

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

DANDRIDGE REGIONAL PLANNING COMMISSION

I. PUBLIC COMMENTS

II. READING OF THE MINUTES

- March 10, 2026 Meeting

III. BUSINESS PRESENTED BY THE MAYOR

IV. OLD BUSINESS

V. NEW BUSINESS

- Phillip Carlyle (P&C Holdings of Tennessee LLC) (711 S Hwy 92) - Annexation
 - Map 068, Parcel 1.00 – Rezone A-1 to M.U.D.
- Jimmy Singh (BIR Investments) (Deep Springs Rd.) - Annexation
 - Parcel 7.00 – Rezone C-2 to B-3
 - Portion of Parcel 7.00 East of Big Bend Ln. – Rezone C-2 to M-1
 - Parcels 6.00, 5.01, and 11.01 – A-1 to M-1
- Paul Moody (Evans Ln.) – Traffic Study Review
- Discussion of Murals
- Discussion of Concrete Plant in M-1 Zone

VI. MISCELLANEOUS

- Status of Revised Zoning Map
- Discussion of Procedure for Plan of Service Review

VII. ADJOURNMENT

Zach Reese
Town Recorder
Agenda 041426

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
March 10 2026**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session on Tuesday, March 10 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:

- Chariman CHAMBERS
- Commissioner COLLINS
- Commissioner FOLEY
- Alderman LONGMIRE
- Commissioner WILLOUGHBY

ABSENT:

- Commissioner OPEIL
- Commissioner SCHOLLER
- Commissioner NELSON
- 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 Commisioner FOLEY to adopt the Regular Meeting Minutes for the February 10, 2026 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

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

Town Building Inspector Terry Reneau – Parking is good with the variance approved during BZA. Drainage is not an issue with the TVA drainage basin. Entrance will be handled by TDOT. Entrance of Cherokee Dr. will just be for workers/emergencies (gated). Mr. Pitsly is already aware that the grade of the street will have to be raised to conform to city specifications. Property can pull water from Hwy 92 or Cherokee. The major problem is sewer, we just received word today that the sewer line doesn't meet TDEC codes. We don't know the problem yet but it is something that will have to be worked out for the project to move forward. Fire hydrants also will have to be tested for flow.

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FOLEY, to approve the site plan contingent on: entrance approved by TDOT, sufficient fire hydrant flow, street grade to meet city specifications, and sewer line approval by TDEC.

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

- Discussion of accessory dwelling units

Rolled to next meeting

VIII. MISCELLANEOUS

IX. ADJOURNMENT

It came on a motion by Commissioner Willoughby, seconded by Alderman DEPEW, to adjourn the March 10, 2026, meeting of the Dandridge Regional Planning Commission.

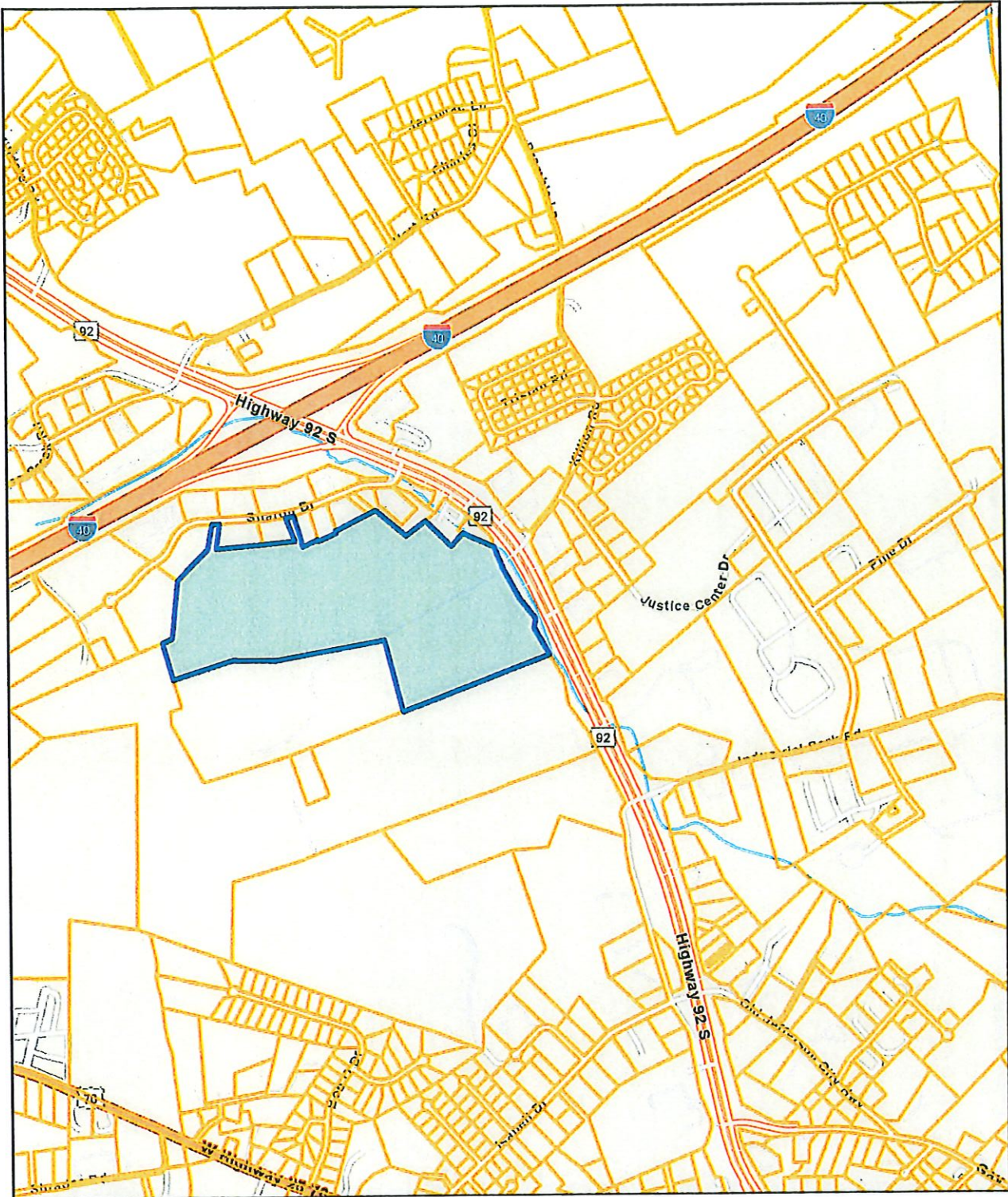
On a voice vote, the motion passed unanimously, and was so ordered.

Mark Chambers, Chairman

ATTEST: _____
Zach Reese, Town Recorder

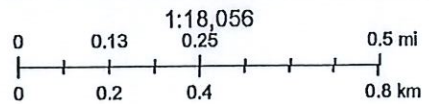
MINUTES-PLANNING COMMISSION- 031026

Jefferson County - Parcel: 068 001.00



Date: April 9, 2026

County: JEFFERSON
Owner: STONE EDD
Address: HWY 92 S 711
Parcel ID: 068 001.00
Deeded Acreage: 0
Calculated Acreage: 63.5



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

RESOLUTION NO. 25/26-23

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE TOWN OF DANDRIDGE BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES

711 S Hwy 92 – MAP 068 – PARCEL 1.00

WHEREAS, the Town of Dandridge, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

WHEREAS, a plan of services for the territory proposed for annexation by owner consent will be reviewed by the Dandridge Regional Planning Commission; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW THEREFORE BE IT RESOLVED by the Town of Dandridge Tennessee as follows:

- A. That a public hearing is hereby scheduled for 6:00 pm on **May 12th, 2026** at the Dandridge Public Works/Police Department Building at 267 Hwy. 25/70, on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

711 S Hwy 92 – MAP 068 – PARCEL 1.00

- B. That a **copy of this resolution**, describing the territory proposed for annexation by owner consent, along with the plan of services, **shall be promptly sent to the last known address listed in the office of the Jefferson County property assessor for each property owner of record within the territory proposed for annexation**, with such being sent by first class mail and mailed no later than **fourteen (14) calendar days prior to the scheduled date of the hearing** on the proposed annexation.
- C. That a **copy of this resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the Town of Dandridge, and by publishing notice of the resolution at or about the same time in the Standard Banner, a newspaper of general circulation in such territory and the Town of Dandridge.**
- D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the plan of services shall be published in a

newspaper of general circulation in the Town of Dandridge **not less than fifteen (15) days before the hearing**, which notice **included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing.**

- E. That **written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.**

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Duly passed and approved this **14th** day of **April, 2026**.

Mayor

ATTEST:

Town Recorder

EXHIBIT A of RESOLUTION NO. 25-26-23

**A PLAN OF SERVICES FOR THE ANNEXATION OF
711 S Hwy 92, Map 068 – Parcel 1.00
BY THE TOWN OF DANDRIDGE, TENNESSEE**

WHEREAS, *Tennessee Code Annotated* § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation resolution and;

WHEREAS, the area proposed for annexation to the Town is within the Town's Urban Growth Boundary, as required by law, and is described as follows:

711 S Hwy 92, Map 068, Parcel 1.00

Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of services:

A. Police Protection

1. Patrol, response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation by the Dandridge Police Department.
2. Additional personnel and patrol car(s) will be added to continue the present level of police services throughout the town, including the newly annexed area when the Town's study shows it is needed. *(No additional personnel or patrol cars will be added or needed to service this annexation as the needs of this area can be met with existing personnel/vehicles.)*

3. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic engineering standards. *(Traffic study will be completed)*

B. Fire Protection Services

1. Fire protection by the present personnel and equipment of the fire department will be provided on the effective date of annexation by the Dandridge Volunteer Fire Department.
2. Additional fire engines and auxiliary equipment will be added to the fire department to maintain present standards within the entire town, including the annexed area, as needed. *(No additional fire engines or auxiliary equipment will be added to the fire department for this annexed area as the needs for this area are already provided for with existing personnel and equipment.)*

C. Water Service

1. Water for domestic, commercial, and industrial use will be provided at current town rates, from existing town lines, on the effective date of annexation, and thereafter from new lines as deemed necessary under current town policies and procedures concerning density, development patterns, and future development plans by the Dandridge Water Management Facility.
2. Water for fire protection will be available at the time adequate water lines and hydrants are installed in the annexed area. *(Utility Impact Study Will Be Completed.)*

3. In those parts of the annexed area currently served by the Dandridge Water Management Facility, the above time periods will begin on the date of acquisition by the town of said District or parts thereof, which may be delayed by negotiations and/or litigation.

D. Sanitary Sewer/Wastewater Service

1. The necessary trunk sewer lines to serve the substantially developed annexed areas will be completed within one year.
2. Construction/extension of collector lines in the substantially developed annexed areas will be completed by the owner of the parcel annexed herein. Residences, commercial, and industrial properties will then be connected to the wastewater system in accordance with current policies of the town.
3. The developer of the annexed property shall be responsible for the construction and installation of sewer lines, pump stations, and other necessary installations from the existing sewer lines of the Town and throughout the annexed area. *(Utility Impact Study Will Be Completed.)*

E. Solid Waste/Refuse Collection

The same regular refuse collection service now provided within the town will be extended to the annexed area (within one week after the effective date of the annexation.)

F. Road and Street Construction & Repair

1. Emergency maintenance of streets will begin on the effective date of annexation.

2. Routine maintenance, on the same basis as in the existing town, will begin in the annexed area when state shared street aid funds begin to be received based on the annexed population. (July 1 following the annexation effective date.)
3. Reconstruction and resurfacing of streets, installation of storm drainage, and construction of curbs, gutters, and sidewalks will be accomplished under existing town policies as the need is determined by the governing body, but not necessary to this area.
4. Regular cleaning of streets with curbs and gutters will begin within the next cleaning cycle of the area after the effective date of annexation on the same basis as in the existing town, but not necessary to this area.

G. Street Lighting

Street lights will be installed in substantially developed commercial and residential areas within 0 months after the effective date of annexation, using the prevailing standards in the existing town. *(Street lights to be installed by developer)*

H. Recreational Facilities & Programs

Residents of the annexed area may use all town recreational facilities, parks, ball fields, etc., on the effective date of annexation. The prevailing standards and policies now used in the existing town will be applied in expanding the recreational and program facilities in the enlarged town. Approximately 0 acres will be developed as parks, playgrounds, etc., in the annexed area.

I. Electrical Service

Electrical service to the annexed area is provided by Appalachian Electric Cooperative.

J. Planning and Zoning Services

The planning and zoning jurisdiction of the town will extend to the annexed area on the effective date of annexation. The town's planning jurisdiction and regulation (Dandridge Regional Planning Commission) will thereafter encompass the entirety of the annexed area. (Study will be required before specific zoning can be adopted, which should be completed immediately.) The annexation resolution will zone all property in the annexed area as a Mixed-Use Development District.

K. Inspections and Code Enforcement

Any inspection services now conducted by the town (building, plumbing, electrical, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. The needs of this area can be met with existing personnel and facilities.

L. Schools

Jefferson County schools serve the annexed area.

ORDINANCE NUMBER 25/26-28

**AN ORDINANCE AMENDING THE “ZONING MAP OF THE TOWN OF
DANDRIDGE, TENNESSEE” A COMPONENT OF THE “ZONING
ORDINANCE OF THE TOWN OF DANDRIDGE, TENNESSEE”
FROM A A-1 (COUNTY), TO A MIXED USE DEVELOPMENT
(711 S. Hwy 92 – Map 068 – Parcel 1.00)**

WHEREAS, the Dandridge Board of Mayor and Aldermen, in accordance with section 13-7-204 of the Tennessee Code, may from time to time amend the town’s zoning ordinance, including the zoning map; and

WHEREAS, the Dandridge Municipal/Regional Planning Commission has recommended said properties be rezoned from A-1 (County) to M.U.D. and forward its recommendation to the Dandridge Board of Mayor and Aldermen regarding the amendment to the “Zoning Map of Dandridge, Tennessee”;

NOW, THEREFORE BE IT ORDAINED by the Dandridge Board of Mayor and Aldermen of Dandridge, Tennessee that:

Section 1. The Dandridge Zoning Map is hereby amended by rezoning Parcel 1.00 of Jefferson County Tax Map 074, from A-1 (County) to M.U.D. Said territory located at 711 S. Hwy 92.; and being more clearly defined by the attached map that is made a part of this ordinance:

Section 2. This ordinance shall be effective from and after its passage and publication, as required by Section 13-7-203 of *Tennessee Code Annotated*, the public welfare requiring it.

Dandridge Municipal Planning Commission Approved on: 4/14/26

Passed on First Reading: April 14, 2026

Passed on Second Reading: May 12, 2026

Public Hearing Date: May 12, 2026

Approved:

Mayor

Town Recorder

RESOLUTION NO. 25/26-19

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE TOWN OF DANDRIDGE BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES

1217 Deep Springs Rd. – MAP 074 – PARCEL 007.00

WHEREAS, the Town of Dandridge, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

WHEREAS, a plan of services for the territory proposed for annexation by owner consent will be reviewed by the Dandridge Regional Planning Commission; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW THEREFORE BE IT RESOLVED by the Town of Dandridge Tennessee as follows:

- A. That a public hearing is hereby scheduled for 6:00 pm on **May 12th, 2026** at the Dandridge Public Works/Police Department Building at 267 Hwy. 25/70, on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

1217 Deep Springs Rd. – MAP 074 – PARCEL 007.00

- B. That a **copy of this resolution**, describing the territory proposed for annexation by owner consent, along with the plan of services, **shall be promptly sent to the last known address listed in the office of the Jefferson County property assessor for each property owner of record within the territory proposed for annexation**, with such being sent by first class mail and mailed no later than **fourteen (14) calendar days prior to the scheduled date of the hearing** on the proposed annexation.
- C. That a **copy of this resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the Town of Dandridge, and by publishing notice of the resolution at or about the same time in the Standard Banner, a newspaper of general circulation in such territory and the Town of Dandridge.**
- D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the plan of services shall be published in a

newspaper of general circulation in the Town of Dandridge not less than fifteen (15) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing.

- E. That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Duly passed and approved this 14th day of April, 2026.

Mayor

ATTEST:

Town Recorder

EXHIBIT A of RESOLUTION NO. 25/26-19

**A PLAN OF SERVICES FOR THE ANNEXATION OF
1217 Deep Springs Rd., Map 074, Parcel 007.00
BY THE TOWN OF DANDRIDGE, TENNESSEE**

WHEREAS, *Tennessee Code Annotated* § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation resolution and;

WHEREAS, the area proposed for annexation to the Town is within the Town's Urban Growth Boundary, as required by law, and is described as follows:

1217 Deep Springs Rd., Map 074, Parcel 007.00

Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of services:

A. Police Protection

1. Patrol, response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation by the Dandridge Police Department.
2. Additional personnel and patrol car(s) will be added to continue the present level of police services throughout the town, including the newly annexed area when the Town's study shows it is needed.

As our town continues to grow, particularly with the recent requested annexation of additional areas, we recognize the need for improved patrol coverage and enhanced officer safety. To address this, we propose adding two additional officers to our current schedule—one for each shift. The new officers will work a split shift from 2:00 PM to 2:00 AM, on a four days on, four days off rotation.

This adjustment will not only provide a stronger presence throughout our town but will also ensure that we are adequately staffed to respond to the growing

demands brought on by the annexed areas. By increasing patrol coverage, we can ensure faster response times, more consistent patrols, and a greater sense of security for all residents, especially in the newly annexed regions.

Additionally, the extra officers will help to reduce the strain on current staff, allowing them to focus on their duties without the risk of burnout. This proactive approach also significantly enhances the safety of our officers by ensuring there are enough personnel available during higher-risk times.

With these changes, we aim to continue building a safer, well-patrolled community for everyone, while also adapting to the evolving needs of our expanded town. We are committed to providing the best possible service to our residents and ensuring the well-being of our dedicated law enforcement team.

3. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic engineering standards. *(No further traffic control devices will be installed or needed to service this annexation.)*

B. Fire Protection Services

1. Fire protection by the present personnel and equipment of the fire department will be provided on the effective date of annexation by the Dandridge Volunteer Fire Department.
2. Additional fire engines and auxiliary equipment will be added to the fire department to maintain present standards within the entire town, including the annexed area, as needed. *(No additional fire engines or auxiliary equipment will be added to the fire department for this annexed area as the needs for this area are already provided for with existing personnel and equipment. Would request donation of land for future station)*

C. Water Service

1. Water for domestic, commercial, and industrial use will be provided at current town rates, from existing town lines, on the effective date of annexation, and thereafter from new lines as deemed necessary under current town policies and procedures concerning density, development patterns, and future development plans by the Dandridge Water Management Facility.
2. Water for fire protection will be available at the time adequate water lines and hydrants are installed in the annexed area.
3. In those parts of the annexed area currently served by the Dandridge Water Management Facility, the above time periods will begin on the date of acquisition by the town of said District or parts thereof, which may be delayed by negotiations and/or litigation.

(No further water lines or hydrants will be needed in this annexed area as the area is already serviced by Shady Grove Utility.)

D. Sanitary Sewer/Wastewater Service

1. The necessary trunk sewer lines to serve the substantially developed annexed areas will be completed within one year.
2. Construction/extension of collector lines in the substantially developed annexed areas will be completed by the owner of the parcel annexed herein. Residences, commercial, and industrial properties will then be connected to the wastewater system in accordance with current policies of the town.

3. The developer of the annexed property shall be responsible for the construction and installation of sewer lines, pump stations, and other necessary installations from the existing sewer lines of the Town and throughout the annexed area.

(None Available. Owner's expense in the future)

E. Solid Waste/Refuse Collection

The same regular refuse collection service now provided within the town will be extended to the annexed area (within one week after the effective date of the annexation.)

(Commercial business so service is not provided)

F. Road and Street Construction & Repair

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the existing town, will begin in the annexed area when state shared street aid funds begin to be received based on the annexed population. (July 1 following the annexation effective date.)
3. Reconstruction and resurfacing of streets, installation of storm drainage, and construction of curbs, gutters, and sidewalks will be accomplished under existing town policies as the need is determined by the governing body, but not necessary to this area.

4. Regular cleaning of streets with curbs and gutters will begin within the next cleaning cycle of the area after the effective date of annexation on the same basis as in the existing town, but not necessary to this area.

(There will need to be a written agreement in place between the town and the county)

G. Street Lighting

Street lights will be installed in substantially developed commercial and residential areas within 0 months after the effective date of annexation, using the prevailing standards in the existing town.

(Owner's Expense)

H. Recreational Facilities & Programs

Residents of the annexed area may use all town recreational facilities, parks, ball fields, etc., on the effective date of annexation. The prevailing standards and policies now used in the existing town will be applied in expanding the recreational and program facilities in the enlarged town. Approximately 0 acres will be developed as parks, playgrounds, etc., in the annexed area.

(Recreational services already provided)

I. Electrical Service

Electrical service to the annexed area is provided by Appalachian Electric Cooperative.

J. Planning and Zoning Services

The planning and zoning jurisdiction of the town will extend to the annexed area on the effective date of annexation. The town's planning jurisdiction and

regulation (Dandridge Regional Planning Commission) will thereafter encompass the entirety of the annexed area. (Study will be required before specific zoning can be adopted, which should be completed immediately.) The annexation resolution will zone all property in the annexed area as a **B-3 Zone**.

K. Inspections and Code Enforcement

Any inspection services now conducted by the town (building, plumbing, electrical, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. The needs of this area can be met with existing personnel and facilities.

L. Schools

Jefferson County schools serve the annexed area.

ORDINANCE NUMBER 25/26-23

AN ORDINANCE AMENDING THE “ZONING MAP OF THE TOWN OF
DANDRIDGE, TENNESSEE” A COMPONENT OF THE “ZONING
ORDINANCE OF THE TOWN OF DANDRIDGE, TENNESSEE”
FROM A C-2 (COUNTY), TO A B-3, INTERSTATE BUSINESS DISTRICT
(GROWTH BOUNDARY)

(Deep Springs Rd – Map 074 - Parcel 007.00)

WHEREAS, the Dandridge Board of Mayor and Aldermen, in accordance with section 13-7-204 of the Tennessee Code, may from time to time amend the town’s zoning ordinance, including the zoning map; and

WHEREAS, the Dandridge Municipal/Regional Planning Commission has recommended said properties be rezoned from C-2 (County) to B-3 Interstate Business District and forward its recommendation to the Dandridge Board of Mayor and Aldermen regarding the amendment to the “Zoning Map of Dandridge, Tennessee”;

NOW, THEREFORE BE IT ORDAINED by the Dandridge Board of Mayor and Aldermen of Dandridge, Tennessee that:

Section 1. The Dandridge Zoning Map is hereby amended by rezoning Parcel 007.00 of Jefferson County Tax Map 074, from C-2 (County) to B-3 (Interstate Business District) . Said territory located at Deep Springs Rd.; and being more clearly defined by the attached map that is made a part of this ordinance:

Section 2. This ordinance shall be effective from and after its passage and publication, as required by Section 13-7-203 of *Tennessee Code Annotated*, the public welfare requiring it.

Dandridge Municipal Planning Commission Approved on: 4/14/26

Passed on First Reading: April 14, 2026

Passed on Second Reading: May 12, 2026

Public Hearing Date: May 12, 2026

Approved:

Mayor

Town Recorder

ORDINANCE NUMBER 25/26-24

**AN ORDINANCE AMENDING THE “ZONING MAP OF THE TOWN OF
DANDRIDGE, TENNESSEE” A COMPONENT OF THE “ZONING
ORDINANCE OF THE TOWN OF DANDRIDGE, TENNESSEE”
FROM A C-2 (COUNTY), TO A M-1, INDUSTRIAL DISTRICT (GROWTH
BOUNDARY)**

(Deep Springs Rd – Map 074 - Parcel 007.00, East of Big Bird Lane)

WHEREAS, the Dandridge Board of Mayor and Aldermen, in accordance with section 13-7-204 of the Tennessee Code, may from time to time amend the town’s zoning ordinance, including the zoning map; and

WHEREAS, the Dandridge Municipal/Regional Planning Commission has recommended said properties be rezoned from C-2 (County) to M-1 Industrial District and forward its recommendation to the Dandridge Board of Mayor and Aldermen regarding the amendment to the “Zoning Map of Dandridge, Tennessee”;

NOW, THEREFORE BE IT ORDAINED by the Dandridge Board of Mayor and Aldermen of Dandridge, Tennessee that:

Section 1. The Dandridge Zoning Map is hereby amended by rezoning Parcel 007.00 of Jefferson County Tax Map 074 East of Big Bird Lane, from C-2 (County) to M-1 (Industrial District) . Said territory located at Deep Srings Rd.; and being more clearly defined by the attached map that is made a part of this ordinance:

Section 2. This ordinance shall be effective from and after its passage and publication, as required by Section 13-7-203 of *Tennessee Code Annotated*, the public welfare requiring it.

Dandridge Municipal Planning Commission Approved on: 4/14/26

Passed on First Reading: April 14, 2026

Passed on Second Reading: May 12, 2026

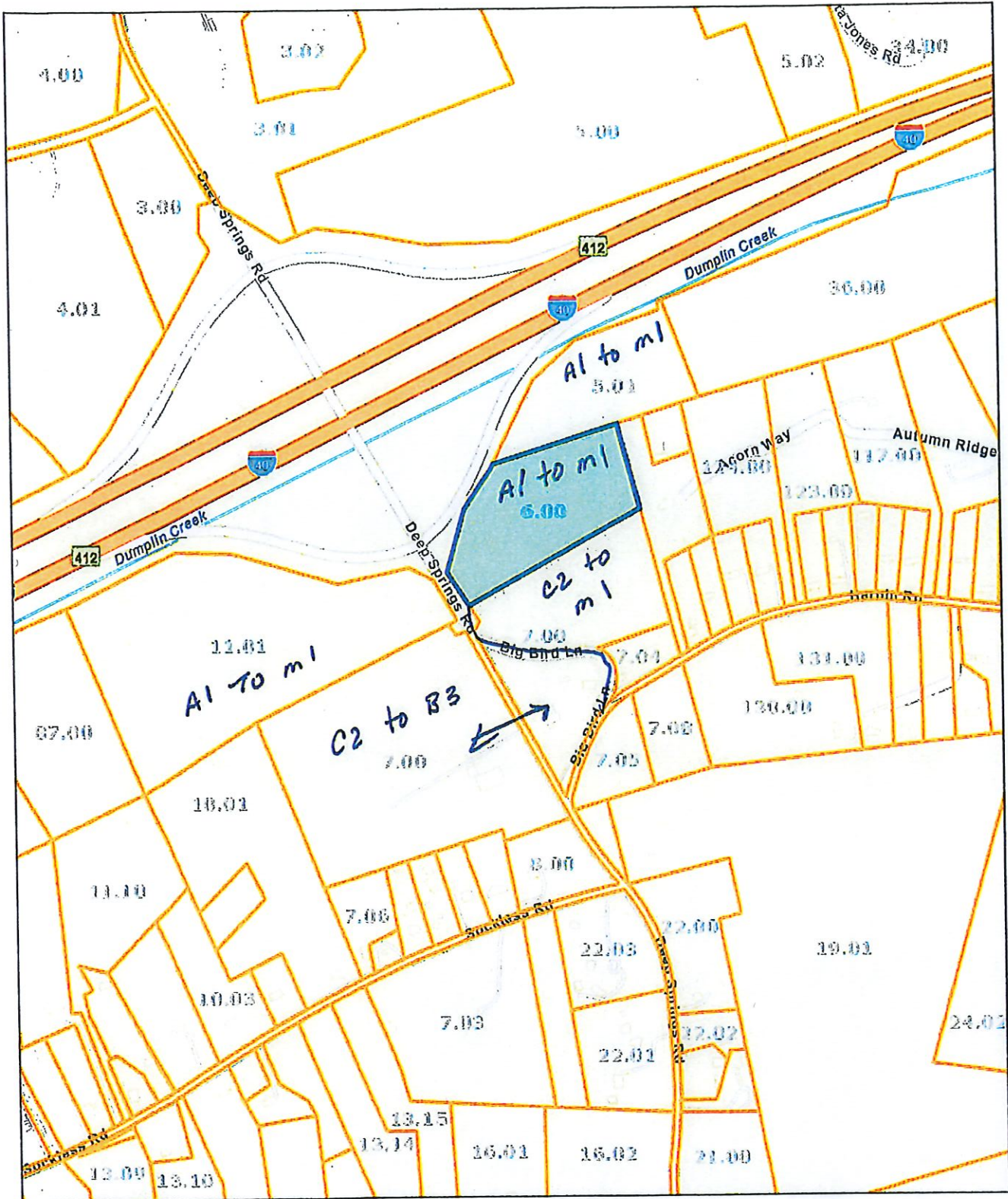
Public Hearing Date: May 12, 2026

Approved:

Mayor

Town Recorder

Jefferson County - Parcel: 074 006.00



Date: April 9, 2026

County: JEFFERSON
Owner: BIR INVESTMENTS LLC
Address: DEEP SPRINGS RD
Parcel ID: 074 006.00
Deeded Acreage: 0
Calculated Acreage: 7.4

1:9,028
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km
State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METV, 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.

RESOLUTION NO. 25/26-20

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE TOWN OF DANDRIDGE BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES

Deep Springs Rd. – MAP 074 – PARCEL 011.01

WHEREAS, the Town of Dandridge, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

WHEREAS, a plan of services for the territory proposed for annexation by owner consent will be reviewed by the Dandridge Regional Planning Commission; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW THEREFORE BE IT RESOLVED by the Town of Dandridge Tennessee as follows:

- A. That a public hearing is hereby scheduled for 6:00 pm on **May 12th, 2026** at the Dandridge Public Works/Police Department Building at 267 Hwy. 25/70, on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Deep Springs Rd. – MAP 074 – PARCEL 011.01

- B. That a **copy of this resolution**, describing the territory proposed for annexation by owner consent, along with the plan of services, **shall be promptly sent to the last known address listed in the office of the Jefferson County property assessor for each property owner of record within the territory proposed for annexation**, with such being sent by first class mail and mailed no later than **fourteen (14) calendar days prior to the scheduled date of the hearing** on the proposed annexation.
- C. That a **copy of this resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the Town of Dandridge**, and by publishing notice of the resolution at or about the same time in the **Standard Banner**, a newspaper of general circulation in such territory and the Town of Dandridge.
- D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the plan of services shall be published in a

newspaper of general circulation in the Town of Dandridge **not less than fifteen (15) days before the hearing**, which notice included the locations of a **minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing.**

- E. That **written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.**

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Duly passed and approved this **14th** day of **April, 2026**.

Mayor

ATTEST:

Town Recorder

EXHIBIT A of RESOLUTION NO. 25/26-20

**A PLAN OF SERVICES FOR THE ANNEXATION OF
1217 Deep Springs Rd., Map 074, Parcel 011.01
BY THE TOWN OF DANDRIDGE, TENNESSEE**

WHEREAS, *Tennessee Code Annotated* § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation resolution and;

WHEREAS, the area proposed for annexation to the Town is within the Town's Urban Growth Boundary, as required by law, and is described as follows:

1217 Deep Springs Rd., Map 074, Parcel 011.01

Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of services:

A. Police Protection

1. Patrol, response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation by the Dandridge Police Department.
2. Additional personnel and patrol car(s) will be added to continue the present level of police services throughout the town, including the newly annexed area when the Town's study shows it is needed.

As our town continues to grow, particularly with the recent requested annexation of additional areas, we recognize the need for improved patrol coverage and enhanced officer safety. To address this, we propose adding two additional officers to our current schedule—one for each shift. The new officers will work a split shift from 2:00 PM to 2:00 AM, on a four days on, four days off rotation.

This adjustment will not only provide a stronger presence throughout our town but will also ensure that we are adequately staffed to respond to the growing

demands brought on by the annexed areas. By increasing patrol coverage, we can ensure faster response times, more consistent patrols, and a greater sense of security for all residents, especially in the newly annexed regions.

Additionally, the extra officers will help to reduce the strain on current staff, allowing them to focus on their duties without the risk of burnout. This proactive approach also significantly enhances the safety of our officers by ensuring there are enough personnel available during higher-risk times.

With these changes, we aim to continue building a safer, well-patrolled community for everyone, while also adapting to the evolving needs of our expanded town. We are committed to providing the best possible service to our residents and ensuring the well-being of our dedicated law enforcement team.

3. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic engineering standards. *(No further traffic control devices will be installed or needed to service this annexation.)*

B. Fire Protection Services

1. Fire protection by the present personnel and equipment of the fire department will be provided on the effective date of annexation by the Dandridge Volunteer Fire Department.
2. Additional fire engines and auxiliary equipment will be added to the fire department to maintain present standards within the entire town, including the annexed area, as needed. *(No additional fire engines or auxiliary equipment will be added to the fire department for this annexed area as the needs for this area are already provided for with existing personnel and equipment. Would request donation of land for future station)*

C. Water Service

1. Water for domestic, commercial, and industrial use will be provided at current town rates, from existing town lines, on the effective date of annexation, and thereafter from new lines as deemed necessary under current town policies and procedures concerning density, development patterns, and future development plans by the Dandridge Water Management Facility.
2. Water for fire protection will be available at the time adequate water lines and hydrants are installed in the annexed area.
3. In those parts of the annexed area currently served by the Dandridge Water Management Facility, the above time periods will begin on the date of acquisition by the town of said District or parts thereof, which may be delayed by negotiations and/or litigation.

(No further water lines or hydrants will be needed in this annexed area as the area is already serviced by Shady Grove Utility.)

D. Sanitary Sewer/Wastewater Service

1. The necessary trunk sewer lines to serve the substantially developed annexed areas will be completed within one year.
2. Construction/extension of collector lines in the substantially developed annexed areas will be completed by the owner of the parcel annexed herein. Residences, commercial, and industrial properties will then be connected to the wastewater system in accordance with current policies of the town.

3. The developer of the annexed property shall be responsible for the construction and installation of sewer lines, pump stations, and other necessary installations from the existing sewer lines of the Town and throughout the annexed area.

(None Available. Owner's expense in the future)

E. Solid Waste/Refuse Collection

The same regular refuse collection service now provided within the town will be extended to the annexed area (within one week after the effective date of the annexation.)

(Commercial business so service is not provided)

F. Road and Street Construction & Repair

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the existing town, will begin in the annexed area when state shared street aid funds begin to be received based on the annexed population. (July 1 following the annexation effective date.)
3. Reconstruction and resurfacing of streets, installation of storm drainage, and construction of curbs, gutters, and sidewalks will be accomplished under existing town policies as the need is determined by the governing body, but not necessary to this area.

4. Regular cleaning of streets with curbs and gutters will begin within the next cleaning cycle of the area after the effective date of annexation on the same basis as in the existing town, but not necessary to this area.

(There will need to be a written agreement in place between the town and the county)

G. Street Lighting

Street lights will be installed in substantially developed commercial and residential areas within 0 months after the effective date of annexation, using the prevailing standards in the existing town.

(Owner's Expense)

H. Recreational Facilities & Programs

Residents of the annexed area may use all town recreational facilities, parks, ball fields, etc., on the effective date of annexation. The prevailing standards and policies now used in the existing town will be applied in expanding the recreational and program facilities in the enlarged town. Approximately 0 acres will be developed as parks, playgrounds, etc., in the annexed area.

(Recreational services already provided)

I. Electrical Service

Electrical service to the annexed area is provided by Appalachian Electric Cooperative.

J. Planning and Zoning Services

The planning and zoning jurisdiction of the town will extend to the annexed area on the effective date of annexation. The town's planning jurisdiction and

regulation (Dandridge Regional Planning Commission) will thereafter encompass the entirety of the annexed area. (Study will be required before specific zoning can be adopted, which should be completed immediately.) The annexation resolution will zone all property in the annexed area as a **B-3 Zone**.

K. Inspections and Code Enforcement

Any inspection services now conducted by the town (building, plumbing, electrical, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. The needs of this area can be met with existing personnel and facilities.

L. Schools

Jefferson County schools serve the annexed area.

ORDINANCE NUMBER 25/26-25

**AN ORDINANCE AMENDING THE “ZONING MAP OF THE TOWN OF
DANDRIDGE, TENNESSEE” A COMPONENT OF THE “ZONING
ORDINANCE OF THE TOWN OF DANDRIDGE, TENNESSEE”
FROM A A-1 (COUNTY), TO A M-1, INDUSTRIAL DISTRICT (GROWTH
BOUNDARY)**

(Deep Springs Rd – Map 074 - Parcel 011.01)

WHEREAS, the Dandridge Board of Mayor and Aldermen, in accordance with section 13-7-204 of the Tennessee Code, may from time to time amend the town’s zoning ordinance, including the zoning map; and

WHEREAS, the Dandridge Municipal/Regional Planning Commission has recommended said properties be rezoned from A-1 (County) to M-1 Industrial District and forward its recommendation to the Dandridge Board of Mayor and Aldermen regarding the amendment to the “Zoning Map of Dandridge, Tennessee”;

NOW, THEREFORE BE IT ORDAINED by the Dandridge Board of Mayor and Aldermen of Dandridge, Tennessee that:

Section 1. The Dandridge Zoning Map is hereby amended by rezoning Parcel 011.01 of Jefferson County Tax Map 074, from A-1 (County) to M-1 (Industrial District) . Said territory located at Deep Srings Rd.; and being more clearly defined by the attached map that is made a part of this ordinance:

Section 2. This ordinance shall be effective from and after its passage and publication, as required by Section 13-7-203 of *Tennessee Code Annotated*, the public welfare requiring it.

Dandridge Municipal Planning Commission Approved on: 4/14/26

Passed on First Reading: April 14, 2026

Passed on Second Reading: May 12, 2026

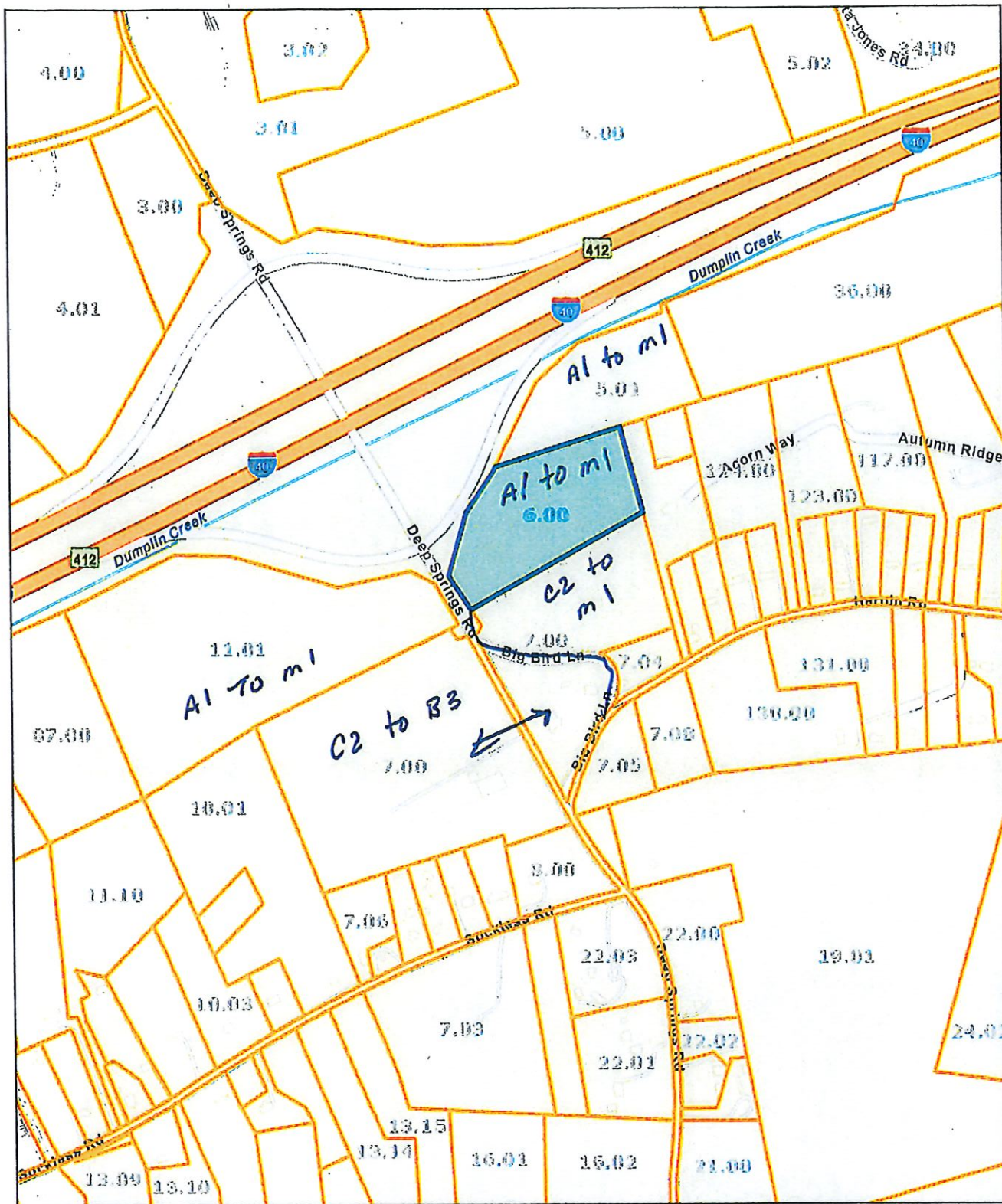
Public Hearing Date: May 12, 2026

Approved:

Mayor

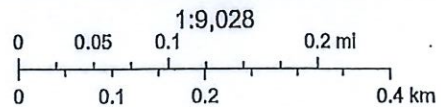
Town Recorder

Jefferson County - Parcel: 074 006.00



Date: April 9, 2026

County: JEFFERSON
Owner: BIR INVESTMENTS LLC
Address: DEEP SPRINGS RD
Parcel ID: 074 006.00
Deeded Acreage: 0
Calculated Acreage: 7.4



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.

RESOLUTION NO. 25/26-21

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE TOWN OF DANDRIDGE BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES

Deep Springs Rd. – MAP 074 – PARCEL 6.00

WHEREAS, the Town of Dandridge, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

WHEREAS, a plan of services for the territory proposed for annexation by owner consent will be reviewed by the Dandridge Regional Planning Commission; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW THEREFORE BE IT RESOLVED by the Town of Dandridge Tennessee as follows:

- A. That a public hearing is hereby scheduled for 6:00 pm on **May 12th, 2026** at the Dandridge Public Works/Police Department Building at 267 Hwy. 25/70, on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Deep Springs Rd. – MAP 074 – PARCEL 6.00

- B. That a **copy of this resolution**, describing the territory proposed for annexation by owner consent, along with the plan of services, **shall be promptly sent to the last known address listed in the office of the Jefferson County property assessor for each property owner of record within the territory proposed for annexation**, with such being sent by first class mail and mailed no later than **fourteen (14) calendar days prior to the scheduled date of the hearing** on the proposed annexation.
- C. That a **copy of this resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the Town of Dandridge**, and by **publishing notice of the resolution at or about the same time in the Standard Banner**, a newspaper of general circulation in such territory and the Town of Dandridge.
- D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the plan of services shall be published in a

newspaper of general circulation in the Town of Dandridge **not less than fifteen (15) days before the hearing**, which notice included the locations of a **minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing.**

- E. That **written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.**

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Duly passed and approved this **14th** day of **April, 2026**.

Mayor

ATTEST:

Town Recorder

EXHIBIT A of RESOLUTION NO. 25/26-21

**A PLAN OF SERVICES FOR THE ANNEXATION OF
1217 Deep Springs Rd., Map 074, Parcel 6.00
BY THE TOWN OF DANDRIDGE, TENNESSEE**

WHEREAS, *Tennessee Code Annotated* § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation resolution and;

WHEREAS, the area proposed for annexation to the Town is within the Town's Urban Growth Boundary, as required by law, and is described as follows:

1217 Deep Springs Rd., Map 074, Parcel 6.00

Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of services:

A. Police Protection

1. Patrol, response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation by the Dandridge Police Department.
2. Additional personnel and patrol car(s) will be added to continue the present level of police services throughout the town, including the newly annexed area when the Town's study shows it is needed.

As our town continues to grow, particularly with the recent requested annexation of additional areas, we recognize the need for improved patrol coverage and enhanced officer safety. To address this, we propose adding two additional officers to our current schedule—one for each shift. The new officers will work a split shift from 2:00 PM to 2:00 AM, on a four days on, four days off rotation.

This adjustment will not only provide a stronger presence throughout our town but will also ensure that we are adequately staffed to respond to the growing

demands brought on by the annexed areas. By increasing patrol coverage, we can ensure faster response times, more consistent patrols, and a greater sense of security for all residents, especially in the newly annexed regions.

Additionally, the extra officers will help to reduce the strain on current staff, allowing them to focus on their duties without the risk of burnout. This proactive approach also significantly enhances the safety of our officers by ensuring there are enough personnel available during higher-risk times.

With these changes, we aim to continue building a safer, well-patrolled community for everyone, while also adapting to the evolving needs of our expanded town. We are committed to providing the best possible service to our residents and ensuring the well-being of our dedicated law enforcement team.

3. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic engineering standards. *(No further traffic control devices will be installed or needed to service this annexation.)*

B. Fire Protection Services

1. Fire protection by the present personnel and equipment of the fire department will be provided on the effective date of annexation by the Dandridge Volunteer Fire Department.
2. Additional fire engines and auxiliary equipment will be added to the fire department to maintain present standards within the entire town, including the annexed area, as needed. *(No additional fire engines or auxiliary equipment will be added to the fire department for this annexed area as the needs for this area are already provided for with existing personnel and equipment. Would request donation of land for future station)*

C. Water Service

1. Water for domestic, commercial, and industrial use will be provided at current town rates, from existing town lines, on the effective date of annexation, and thereafter from new lines as deemed necessary under current town policies and procedures concerning density, development patterns, and future development plans by the Dandridge Water Management Facility.
2. Water for fire protection will be available at the time adequate water lines and hydrants are installed in the annexed area.
3. In those parts of the annexed area currently served by the Dandridge Water Management Facility, the above time periods will begin on the date of acquisition by the town of said District or parts thereof, which may be delayed by negotiations and/or litigation.

(No further water lines or hydrants will be needed in this annexed area as the area is already serviced by Shady Grove Utility.)

D. Sanitary Sewer/Wastewater Service

1. The necessary trunk sewer lines to serve the substantially developed annexed areas will be completed within one year.
2. Construction/extension of collector lines in the substantially developed annexed areas will be completed by the owner of the parcel annexed herein. Residences, commercial, and industrial properties will then be connected to the wastewater system in accordance with current policies of the town.

3. The developer of the annexed property shall be responsible for the construction and installation of sewer lines, pump stations, and other necessary installations from the existing sewer lines of the Town and throughout the annexed area.

(None Available. Owner's expense in the future)

E. Solid Waste/Refuse Collection

The same regular refuse collection service now provided within the town will be extended to the annexed area (within one week after the effective date of the annexation.)

(Commercial business so service is not provided)

F. Road and Street Construction & Repair

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the existing town, will begin in the annexed area when state shared street aid funds begin to be received based on the annexed population. (July 1 following the annexation effective date.)
3. Reconstruction and resurfacing of streets, installation of storm drainage, and construction of curbs, gutters, and sidewalks will be accomplished under existing town policies as the need is determined by the governing body, but not necessary to this area.

4. Regular cleaning of streets with curbs and gutters will begin within the next cleaning cycle of the area after the effective date of annexation on the same basis as in the existing town, but not necessary to this area.

(There will need to be a written agreement in place between the town and the county)

G. Street Lighting

Street lights will be installed in substantially developed commercial and residential areas within 0 months after the effective date of annexation, using the prevailing standards in the existing town.

(Owner's Expense)

H. Recreational Facilities & Programs

Residents of the annexed area may use all town recreational facilities, parks, ball fields, etc., on the effective date of annexation. The prevailing standards and policies now used in the existing town will be applied in expanding the recreational and program facilities in the enlarged town. Approximately 0 acres will be developed as parks, playgrounds, etc., in the annexed area.

(Recreational services already provided)

I. Electrical Service

Electrical service to the annexed area is provided by Appalachian Electric Cooperative.

J. Planning and Zoning Services

The planning and zoning jurisdiction of the town will extend to the annexed area on the effective date of annexation. The town's planning jurisdiction and

regulation (Dandridge Regional Planning Commission) will thereafter encompass the entirety of the annexed area. (Study will be required before specific zoning can be adopted, which should be completed immediately.) The annexation resolution will zone all property in the annexed area as a **B-3 Zone**.

K. Inspections and Code Enforcement

Any inspection services now conducted by the town (building, plumbing, electrical, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. The needs of this area can be met with existing personnel and facilities.

L. Schools

Jefferson County schools serve the annexed area.

ORDINANCE NUMBER 25/26-26

AN ORDINANCE AMENDING THE “ZONING MAP OF THE TOWN OF
DANDRIDGE, TENNESSEE” A COMPONENT OF THE “ZONING
ORDINANCE OF THE TOWN OF DANDRIDGE, TENNESSEE”
FROM A A-1 (COUNTY), TO A M-1, INDUSTRIAL DISTRICT (GROWTH
BOUNDARY)

(Deep Springs Rd – Map 074 - Parcel 6.00)

WHEREAS, the Dandridge Board of Mayor and Aldermen, in accordance with section 13-7-204 of the Tennessee Code, may from time to time amend the town’s zoning ordinance, including the zoning map; and

WHEREAS, the Dandridge Municipal/Regional Planning Commission has recommended said properties be rezoned from A-1 (County) to M-1 Industrial District and forward its recommendation to the Dandridge Board of Mayor and Aldermen regarding the amendment to the “Zoning Map of Dandridge, Tennessee”;

NOW, THEREFORE BE IT ORDAINED by the Dandridge Board of Mayor and Aldermen of Dandridge, Tennessee that:

Section 1. The Dandridge Zoning Map is hereby amended by rezoning Parcel 6.00 of Jefferson County Tax Map 074, from A-1 (County) to M-1 (Industrial District) . Said territory located at Deep Springs Rd.; and being more clearly defined by the attached map that is made a part of this ordinance:

Section 2. This ordinance shall be effective from and after its passage and publication, as required by Section 13-7-203 of *Tennessee Code Annotated*, the public welfare requiring it.

Dandridge Municipal Planning Commission Approved on: 4/14/26

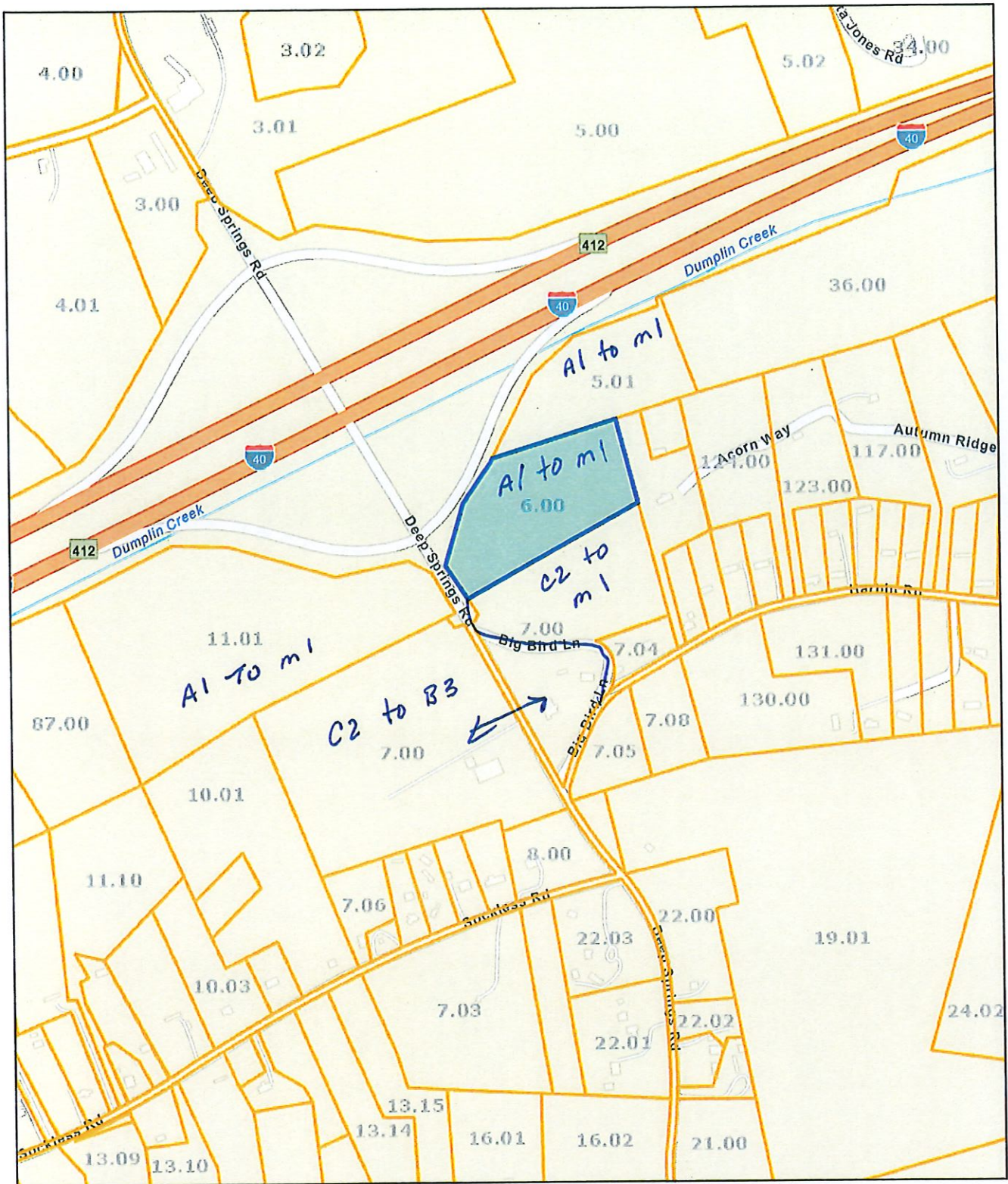
Passed on First Reading: April 14, 2026
Passed on Second Reading: May 12, 2026

Public Hearing Date: May 12, 2026

Approved: _____
Mayor

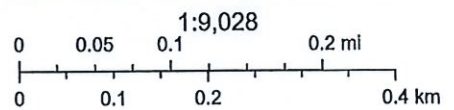
Town Recorder

Jefferson County - Parcel: 074 006.00



Date: April 9, 2026

County: JEFFERSON
Owner: BIR INVESTMENTS LLC
Address: DEEP SPRINGS RD
Parcel ID: 074 006.00
Deeded Acreage: 0
Calculated Acreage: 7.4



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.

RESOLUTION NO. 25/26-22

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE TOWN OF DANDRIDGE BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES

Deep Springs Rd. – MAP 074 – PARCEL 5.01

WHEREAS, the Town of Dandridge, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

WHEREAS, a plan of services for the territory proposed for annexation by owner consent will be reviewed by the Dandridge Regional Planning Commission; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW THEREFORE BE IT RESOLVED by the Town of Dandridge Tennessee as follows:

- A. That a public hearing is hereby scheduled for 6:00 pm on **May 12th, 2026** at the Dandridge Public Works/Police Department Building at 267 Hwy. 25/70, on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Deep Springs Rd. – MAP 074 – PARCEL 5.01

- B. That a **copy of this resolution**, describing the territory proposed for annexation by owner consent, along with the plan of services, **shall be promptly sent to the last known address listed in the office of the Jefferson County property assessor for each property owner of record within the territory proposed for annexation**, with such being sent by first class mail and mailed no later than **fourteen (14) calendar days prior to the scheduled date of the hearing** on the proposed annexation.
- C. That a **copy of this resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the Town of Dandridge, and by publishing notice of the resolution at or about the same time in the Standard Banner, a newspaper of general circulation in such territory and the Town of Dandridge.**
- D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the plan of services shall be published in a

newspaper of general circulation in the Town of Dandridge **not less than fifteen (15) days before the hearing**, which notice included the locations of a **minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing.**

- E. That **written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.**

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Duly passed and approved this **14th day of April, 2026.**

Mayor

ATTEST:

Town Recorder

EXHIBIT A of RESOLUTION NO. 25/26-22

**A PLAN OF SERVICES FOR THE ANNEXATION OF
1217 Deep Springs Rd., Map 074, Parcel 5.01
BY THE TOWN OF DANDRIDGE, TENNESSEE**

WHEREAS, *Tennessee Code Annotated* § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation resolution and;

WHEREAS, the area proposed for annexation to the Town is within the Town's Urban Growth Boundary, as required by law, and is described as follows:

1217 Deep Springs Rd., Map 074, Parcel 5.01

Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of services:

A. Police Protection

1. Patrol, response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation by the Dandridge Police Department.
2. Additional personnel and patrol car(s) will be added to continue the present level of police services throughout the town, including the newly annexed area when the Town's study shows it is needed.

As our town continues to grow, particularly with the recent requested annexation of additional areas, we recognize the need for improved patrol coverage and enhanced officer safety. To address this, we propose adding two additional officers to our current schedule—one for each shift. The new officers will work a split shift from 2:00 PM to 2:00 AM, on a four days on, four days off rotation.

This adjustment will not only provide a stronger presence throughout our town but will also ensure that we are adequately staffed to respond to the growing

demands brought on by the annexed areas. By increasing patrol coverage, we can ensure faster response times, more consistent patrols, and a greater sense of security for all residents, especially in the newly annexed regions.

Additionally, the extra officers will help to reduce the strain on current staff, allowing them to focus on their duties without the risk of burnout. This proactive approach also significantly enhances the safety of our officers by ensuring there are enough personnel available during higher-risk times.

With these changes, we aim to continue building a safer, well-patrolled community for everyone, while also adapting to the evolving needs of our expanded town. We are committed to providing the best possible service to our residents and ensuring the well-being of our dedicated law enforcement team.

3. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic engineering standards. *(No further traffic control devices will be installed or needed to service this annexation.)*

B. Fire Protection Services

1. Fire protection by the present personnel and equipment of the fire department will be provided on the effective date of annexation by the Dandridge Volunteer Fire Department.
2. Additional fire engines and auxiliary equipment will be added to the fire department to maintain present standards within the entire town, including the annexed area, as needed. *(No additional fire engines or auxiliary equipment will be added to the fire department for this annexed area as the needs for this area are already provided for with existing personnel and equipment. Would request donation of land for future station)*

C. Water Service

1. Water for domestic, commercial, and industrial use will be provided at current town rates, from existing town lines, on the effective date of annexation, and thereafter from new lines as deemed necessary under current town policies and procedures concerning density, development patterns, and future development plans by the Dandridge Water Management Facility.
2. Water for fire protection will be available at the time adequate water lines and hydrants are installed in the annexed area.
3. In those parts of the annexed area currently served by the Dandridge Water Management Facility, the above time periods will begin on the date of acquisition by the town of said District or parts thereof, which may be delayed by negotiations and/or litigation.

(No further water lines or hydrants will be needed in this annexed area as the area is already serviced by Shady Grove Utility.)

D. Sanitary Sewer/Wastewater Service

1. The necessary trunk sewer lines to serve the substantially developed annexed areas will be completed within one year.
2. Construction/extension of collector lines in the substantially developed annexed areas will be completed by the owner of the parcel annexed herein. Residences, commercial, and industrial properties will then be connected to the wastewater system in accordance with current policies of the town.

3. The developer of the annexed property shall be responsible for the construction and installation of sewer lines, pump stations, and other necessary installations from the existing sewer lines of the Town and throughout the annexed area.

(None Available. Owner's expense in the future)

E. Solid Waste/Refuse Collection

The same regular refuse collection service now provided within the town will be extended to the annexed area (within one week after the effective date of the annexation.)

(Commercial business so service is not provided)

F. Road and Street Construction & Repair

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the existing town, will begin in the annexed area when state shared street aid funds begin to be received based on the annexed population. (July 1 following the annexation effective date.)
3. Reconstruction and resurfacing of streets, installation of storm drainage, and construction of curbs, gutters, and sidewalks will be accomplished under existing town policies as the need is determined by the governing body, but not necessary to this area.

4. Regular cleaning of streets with curbs and gutters will begin within the next cleaning cycle of the area after the effective date of annexation on the same basis as in the existing town, but not necessary to this area.

(There will need to be a written agreement in place between the town and the county)

G. Street Lighting

Street lights will be installed in substantially developed commercial and residential areas within 0 months after the effective date of annexation, using the prevailing standards in the existing town.

(Owner's Expense)

H. Recreational Facilities & Programs

Residents of the annexed area may use all town recreational facilities, parks, ball fields, etc., on the effective date of annexation. The prevailing standards and policies now used in the existing town will be applied in expanding the recreational and program facilities in the enlarged town. Approximately 0 acres will be developed as parks, playgrounds, etc., in the annexed area.

(Recreational services already provided)

I. Electrical Service

Electrical service to the annexed area is provided by Appalachian Electric Cooperative.

J. Planning and Zoning Services

The planning and zoning jurisdiction of the town will extend to the annexed area on the effective date of annexation. The town's planning jurisdiction and

regulation (Dandridge Regional Planning Commission) will thereafter encompass the entirety of the annexed area. (Study will be required before specific zoning can be adopted, which should be completed immediately.) The annexation resolution will zone all property in the annexed area as a **B-3 Zone**.

K. Inspections and Code Enforcement

Any inspection services now conducted by the town (building, plumbing, electrical, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. The needs of this area can be met with existing personnel and facilities.

L. Schools

Jefferson County schools serve the annexed area.

ORDINANCE NUMBER 25/26-27

**AN ORDINANCE AMENDING THE “ZONING MAP OF THE TOWN OF
DANDRIDGE, TENNESSEE” A COMPONENT OF THE “ZONING
ORDINANCE OF THE TOWN OF DANDRIDGE, TENNESSEE”
FROM A A-1 (COUNTY), TO A M-1, INDUSTRIAL DISTRICT (GROWTH
BOUNDARY)**

(Deep Springs Rd – Map 074 - Parcel 5.01)

WHEREAS, the Dandridge Board of Mayor and Aldermen, in accordance with section 13-7-204 of the Tennessee Code, may from time to time amend the town’s zoning ordinance, including the zoning map; and

WHEREAS, the Dandridge Municipal/Regional Planning Commission has recommended said properties be rezoned from A-1 (County) to M-1 Industrial District and forward its recommendation to the Dandridge Board of Mayor and Aldermen regarding the amendment to the “Zoning Map of Dandridge, Tennessee”;

NOW, THEREFORE BE IT ORDAINED by the Dandridge Board of Mayor and Aldermen of Dandridge, Tennessee that:

Section 1. The Dandridge Zoning Map is hereby amended by rezoning Parcel 5.01 of Jefferson County Tax Map 074, from A-1 (County) to M-1 (Industrial District) . Said territory located at Deep Springs Rd.; and being more clearly defined by the attached map that is made a part of this ordinance:

Section 2. This ordinance shall be effective from and after its passage and publication, as required by Section 13-7-203 of *Tennessee Code Annotated*, the public welfare requiring it.

Dandridge Municipal Planning Commission Approved on: 4/14/26

Passed on First Reading: April 14, 2026

Passed on Second Reading: May 12, 2026

Public Hearing Date: May 12, 2026

Approved:

Mayor

Town Recorder

Summary of traffic impact for Evans Lane and Mills Grove Development

- This study conducted 6-hour traffic counts (7-9 am, 2-6 pm) at the unsignalized intersections of W Main Street at Evans Lane & Majestic Circle and at Cherokee Drive at Evans Lane on Wednesday, March 25th, 2026. Manual traffic counts were conducted to identify and tabulate morning and afternoon peak period volumes and travel directions at and near the proposed development site. Local schools were in session when the traffic counts were conducted. The intersection of W Main Street at Evans Lane & Majestic Circle experienced morning and afternoon peak hours from 7:15 to 8:15 am and 5:00 to 6:00 pm, respectively. The count on Cherokee Drive at Evans Lane showed the same morning peak hour, but an earlier afternoon peak from 3:30 to 4:30 pm.
- At the all-way stop at the intersection of Cherokee Drive at Evans Lane, full stop compliance was infrequent, particularly on Cherokee Drive or when the motorist consisted of the lone vehicle at the intersection.
- A fair number of vehicles were observed using Evans Lane as a travel route between W Main Street and Cherokee Drive, including vehicles to/from Majestic Circle.
- Mills Grove, with 20 single-family attached duplexes for senior adult housing, is estimated to generate 165 vehicle trips on an average weekday at full build-out and occupancy in 2028. Of these daily trips, 13 are estimated to occur during the AM peak hour and 12 in the PM peak hour. By comparison, for traditional, non-age-restricted single-family housing, the expected number of daily vehicle trips would be more than double that proposed by constructing senior adult housing.
- The primary access road to and from this proposed development, Evans Lane, had measured road pavement widths of 17.3 to 20.3 feet between Cherokee Drive and W Main Street (SR 139). These existing roadway widths are expected to be sufficient to accommodate the small amount of additional vehicle trips generated by the proposed development.
- Based on the current posted speed limit of 30 mph on Evans Lane, the required intersection sight distance is 335 feet for exiting left- and 290 feet for exiting right-turning vehicles. It is recommended that the Proposed Entrance be shifted further to the east from where it is shown on the preliminary layout plan, approximately

60 feet from the property's eastern boundary.

- As part of the site review, several existing traffic road signs were observed that do not meet the standards of the current edition of the Manual on Uniform Traffic Control Devices (MUTCD). While the use of these signs is practical, the Town is recommended to replace them (or remove them where noted) to meet current standards as part of its routine traffic sign maintenance.
- In the vicinity of the proposed development and along the nearby corridor of Evans Lane, three crashes occurred during the past 3 years between March 13th, 2023, and March 13th, 2026. All three crashes were property-damage-only (PDO) without injuries or fatalities. The crash types for the three incidents were an angle collision, an overturn, and an unspecified type. Two of the crashes occurred at the intersection of Cherokee Drive and Evans Lane, one of which was an angle collision.

Inside the numbers

	Evans/Cherokee	Evans/ W Main St	Residents Evans
AM Peak	46	41	5
PM Peak	73	55	-18
	6 Hour Count	@ Daily Count	
Evans Lane	250 @ Cherokee	@600	
	210 @ W Main	(40 trips by residents of Evans Lane)	
Cherokee Dr	485	@1250	
W Main St	1616	@4200	

Mills Grove is estimated to add 12 trips during AM peak and 13 trips in the PM peak and 165 trips to the daily Total. Trip generation for a 14 unit single-family detached homes is 378.

Mills Grove 25% increase to daily traffic

Alternative Development 65% increase to daily traffic

MURAL GUIDELINES

Design and Review Criteria for Murals

Definition: A mural is a painting, mosaic, fresco, or other permanent artwork attached or applied directly to the outside of a structure.

General Guidelines

These guidelines provide anyone who wants to install a mural with a reasonable process that safeguards both the interests of the community and those of the individual building/property owner. The guidelines are designed to assure that murals within the ~~City of Brookings~~ ^{Town of Brookings} enhance the community's appearance, without confusing drivers and/or pedestrians or causing any other negative impact on public safety or welfare.

In reviewing proposals for public (outdoor) murals all of the following criteria will be considered:

Is the location appropriate?

Some locations may simply be inappropriate for murals, due to safety issues, potential maintenance problems, or complicated building geometry. *Commercial structures only*

Too many murals?

To avoid the appearance of blight, the number of murals may have to be limited. If your neighborhood already has several murals, chances are, your mural proposal will not be approved. *Two Dimensional or Three*

How big is too big?

By their very nature, murals are large artworks. But, when murals become so large as to overwhelm the local streetscape and/or become a visual distraction, they are not likely to gain approval.

No logos or advertising, please!

Murals are considered public art, not billboards or signs. Murals containing logos, slogans, or advertising messages of any kind are considered signs and must comply with Chapter 17.88, Sign Regulations, Brookings Municipal Code (BMC). *Chapter 6 Title 14*

Detailed mural guidelines and criteria

In addition to the general guidelines above, the Site Plan Committee or a Public Art Committee appointed by the ~~City~~ ^{Town} Council, will evaluate mural proposals based on the following: *Official sign code of the Town of Brookings*

Design and content

- Relevance of the piece to the building or city, its values, culture, and people — murals within the ~~city~~ ^{Town} of Brookings should be based on one or more of the following themes: natural beauty; history and/or Native American heritage; ~~logging~~ ^{logging}, fishing, local agriculture or other relevant themes. *Design Review*
- Suitability of the work for outdoor display, including its maintenance and conservation requirements. *Historic planning or*
- Relationship of the work to the site and the community, especially how it serves to activate or enhance public space. *Brookings Planning*
- Appropriateness of the scale of the artwork. *How big*

Site selection

In order to ensure that public art is fairly and equitably distributed throughout the ~~city~~ ^{Town}, and that it is sited in such a way as to enhance and activate public spaces, sites where murals are to be displayed should:

- Experience high levels of pedestrian traffic and be part of the city's circulation paths.
- Be easily visible and accessible to the public.
- Serve to anchor and activate its site.
- Enhance the overall public environment and pedestrian streetscape experience.
- Help to create a place of congregation and activity.
- Establish landmarks and neighborhood gateways.

Placement

The following are guidelines for mural placement:

- Mural art should be publicly accessible 24 hours per day or during the normal hours of operation if in a park.

- It should not obscure windows or entranceways, nor disrupt normal pedestrian circulation unless that is the purpose of the artwork.
- It should not be placed in a given site if it disrupts the site's landscaping and maintenance requirements.
- It should not be so large as to overwhelm adjacent architecture or become a visual distraction.
- It should not detract from its surroundings nor create "blind" spots where illegal activity can take place.
- It should be located in a site where it will enhance and activate the pedestrian and the streetscape experience.

Construction and Maintenance

- 1) Murals shall be well designed and incorporate high-quality materials that enhance the overall appearance of the site and not adversely affect safe and efficient movement of vehicles and pedestrians. Materials may include paint or other media appropriate for exterior use, such as tile or mosaic. Materials shall be long-lasting and graffiti-resistant to the greatest extent possible. *Type 3 materials*
- 2) Colors, though vibrant, should be complimentary and harmonious with the exterior colors of the building structure, as well as consistent with the chosen theme. Neon, fluorescent, or reflective-type colors or materials are discouraged. *(Historic colors) Already adopted, Commercial Buildings own*
- 3) The mural shall be designed and painted by a qualified artist/muralist, one with sufficient knowledge and experience with the application of mural materials. *(parent or can posts be painted)*
- 4) Mural size shall be determined by the wall surface to be covered. Smaller walls may be completely covered. On large walls, murals should be large enough to dominate the wall surface, but not so large as to overwhelm the local streetscape. Generally, one mural will be permitted per structure.
- 5) As indicated above, no advertising, logos, or political messages will be allowed. The mural artist's signature may appear, provided that it is not so prominent as to detract from the mural display.
- 6) The proposed mural, by its design, construction, and location, shall not obscure or detract from the significant architectural features of the building structure; nor should the building's architecture be altered to accommodate the mural.
- 7) The proposed mural, by its design, construction, and location, shall not have an adverse impact on adjacent properties or permitted uses. If the mural requires special lighting or other related construction, all applicable permits will be required as part of installation.
- 8) *Routine maintenance of an artwork becomes the responsibility of the building owner where the artwork is located.* As part of the contractual requirements, the artist should develop a maintenance program in cooperation with the building owner or manager for the proper long-term care of the artwork.

If, for whatever reason, the mural falls into disrepair, the building owner will be notified in writing and required to make necessary repairs within 60 days. If the repairs are not made within the specified time, the city reserves the right to repair or remove the mural at the owner's expense. The process found in BMC 8.15.090, General Abatement Procedure, will be followed.

Application Review and Approval Process

An applicant desiring to install a mural on a building in Brookings is required to submit a formal application, a scaled color rendering of the proposed project, and a photograph showing the building location of the proposed mural.

Mural proposals that do not meet all of the design criteria/guidelines may be denied by the Site Plan Committee or the Public Art Committee, or accepted with required modifications. Applicants whose proposals are denied may appeal to the Brookings Planning Commission per Chapter 17.156, BMC. *Historic ph*
Town & District Board

Schedule

Mural installation must begin within 60 days of approval, and must be completed within six months of the start date. If these dates are not met the Site Plan Committee or the Public Art Committee, may at its discretion, cancel the mural permit. A one-time extension for an additional 60 days may be granted if the request is submitted in writing prior to the end of the initial 60-day period.