

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
10 March 2026
5:00 p.m.**

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

BOARD OF ZONING APPEALS

I. READING OF THE MINUTES

- December 9, 2025 Regular meeting

II. PUBLIC COMMENTS

III. BUSINESS PRESENTED BY THE MAYOR

IV. OLD BUSINESS

V. NEW BUSINESS

- Paul Moody (Hwy 139) – Variance for Townhome in R-1 Zone
- Don Pitsly (1130 Squirewood Way) Map 0680, Group B, Parcels 001.01, 011.00, 001.02, 010.00 – Variance for Parking Surface
- Discussion of mural use on commercial buildings

VI. MISCELLANEOUS

VII. ADJOURNMENT

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

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals 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 asked for roll call.

II. ROLL CALL

- A. A roll call of the Commission was conducted with the following members responding:

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

ABSENT:

- Commissioner OPEIL
- Chairman CHAMBERS
- Mayor CHAMBERS

- 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 WILLOUGHBY, seconded by Commissioner COLLINS to adopt the Regular Meeting Minutes for the September 9, 2025 meeting.

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

IV. PUBLIC COMMENTS

Marian Knight – February 8, 2022 the board allowed concrete plants in the M-1 zone. Asking the BZA to reconsider as a concrete plant is not a light industrial activity. This M-1 zone includes a dead end street sandwiched between two neighborhood and behind an elementary school. The concrete plant on EPCO is not functional. The town should create a M-2 zone with direct access to the interstate that is not around homes or schools

V. BUSINESS PRESENTED BY THE MAYOR

None Presented

VI. OLD BUSINESS

None Presented

VII. NEW BUSINESS

- Jonathan Portnoy (110 Peyton Dr.) Map 068J, Group A, Parcel 009.00 – Variance on side setback

Town Building Inspector Terry Reneau – The building on this property was built in the 1980's and there is not site plan for this original building. Owner is trying to add an addition on the back of the building. He needs 20 ft total so he is asking for a variance of 8 ft. The characteristics of the property make it acceptable.

It came on a motion by Commissioner FOLEY, seconded by Commissioner SCHOLLER, to Approve the Variance.

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 – Variance for Street Grade and Road Surface

Pulled from Agenda

VIII. MISCELLANEOUS

None

IX. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Alderman LONGMIRE, to adjourn the December 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-120925

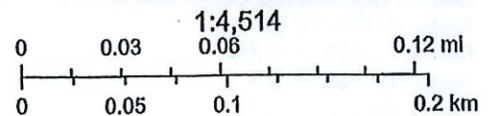
Jefferson County - Parcel: 0680 C 004.00



Date: January 5, 2026

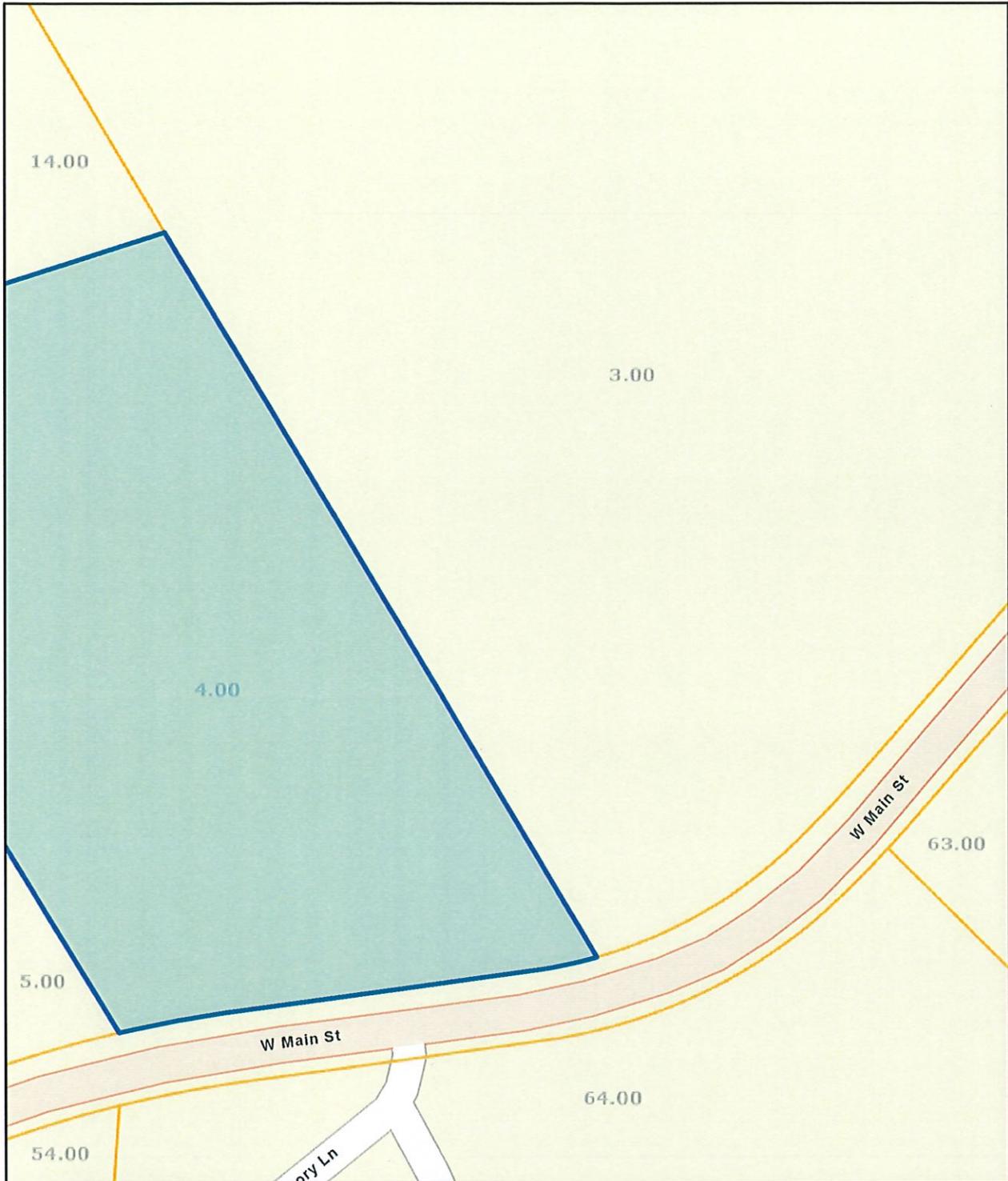
County: JEFFERSON
Owner: HARGRAVE CHARLES W
Address: MAIN ST
Parcel ID: 0680 C 004.00
Deeded Acreage: 0

Rezone P1 to P3



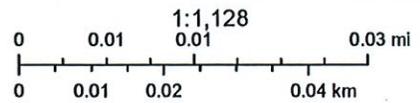
State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Jefferson County - Parcel: 068O C 004.00



Date: March 6, 2026

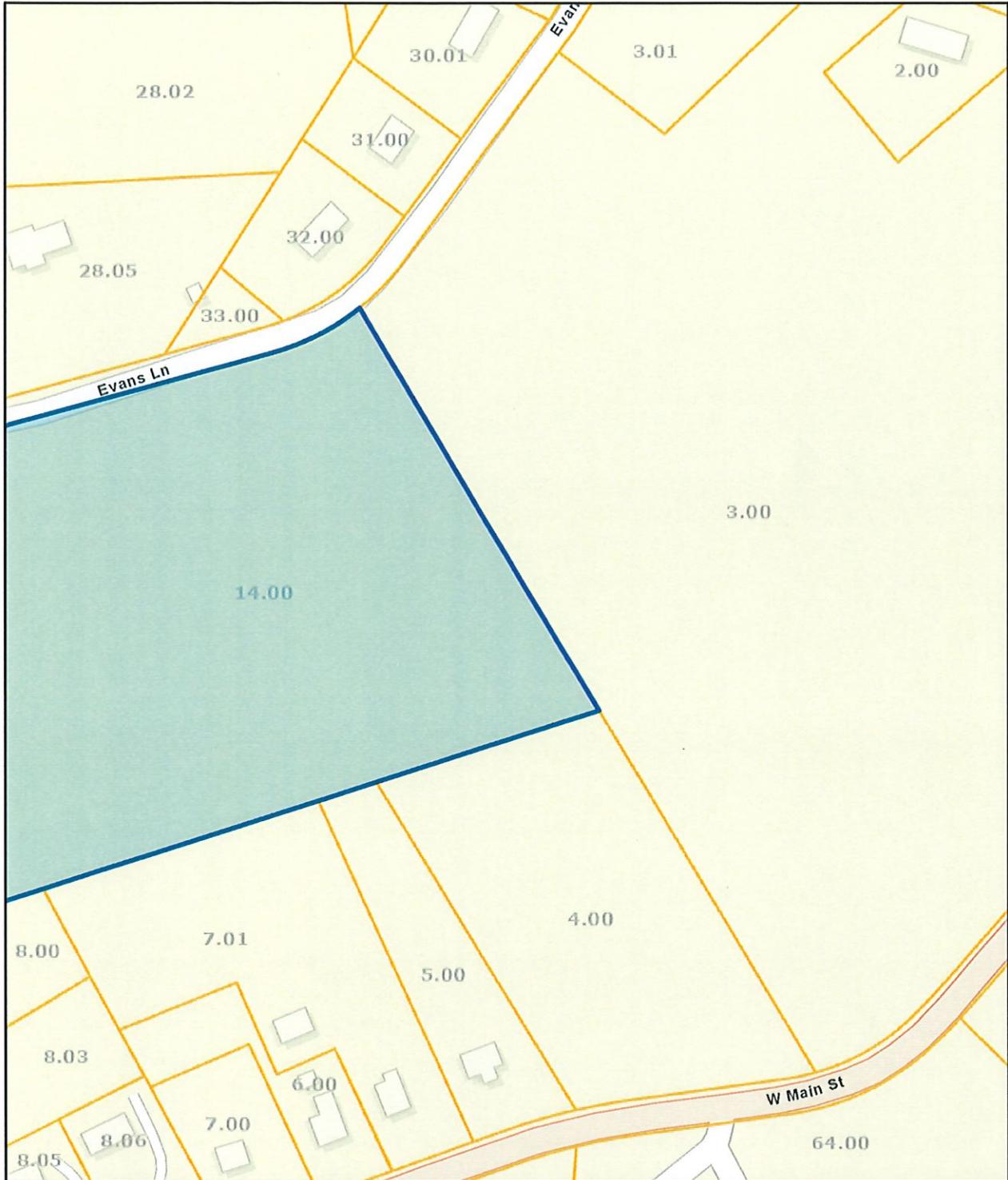
County: JEFFERSON
Owner: MILLS WALTER
Address: MAIN ST
Parcel ID: 068O C 004.00
Deeded Acreage: 2.65
Calculated Acreage: 2.7



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

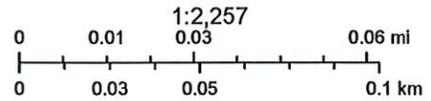
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Jefferson County - Parcel: 076 014.00



Date: March 6, 2026

County: JEFFERSON
Owner: MILLS WALTER
Address: EVANS LN
Parcel ID: 076 014.00
Deeded Acreage: 9.36
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 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 2570

(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)

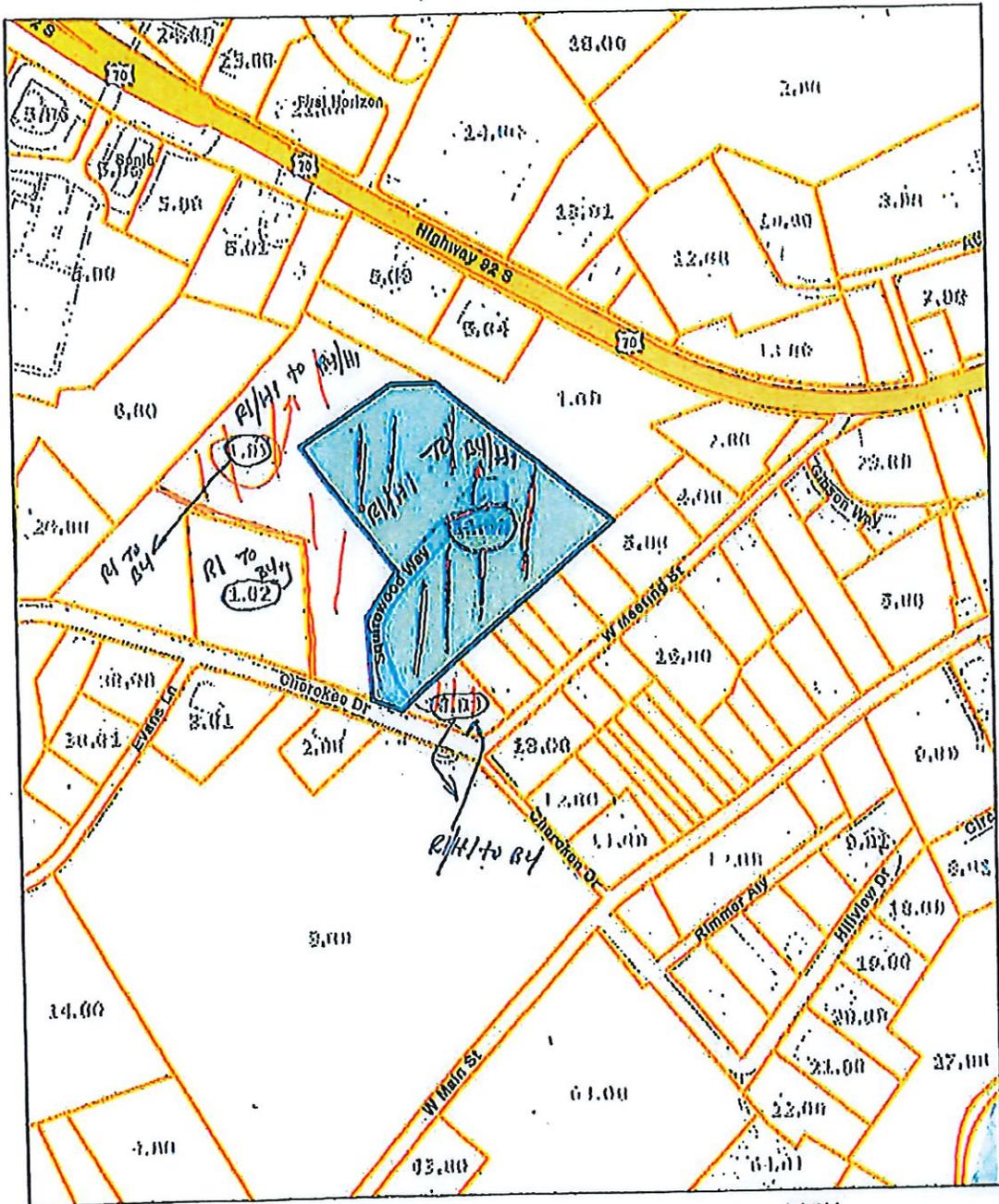
Attention: All requesters to the Town of Dandridge Planning Commission and/or Board of Zoning Appeals are required to present their materials in accordance to the written regulations within the City's Zoning Ordinance and Subdivision Regulations. Failure to follow these regulations prior to submission 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.

<input checked="" type="checkbox"/>	Site Plan Review	\$50.00
<input type="checkbox"/>	Rezoning Request _____ to _____	\$50.00
<input type="checkbox"/>	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
<input type="checkbox"/>	Annexation	\$25.00
<input type="checkbox"/>	Board of Zoning Appeals (Explanation)	\$50.00
<input type="checkbox"/>	Point(s) of Clarification	No Fee

Total amount of fees paid: _____ Receipt Number: _____

Jefferson County - Parcel: 0680 B 011.00



Date: October 6, 2025

County: JEFFERSON
 Owner: JINKS SCOTTY & REBECCA
 Address: SQUIREWOOD WAY 1130
 Parcel ID: 0680 B 011.00
 Deeded Acreage: 6
 Calculated Acreage: 0

Historic Overlay

Parcel 1000
 R1/H1 to B4/H1

Parcel 101
 R1/H1 to B4/H1 - portion shown in Historic
 R1 to B4 portion out of Historic
 Parcel 102 R1 to B4
 Parcel 1000 R1/H1 to B4/H1

14,514
 0 0.03 0.06 0.12 mi
 0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (OPA), Equal Community Maps Contractors, © Opinions Unlimited, LLC, 2025. Equal, Tomlin, Ginn, GIS Group, GeoTechnology, Inc, METU, NARA, USGS, EPA, HPB, US Census Bureau, USDA, USFWS

The property lines are compiled from information published by your local county Assessor's office but do not constitute evidence of property boundaries in any court of law.