

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

**DANDRIDGE REGIONAL PLANNING COMMISSION**

**I. PUBLIC COMMENTS**

**II. READING OF THE MINUTES**

- January 13, 2026 Meeting

**III. BUSINESS PRESENTED BY THE MAYOR**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

- Don Pitsly (1130 Squirewood Way) Map 068O, Group B, Parcel 001.01 – Rezone Request R-1 to B-4
- Don Pitsly (1130 Squirewood Way) Map 068O, Group B, Parcel 011.00 – Rezone Request R-1 to B-4
- Don Pitsly (1130 Squirewood Way) Map 068O, Group B, Parcel 001.02 – Rezone Request R-1 to B-4
- Don Pitsly (1130 Squirewood Way) Map 068O, Group B, Parcel 010.00 – Rezone Request R-1 to B-4
- Mildred Lindsey Property (292 and 294 Goose Creek Rd.) Map 057, Parcel 079.01 - Rezone Request B-3 to B-4
- Austin Collins (Old Hwy 92) Map 068J, Group B, Parcel 018.00 – Site Plan Review

**VI. MISCELLANEOUS**

- Detached Dwelling Unit

**VII. ADJOURNMENT**

Zach Reese  
Town Recorder  
Agenda 021026

**TOWN OF DANDRIDGE, TENNESSEE  
REGIONAL PLANNING COMMISSION  
REGULAR MEETING  
January 13, 2026**

**I. CALL TO ORDER**

- A. The Dandridge Regional Planning Commission met in regular session on Tuesday, January 13 2026, at 5:00 p.m.
- B. Chairman MIKE 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 FOLEY
- Alderman LONGMIRE
- Commissioner OPEIL
- Commissioner SCHOLLER
- Commissioner WILLOUGHBY

ABSENT:

- Commissioner COLLINS
- Commissioner NELSON

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 December 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**

- Walter Mills (Evans Ln.) Map 076, Parcel 014.00 - Rezone Request R-1 to R-3

*Town Building Inspector Terry Reneau – Property has been in the family since the 1800's. Family is trying to market the property towards higher density while also keeping a representation of the legacy they want for the property and town. Property owner will also be building a house for themselves on the W. Main St. Parcel. The neighboring Talley property is zoned R-2, across Hwy 139 is R-3, and other surrounding properties is R-1. If the property is zoned R-3 there should be access off of Evans Rd. and W. Main St. ETDD Planner – would be shocked if the state grants access from W. Main St. due to the blind spot. TR - The owner could do R-2 and just have the access from Evans Rd. R-2 zoning could allow for a maximum of 26 building (52 units). An R-3 zone could almost double the number of units and that area (Evans and Cherokee) can't handle that type of traffic.*

It came on a motion by Mayor CHAMBERS, seconded by Alderman LONGMIRE, to approve the rezone request change to R-2 and recommend to BMA

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

- Walter Mills (W. Main St.) Map 068O, Group C, Parcel 004.00 - Rezone Request R-1 to R-3

*Town Building Inspector Terry Reneau – Wants consistent zoning with both properties.*

It came on a motion by Alderman LONGMIRE, seconded by Commissioner WILLOUGHBY, to approve the rezone request change to R-2 and recommend to BMA

- 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

*Town Building Inspector Terry Reneau – Prospective property owner is looking to develop property into 5 acre lots for homes. The only way to access the property is through another development/subdivision (Hillside Drive), there is no other road frontage. 80 Acres of the property is in the county and 2 acres are in the city. Prospective owner would have to build a new road to city specifications and ask for that portion to be annexed into the city. Max home sites would be 16 and this would be a great use for this property since it is currently landlocked*

It came on a motion by Commissioner WILLOUGHBY, seconded by Mayor CHAMBERS to approve the concept use and development via an existing residential street

## VIII. MISCELLANEOUS

*Town Building Inspector Terry Reneau – Gauges boards interest in discussing adding living in detached dwelling unit for people..family members. Will have information at next meeting.*

## IX. ADJOURNMENT

It came on a motion by Mayor CHAMBERS, seconded by Commissioner WILLOUGHBY, to adjourn the January 13, 2026, meeting of the Dandridge Regional Planning Commission.

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

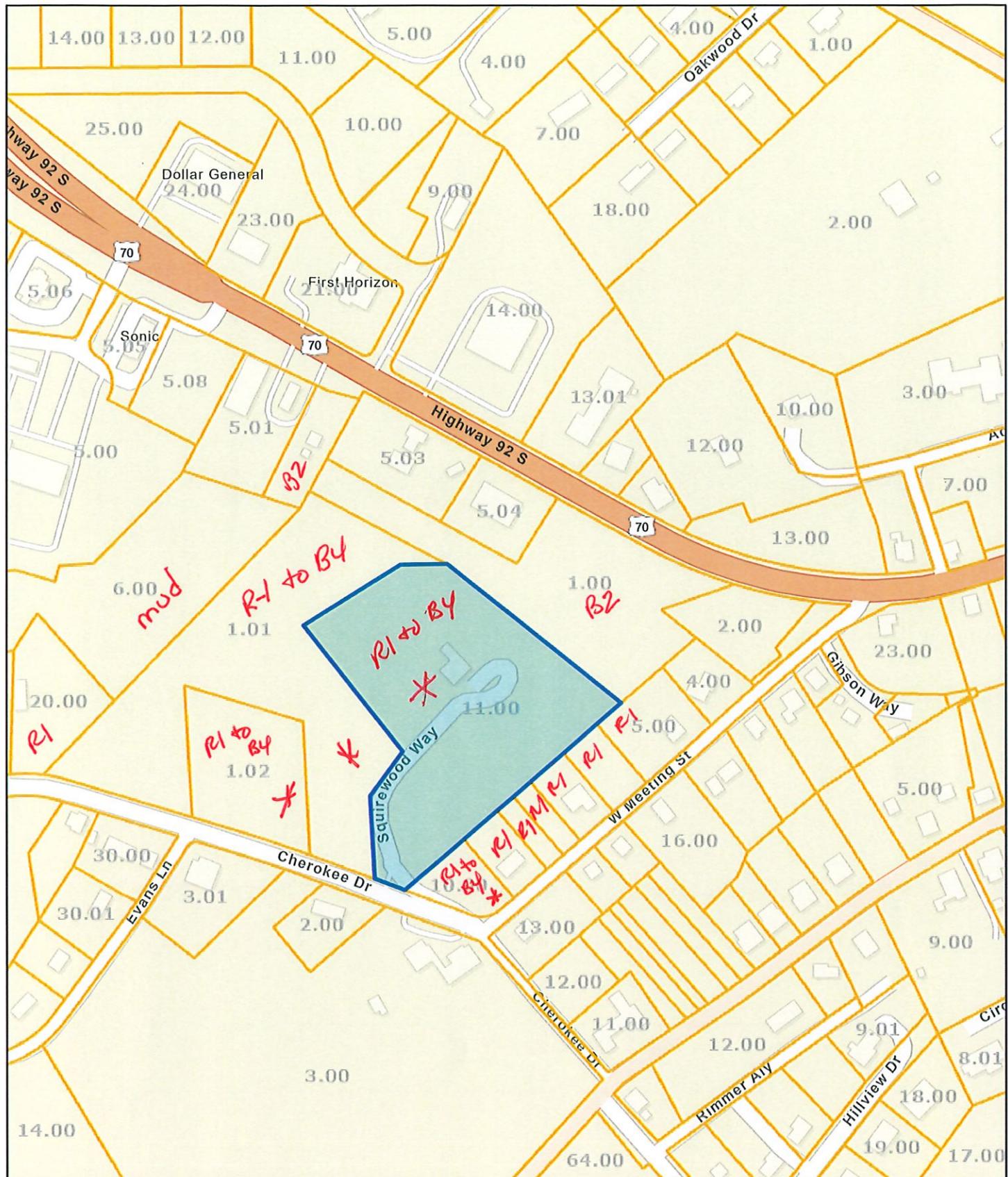
ATTEST:

Mark Chambers, Chairman

Zach Reese, Town Recorder

MINUTES-PLANNING COMMISSION- 011326

# Jefferson County - Parcel: 068O B 011.00



Date: February 5, 2026

1:4,514

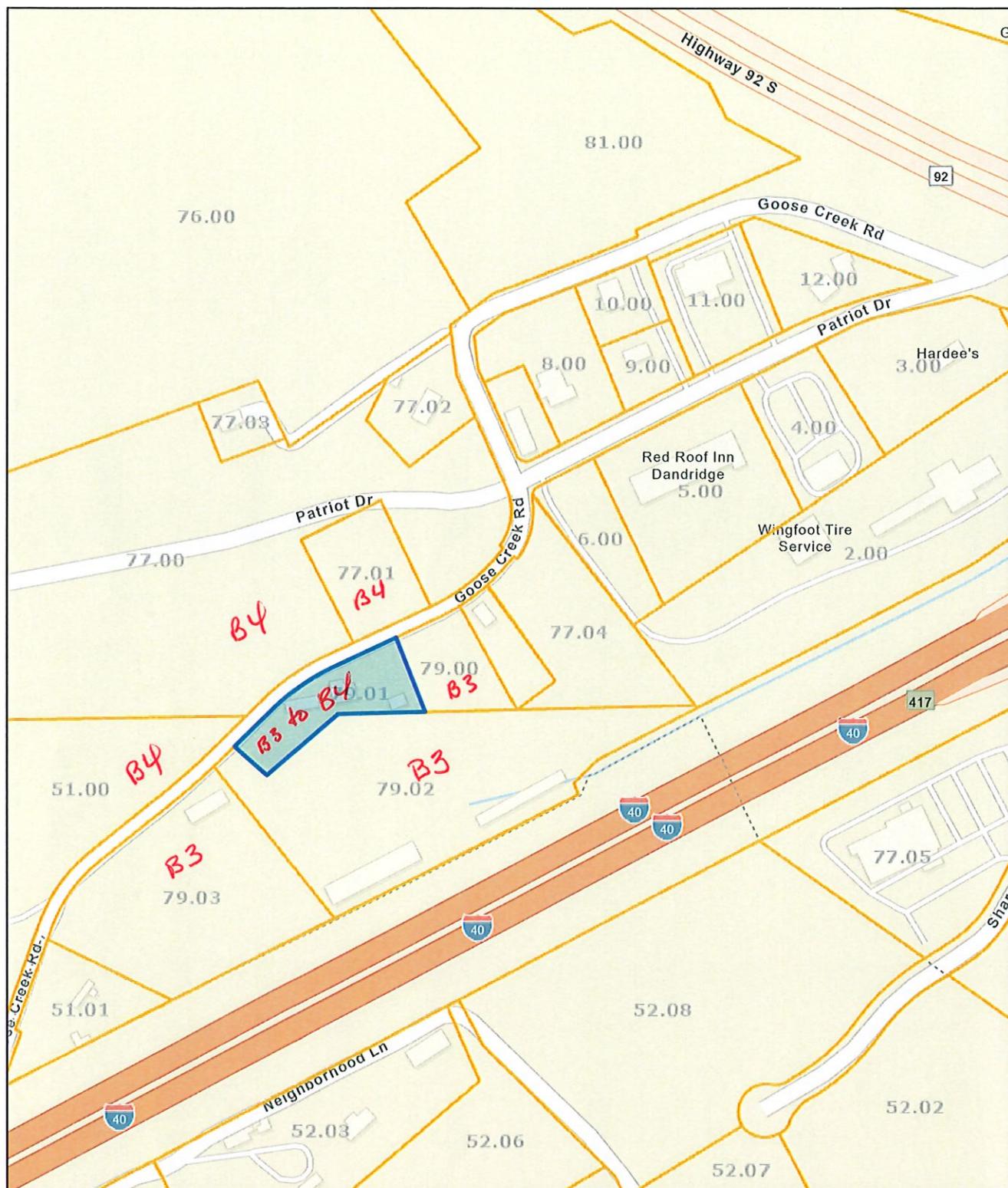
0 0.03 0.06 0.12 mi  
0 0.05 0.1 0.2 km

County: JEFFERSON  
 Owner: JINKS SCOTTY & REBECCA  
 Address: SQUIREWOOD WAY 1130  
 Parcel ID: 068O B 011.00  
 Deeded Acreage: 6  
 Calculated Acreage: 0

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The property lines are compiled from information maintained by your local

# Jefferson County - Parcel: 057 079.01



Date: February 5, 2026

County: JEFFERSON

Owner: LINDSEY JAMES R & MILDRED R LE SHARP DEBORAH E ET AL REM

Address: GOOSE CREEK RD 292

Parcel ID: 057 079.01

Deeded Acreage: 1.03

Calculated Acreage: 0

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

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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.

