

**TOWN OF DANDRIDGE, TENNESSEE**  
**BOARD OF ZONING APPEALS &**  
**DANDRIDGE REGIONAL PLANNING COMMISSION**  
**REGULAR MEETING**  
**13 January 2026**  
**5:00 p.m.**

**DANDRIDGE REGIONAL PLANNING COMMISSION**

**I. PUBLIC COMMENTS**

**II. READING OF THE MINUTES**

- December 9, 2025 Meeting

**III. BUSINESS PRESENTED BY THE MAYOR**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

- Walter Mills (Evans Ln.) Map 076, Parcel 014.00 - Rezone Request R-1 to R-3
- Walter Mills (W. Main St.) Map 068O, Group C, Parcel 004.00 - Rezone Request R-1 to R-3
- Don Lachman (Hillside Dr.) Map 068I, Group B, Parcel 047.00 (In the City) and Map 068, Parcel 015.00 (In the County) – Discussion of Concept Use

**VI. MISCELLANEOUS**

**VII. ADJOURNMENT**

Zach Reese  
Town Recorder  
Agenda 011326

**TOWN OF DANDRIDGE, TENNESSEE  
REGIONAL PLANNING COMMISSION  
REGULAR MEETING  
December 9, 2025**

**I. CALL TO ORDER**

- A. The Dandridge Regional Planning Commission met in regular session on Tuesday, December 9, 2025, at 5:00 p.m.
- B. Vice-Chairman MIKE NELSON 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:

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

**ABSENT:**

- Chairman CHAMBERS
- Mayor CHAMBERS

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 WILLOUGHBY, seconded by Alderman LONGMIRE to adopt the Regular Meeting Minutes for the October 21, 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**

- Stepanie Rustin (Jefferson County) – Resolution 2025-63: Permitted Uses in I-3 Zone

*Town Building Inspector Terry Reneau – Comes from the county to allow for AI Data centers in I-3 Zone. Resolution will go to each municipality in the county and then back to county commission.*

It came on a motion by Commissioner FOLEY, seconded by Commissioner OPEIL, to approve County Resolution 2025-63

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

- Stepanie Rustin (Jefferson County) – Resolution 2025-65: Duties of Zoning Officials

*Town Building Inspector Terry Reneau – Comes from the county dealing with housekeeping items for zoning. Addresses penalties for violations, where appeals go, process of building permits and stop work orders.*

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner OPEIL, to approve County Resolution 2025-65

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

- Troy and Aurora Pulliam (1220 Spring St.) Map 068N, Group B, Parcel 5.00 – Rezone Request B-2 to R-1

*Town Building Inspector Terry Reneau – Properties down this corridor were all zoned B-2 in the past even if they were residential. Owner is trying to sell the property and the prospective buyer needs it be zoned R-1 to qualify for the loan they are trying to obtain. We have done this several times with like properties along this corridor.*

It came on a motion by Commissioner OPEIL, seconded by Commissioner WILLOUGHBY, to approve the rezone request and recommend to BMA

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

- Don Pitsly (1130 Squirewood Way) Map 068O, Group B, Parcels 001.01, 011.00, 001.02, 010.00 – Site Plan Review

*Pulled from Agenda*

- Jonathan Portnoy (110 Peyton Dr.) Map 068J, Group A, Parcel 009.00 – Site Plan Review

*Town Building Inspector Terry Reneau – Owner is looking to add an addition to the back of the building. We just granted variance in BZA for this property. There is plenty of parking with 2 handicap spots. Current Drainage will not be affected. Proposed addition will be around 1300 sq. ft. and the addition will have to go in front of the design review committee.*

It came on a motion by Commissioner FOLEY, seconded by Commissioner COLLINS, to approve the site plan as presented.

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

## VIII. MISCELLANEOUS

*Town Building Inspector Terry Reneau – Gauges boards interest in discussing adding living in detached dwelling unit for people..family members? ETDD Planner suggest to workshop the idea and add BZA process with tests for plausibility. Board asks for more information at future meeting.*

## IX. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner NELSON, to adjourn the December 9, 2025, meeting of the Dandridge Regional Planning Commission.

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

ATTEST:

Mike Nelson, Vice-Chairman

Zach Reese, Town Recorder

# Jefferson County - Parcel: 076 014.00



Date: January 5, 2026

*Rezone Pl - R3*

1:4,514  
0 0.03 0.06 0.1 0.12  
0 0.05 0.1 0.15 0.2 km

County: JEFFERSON  
Owner: HARGRAVE CHARLES W  
Address: EVANS LN  
Parcel ID: 076 014.00  
Deeded Acreage: 8.3  
Calculated Acreage: 0  
Vexcel Imagery Date: 2023

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

# Jefferson County - Parcel: 068O C 004.00



Date: January 5, 2026

*Rezone P1 to P3*

1:4,514  
0 0.03 0.06 0.1 0.12 mi  
0 0.05 0.1 0.2 km

County: JEFFERSON  
Owner: HARGRAVE CHARLES W  
Address: MAIN ST  
Parcel ID: 068O C 004.00  
Deeded Acreage: 0  
Calculated Acreage: 2.7

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# Jefferson County - Parcel: 068I B 047.00



Date: January 5, 2026

IN The city

County: JEFFERSON  
Owner: PROFFITT BILLY  
Address: HILLSIDE DR 830  
Parcel ID: 068I B 047.00  
Deeded Acreage: 0  
Calculated Acreage: 2.1

1:9,028  
0 0.05 0.1 0.2 0.2 mi  
0 0.1 0.2 0.4 km

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# Jefferson County - Parcel: 068 015.00



Date: January 5, 2026

County: JEFFERSON

Owner: PROFFITT BILLY

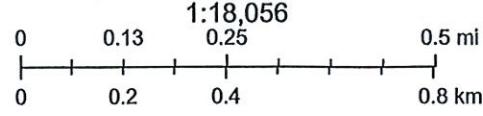
Address: OLD HWY 92

Parcel ID: 068 015.00

Deeded Acreage: 0

Calculated Acreage: 80

*In the County*



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