAL SAFETY STANDARDS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING EMPLOYEE AND PUBLIC SAFETY THROUGHOUT ALL PHASES OF CONSTRUCTION. SANDHOLM & ALLEN ASSOCIATES ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR FOR IMPLEMENTATION OF CONSTRUCTION SAFETY.
  5. PROPERTY LINES, RIGHT OF WAY LINES SHOWN HAVE BEEN TAKEN FROM MAPS PROVIDED BY THE STATE OF TENNESSEE AND JEFFERSON COUNTY. 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 UNITED STATES GEOLOGICAL SURVEY AND BY JEFFERSON COUNTY, TENNESSEE.
  7. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR REPLACING ALL DRIVEWAYS, FENCES, AND LANDSCAPING TO THE SATISFACTION OF THE TOWN OF SANDHOLM.
  8. THE CONTRACTOR SHALL READ AND FOLLOW ALL SPECIFICATIONS ON SHEET C-2.2 THROUGH SHEET C-2.4 OF THIS PLAN SET AND PROJECT SPECIFICATIONS MANUAL PRIOR TO BEGINNING WORK ON THIS PROJECT.

**SITE DATA:**

TOTAL SITE AREA: 435,428.88 S.F. 8.881 ACRES 100W  
TOTAL OUTCROP AREA: 35,822.25 S.F. 0.822 ACRES 8.24  
TOTAL IMPERVIOUS AREA: 33,831.57 S.F. 0.778 ACRES 7.8X

**SITE SLOPE:**

N00: Moderate generally all from 3 to 15 percent slopes  
N002: Steeper: Collapsible complex, 15 to 25 percent slopes, moderately eroded

HATFIELD & ALLEN ASSOCIATES  
ENGINEERING & PLANNING  
771 RANGLER RD  
STANLEY PLAINS, TN 37174  
PHONE: (615) 395-9021

STATE OF TENNESSEE

**DON AND REBECCA PITSLY**  
**SITE IMPROVEMENT PLAN**

TOWN OF SANDHOLM, TENNESSEE

3 REFERENCES DRAWINGS  
C-1.1 SITE PLAN  
C-2.1 SITE PLAN  
C-2.2 SITE PLAN  
C-2.3 SITE PLAN  
C-2.4 SITE PLAN

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	05-15-13	ISSUED FOR PERMIT

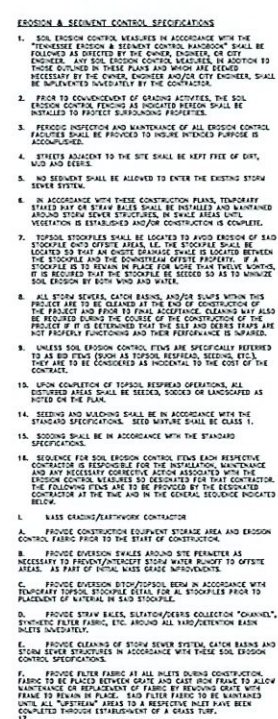
PROJECT: # 25-153  
DRAWING: # 25-153-C-1.3  
DATE: # 05-15-2013

**DON AND REBECCA PITSLY**

**PROPOSED SITE GRADING PLAN**

SHEET NUMBER  
**C-1.3**





<div style="text-align: center;">  <p><b>HATFIELD &amp; ALLEN ASSOCIATES</b> ENGINEERING &amp; PLANNING 7 TURNER BOYD STRAVERRY PLAINS, TN 37079 PHONE: (615) 395-8211</p> </div>											
<div style="text-align: center;">  <p>STATE OF TENNESSEE</p> </div>											
<div style="text-align: center;"> <p><b>DON AND REBECCA PITSLY</b></p> <p><b>SITE IMPROVEMENT PLAN</b></p> <p>TOWN OF DAVIDSDALE, TENNESSEE</p> </div>											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left; padding: 2px;"># REFERENCE DRAWINGS</th> </tr> <tr> <td style="padding: 2px;">1-D 25-113-0225</td> </tr> <tr> <td style="padding: 2px;">2-D 25-113-0226</td> </tr> <tr> <td style="padding: 2px;">3-D 25-113-0227</td> </tr> <tr> <td style="padding: 2px;">4-D 25-113-0228</td> </tr> <tr> <td style="padding: 2px;">5-D 25-113-0229</td> </tr> <tr> <td style="padding: 2px;">6-D 25-113-0230</td> </tr> </table>	# REFERENCE DRAWINGS	1-D 25-113-0225	2-D 25-113-0226	3-D 25-113-0227	4-D 25-113-0228	5-D 25-113-0229	6-D 25-113-0230				
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6-D 25-113-0230											
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">FOUNDED • 25-113</td> </tr> <tr> <td style="padding: 2px;">DRAFT FILE • 25-113 C-1.4</td> </tr> <tr> <td style="padding: 2px;">E.I.S. DATE • 11/19/2025</td> </tr> </table>	FOUNDED • 25-113	DRAFT FILE • 25-113 C-1.4	E.I.S. DATE • 11/19/2025								
FOUNDED • 25-113											
DRAFT FILE • 25-113 C-1.4											
E.I.S. DATE • 11/19/2025											
<div style="text-align: center;"> <p><b>DON AND REBECCA PITSLY</b></p> <p><b>SITE EROSION CONTROL PLAN</b></p> </div>											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">SHEET NUMBER</td> </tr> <tr> <td style="padding: 2px; font-size: 24px; font-weight: bold;">C-1.4</td> </tr> </table>	SHEET NUMBER	C-1.4									
SHEET NUMBER											
C-1.4											



1. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE. ONLY EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
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 MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS.
4. ALL WATER MAINS SHALL BE DISINFECTED AND TESTED FOR LEAKAGE BY THE CONTRACTOR. ALL LABOR MATERIALS AND EQUIPMENT FOR TESTING SHALL BE PROVIDED BY THE CONTRACTOR.
5. ALL TESTING SHALL BE PERFORMED IN THE PRESENCE OF A TOWN OF CANADIAN REPRESENTATIVE (S) 297-7410.
6. THE MEANS AND METHODS OF CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ADHERENCE TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FOR CONSTRUCTION AND PUBLIC SAFETY. ALL PROCESSES OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY ON OR OFF THE PROJECT SITE.

1. CHLORINE DISINFECTION MUST CONFORM TO ANNA C651 SECTION 2.3. CALCIUM HYPOCHLORITE, FOR FORM OF CHLORINE, DISINFECTION TO COMPLY WITH ANNA C651 USING THE TABLET METHOD.
2. SAMPLE AT END OF ALL LINES.
3. COLLECT SAMPLES IN ACCORDANCE WITH ANNA C651, SUBMIT TO TENNESSEE DEPARTMENT OF HEALTH - LABORATORY SERVICES FOR WATER BACTERIOLOGICAL ANALYSIS AND SUBMIT ORIGINAL COPY OF THE TEST RESULTS TO THE OWNER AND TOWN OF DANDRIDGE (855) 292-7420.

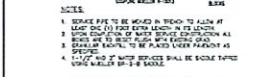
1. PVC PIPE SHALL BE SDR-11 AS INDICATED ON DRAWINGS CONFORMING TO ASTM D2241 WITH BELL-END ELASTOMERIC GASKET PUSH ON JOINTS.
2. PVC GASKETS SHALL COMPLY WITH ASTM F477 AND BE FACTORY INSTALLED.
3. NON-METALLIC PIPE DETECTION TAPE SHALL BE PLACED IN ALL TRENCHES A MINIMUM OF 18 INCHES BETWEEN THE TOP OF THE PIPE AND THE TAPE.
4. GATE VALVES SHALL MEET ANSI C508 NON-RISEING STEM (NRS), O-RING STEM SEAL, COUNTER-CLOCKWISE OPENING AS VIEWED FROM THE TOP.
5. FLUSH ENTIRE MAIN AND BRANCH LINE UPON COMPLETION OF LINE INSTALLATION. SEE MINIMUM OF 2.0 FEET PER SECOND FLUSHING VELOCITY TO FLUSH FOREIGN MATERIAL OUT OF VALVES.

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

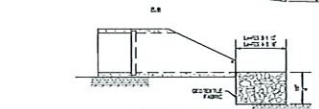
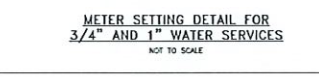
UTILITY PLAN LEGEND		
SYMBOL	DESCRIPTION	NOTATION
—G—	— G —	GAS
—W—	— W —	WATER
—S—	— S —	SEWER/STORM
—E—	— E —	ELECTRIC
—T—	— T —	TELEPHONE
—F—	— F —	FIRE
—M—	— M —	METER
—V—	— V —	VALVE
—P—	— P —	POW. POLE
—L—	— L —	PROPERTY LINE

[illegible]

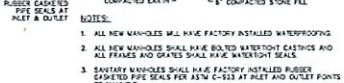
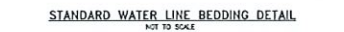
1. DEFLECTION TESTING SHALL BE PERFORMED AFTER THE BACKFILL HAS BEEN IN PLACE AT LEAST 24 HOURS. THE TEST SHALL BE PERFORMED WITH A 9-ARM WIRELESS HAVING A DIAMETER EQUAL TO 55% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST MUST BE PERFORMED BY MANUALLY PULLING THE WIRELESS THROUGH THE SEWER LINE. ALL TESTS MUST BE PERFORMED IN THE PRESENCE OF A REPRESENTATIVE OF THE TOWN OF DUNRODGE (815) 397-7420.

[illegible]

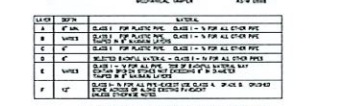
NOT TO SCALE



### Pipe Outlet Detail

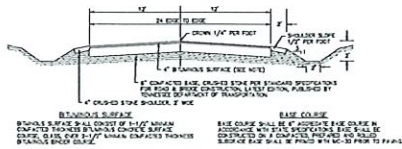


NOT TO SCALE

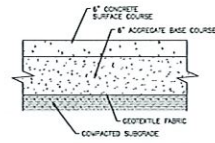


### SEWER TRENCHES IN IMPROVED AREAS NOT TO BE

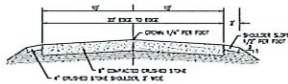
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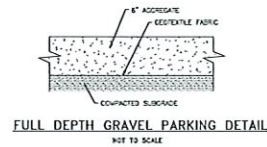
**PAVED ENTRANCE ROAD  
CROSS SECTION DETAIL**  
NOT TO SCALE



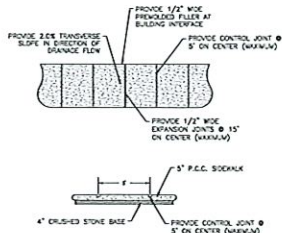
**FULL DEPTH HANDICAPPED  
PARKING PAVEMENT DETAIL**  
NOT TO SCALE



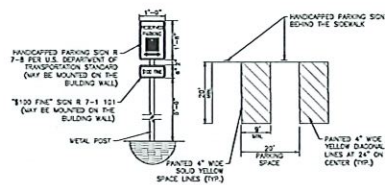
**TYPICAL STONE ENTRANCE  
DRIVE CROSS SECTION DETAIL**  
NOT TO SCALE



**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 SANDROUGE, TENNESSEE

REVISION HISTORY
1. 25-153 R001
2. 25-153 R002
3. 25-153 R003
4. 25-153 R004
5. 25-153 R005
6. 25-153 R006
7. 25-153 R007
8. 25-153 R008
9. 25-153 R009
10. 25-153 R010

PROJ. NO. 25-153  
DWG. FILE 25-153-001  
REV. DATE 11/15/2023

**DON AND REBECCA PITSLY**  
PAVEMENT IMPROVEMENTS  
DETAIL SHEET  
SHEET NUMBER  
**C-2.1**









## TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION

## REQUEST FORM

Presenter: Jonathan Portnoy Date: 11-22-25Property Owner(s): Jonathan PortnoyProperty Address: 110 Peyton Dr

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

Map and Parcel Number(s): 068 J-A 009.00

Phone Number(s) \_\_\_\_\_ or \_\_\_\_\_

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

**Attention:** All requesters to the Town of Dandridge Planning Commission and/or Board of Zoning Appeals are required to present their materials in accordance to the written regulations within the City's Zoning Ordinance and Subdivision Regulations. Failure to follow these regulations prior to submission will result in having your request removed from the City's Planning Commission and/or Board of Zoning Appeals monthly meeting until such requirements are met.

**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☐ Point(s) of Clarification No Fee

Total amount of fees paid: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

