

TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
12 May 2026
5:00 p.m.

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

BOARD OF ZONING APPEALS

I. READING OF THE MINUTES

- March 10, 2026 Regular meeting

II. PUBLIC COMMENTS

III. BUSINESS PRESENTED BY THE MAYOR

IV. OLD BUSINESS

V. NEW BUSINESS

- Angela Thomas (815 Pleasant View Dr.) Map 068I, Group B, Parcel 014.00 – Accessory Building over 900 Sf.

VI. MISCELLANEOUS

VII. ADJOURNMENT

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
10 March 2026**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session on Tuesday, March 10, 2026 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:

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

ABSENT:

- Commissioner OPEIL
- Commissioner SCHOLLER
- Commissioner NELSON
- 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 December 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. At the last meeting asked the BZA to reconsider as a concrete plant is not a light industrial activity. Questions the board on why it wasn't on this month's agenda. Explains that 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

- Paul Moody (Hwy 139) – Variance for Townhome in R-1 Zone

Paul Moody – asking for special exception for doing duplexes in R-1 zone. The rezoning of property to R-2 got denied at the last BMA meeting and the two reasons spoken of were traffic on Evans Ln. and Water. The community will be for ages 55 and up, gated, with HOA fees. There is 9.38 total acres with

only about 6 acres being developed with 10 duplexes...The town needs this type of development, i'm not trying to jam as many buildings as I can on the tracts. With it being an older age demographic, some of the residences may only have 1 car and will have freedom to travel out at different times of the day, not really causing more traffic problems for Evans Ln. (Commissioner Collins) Believes it's a lot safer for older demographic to be pulling out onto Evans Ln. rather than Hwy 139. (Commissioner Foley) I really like the idea and the development..I just don't want it to look like we are disregarding the BMA's desire/action to deny the rezone. (Town Building Inspector Terry Reneau) We could make him address the issues the BMA had with it and make it contingent on things such as traffic study on Evans Ln., utility impact study. It would be hard for us to turn this down if those two things come back good..we recently did this same thing on Nichols Rd. and Lance Williams property.

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner COLLINS, to Allow the Special Exception for Duplexes in a R-1 Zone Subject too Traffic Study for Evans Ln. and Utility Impact Study.

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 Parking Surface

Town Building Inspector Terry Reneau – Handicap parking will be hardscape and the main drive will be asphalt. Asking for small gravel use in the main parking lot.

It came on a motion by Commissioner FOLEY, seconded by Commissioner WILLOUGHBY, to Approve the Variance Request for Small Gravel Parking in the Main Parking Area.

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

- Discussion of mural use on commercial buildings

Discussion has started to be had on murals on buildings. We had a proposal for a mural on a commercial building outside of the historic district recently. Board is open to the ideas on murals on buildings and it being a recommendation to BMA on a case-by-case basis.

VIII. MISCELLANEOUS

Town Building Inspector Terry Reneau -- Needs ok from the board to put discussion of Concrete Plants in M-1 zone on agenda. Board expresses interest in putting in on next month's agenda.

IX. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner COLLINS, to adjourn the March 10, 2026 meeting of the Dandridge Board of Zoning Appeals.

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

Mark Chambers, Chairman

Zach Reese, Town Recorder
MINUTES-BZA-031026

B2C

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION

REQUEST FORM

Presenter: Angela Thomas Date: 4-23-2026

Property Owner(s): Dan + Angela Thomas + Nancy Thomas

Property Address: 815 Pleasant View Dr

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

Map and Parcel Number(s): 060 I - B 014.00

Phone Number(s) 865-599-6968 or _____

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

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

Special Note: According to the Tennessee Coded Annotated (T.C.A) all subdivision plats (in areas without city sewer/water services) presented to the Town of Dandridge's Planning Commission are required by law to have the signature of the Jefferson County Health Department representative prior to **FINAL PLAT** submission.

.621 ac

_____ Site Plan Review \$50.00

_____ Rezoning Request _____ to _____ \$50.00

_____ Subdivision Plats (Preliminary/Final)

- 2 lots or less \$20.00
- 3-5 lots \$30.00
- 6-15 lots \$60.00
- 16-30 lots \$70.00
- 31-50 lots \$80.00
- 50+ lots \$100.00

_____ Annexation \$25.00

_____ Board of Zoning Appeals (Explanation) \$50.00

Accessory Building over 900 sq ft

_____ Point(s) of Clarification No Fee

Total amount of fees paid: _____ Receipt Number: _____