

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS &
DANDRIDGE REGIONAL PLANNING COMMISSION
REGULAR MEETING
12 May 2026
4:30 p.m.**

DANDRIDGE REGIONAL PLANNING COMMISSION

I. PUBLIC COMMENTS

II. READING OF THE MINUTES

- May 7, 2026 Special Called Meeting

III. BUSINESS PRESENTED BY THE MAYOR

IV. OLD BUSINESS

V. NEW BUSINESS

- Lyndon Slone – Church of Christ (Lakeview Dr.) - Site Plan Review
- Michael Pierce (830 Hwy 92 S.) Map 068, Parcels 011.10 – Site Plan Review
- Paul Moody (Hillview Dr.) – Annexation Plan of Services, Rezone A-1 (county) to A-1 (town)
- Doug Cole (Hale Rd. – Growth Boundary) – 3-5 Lot Subdivision
- Discussion of Concrete Plant in M-1 Zone

VI. MISCELLANEOUS

- Discussion of Procedure for Plan of Service Review

VII. ADJOURNMENT

Zach Reese
Town Recorder
Agenda 051226

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
SPECIAL CALLED MEETING
May 7 2026**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in a special called meeting on Thursday, May 7 2026, at 5:00 p.m.
- B. Chairman MARK 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 NELSON
- Commissioner SCHOLLER
- Commissioner WILLOUGHBY

ABSENT:

- Commissioner OPEIL
- Mayor CHAMBERS

A quorum being present, the following business was conducted and entered on the record:

III. PUBLIC COMMENTS

Marian Knight – questions and concerns towards the amendment to the b-3 zone. I was under the impression that this would apply to anybody annexed in even if they were already built out. Minutes refer to protective guard but in the m.u.d rules it is actually called a protective yard. Why is only 1 installation requirement necessary? Should be a combination for privacy of neighbors, the requirements are to vague. You need to specify the material of fence, height, elevation that screens abutters. For trees, need to specify height at installation and maintenance requirements. This current addition to B-3 doesn't provide privacy or safety for abuters. Asks board to delay and do it right. Another issue in the packet is the resolution #s. How can resolutions have two different numbers and be the same resolution. This seems rushed and incomplete. BMA and Planners should do a workshop and establish vision for growth boundary. The one question I have for Mr. Singh is why do you want to be annexed if you aren't receiving any benefit from the town?

AJ Spoone – Speaking on annexation at 412. M.U.D. development rules will help with buffer. We are offering to work with the developer to help facilitate regulations.

IV. READING OF THE MINUTES

It came on a motion by Commissioner NELSON, seconded by Alderman LONGMIRE to adopt the Regular Meeting Minutes for the April 14, 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

- Amending 14-409 (B-3 Interstate Business District) # 3 - Area Regulations of the Town of Dandridge, Tennessee Zoning Ordinance by adding subsection K, extending M.U.D zoning neighborhood transitions to the B-3 Zone.

Town Building Inspector Terry Reneau – this came from last month's BMA meeting. Board members wanted protection for residents abutting a B-3 zone. This was taken from the M.U.D. guidelines. They have had a first reading on it and this would be our recommendation back to them. They only have to follow 1 guideline from the list, they will have to bring a site plan. Mr. Singh's construction is complete so his site plan was approved by the county and we won't see one for review. If we adopt these, the next person that comes in with site plan in a B-3 zone will have to follow these guidelines. The BMA consensus was if we took this up and took action, it would be retroactive to Mr. Singh's property.

Town Attorney Jeff Greene – We are annexing Mr. Singh as an already approved development by the county. We can take the existing development or don't take it..we can't make him change anything.

Commissioner Foley – are we satisfied with these guidelines for future B-3. Should we pullback and look at this a little more?If the BMA approves it as written, there is at least something in place and we can come back and amend after we review it further.

It came on a motion by Commissioner FOLEY, seconded by Commissioner NELSON, to recommend to BMA to approve as written with the understanding that a further evaluation will be conducted for possible ammendment.

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

- Jimmy Singh (BIR Investments) (Deep Springs Rd.) - Annexation
 - Parcels 7.00, 6.00, 5.01, 11.01

Town Building Inspector Terry Reneau – both Planning and BMA approved the plan of services at last month's meeting. This would be to recommend back to BMA approving the changes to the plan of services (Police).

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner SCHOLLER, to recommend to BMA to approve the plan of services for annexation.

It came on a motion by Commissioner FOLEY to amend and approve after a review of the revised ordinances, resolutions, and public notice to the Jefferson County Post, Commissioner WILLOUGHBY denied the ammendment.

Commissioner Foley – there were a lot of wording changes from the first set of resolutions/ordinances to the second set. The public notice advertised the first set of resolution numbers but not the second set. There are a lot of inconsistencies with wording, changes, and dates. Did we cross all the marks with the paperwork?

A roll call was asked for and the Planning Commission responded as follows:

Chariman CHAMBERS	NO
Commissioner COLLINS	NO
Commissioner FOLEY	NO
Alderman LONGMIRE	AYE
Commissioner NELSON	AYE
Commissioner SCHOLLER	AYE
Commissioner WILLOUGHBY	AYE

On a roll call vote, the motion passed 4-3 and was so ordered

VIII. MISCELLANEOUS

IX. ADJOURNMENT

It came on a motion by Commissioner NELSON, seconded by Commissioner WILLOUGHBY, to adjourn the May 7, 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- 050726

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION

REQUEST FORM

Presenter: Lyndon Stone Date: 4-22-2021

Property Owner(s): Church of Christ

Property Address: Lakeview Dr

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

Map and Parcel Number(s): _____

Phone Number(s) 606-371-3389 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.

<input checked="" type="checkbox"/>	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
_____	Point(s) of Clarification	No Fee

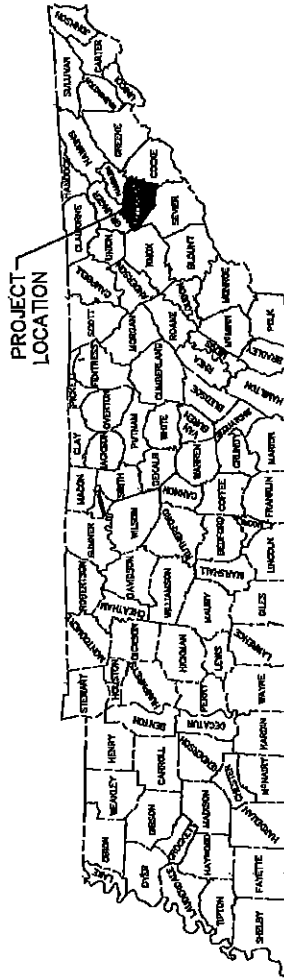
Total amount of fees paid: _____ Receipt Number: _____

CHURCH OF CHRIST SITE PLAN LAKEVIEW DRIVE

JEFFERSON COUNTY, TENNESSEE

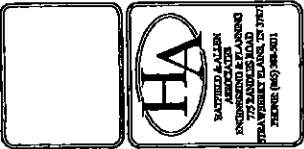
OWNER'S REPRESENTATIVE

RANDY MEADE
CRYE-LEIKE LAKEWAY REAL ESTATE
(423) 231-6106



Index to Drawings

SHEET NO.	LATEST SHEET TITLE	SCALE	DATE	LAST REVISION DATE
0-1	COVER SHEET		10/01/00	
0-2	SMALL SITE DEVELOPMENT PLAN		10/01/00	
0-3	PROPOSED SITE TRUCK CIRCLES PLAN		10/01/00	
0-4	PROPOSED SITE IMPROVEMENT PLAN		10/01/00	
0-5	PROPOSED SITE AND TRUCK SERVICE AREAS		10/01/00	
0-6	PROPOSED UTILITIES AND INFRASTRUCTURE		10/01/00	
0-7	PROPOSED UTILITIES PLAN		10/01/00	



CHURCH OF CHRIST
SITE PLAN

UNRECORDED DRAWINGS
1. 10/01/00
2. 10/01/00
3. 10/01/00
4. 10/01/00
5. 10/01/00

REVISION HISTORY

PROJECT NO. • 23-02
DATE • 10/01/00
SHEET NUMBER • 10/01/00

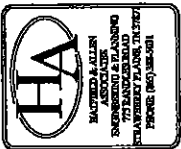
CHURCH OF CHRIST
SITE PLAN

COVER SHEET

SHEET NUMBER
C-0

List of Project Contacts

PROJECT ENGINEER	TELEPHONE	PUBLIC WORKS (WATER)	PUBLIC WORKS (SEWER)	ELECTRIC COMPANY	GAS COMPANY	PLANNING AND ZONING	COUNTY BUILDING OFFICE
HAYES & ASSOCIATES 1000 W. MAIN ST. JEFFERSON COUNTY, TN 37050	(423) 231-6106 FAX (423) 231-6107 CELL (423) 231-6108	JEFFERSON COUNTY 100 E. MAIN STREET JEFFERSON, TN 37050	JEFFERSON COUNTY 100 E. MAIN STREET JEFFERSON, TN 37050	APPALACHIAN ELECTRIC CO-OP 1000 W. MAIN ST. JEFFERSON, TN 37050	ATP ENERGY & GAS COMPANY 1000 W. MAIN ST. JEFFERSON, TN 37050 (423) 475-7111	JEFFERSON COUNTY 100 E. MAIN STREET JEFFERSON, TN 37050	JEFFERSON COUNTY BUILDING OFFICE 100 E. MAIN STREET JEFFERSON, TN 37050



TOWN OF BARNESVILLE, JEFFERSON COUNTY, TENNESSEE
**CHURCH OF CHRIST
 SITE PLAN**

REFERENCED DRAWINGS
 1. 25-152-2002
 2. 25-152-2003
 3. 25-152-2004
 4. 25-152-2005

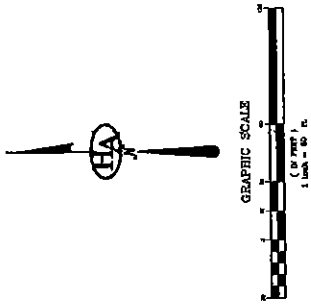
REVISION HISTORY

DATE: 11/15/10
 DRAWN BY: J. B. BARNES
 CHECKED BY: J. B. BARNES
 SCALE: AS SHOWN

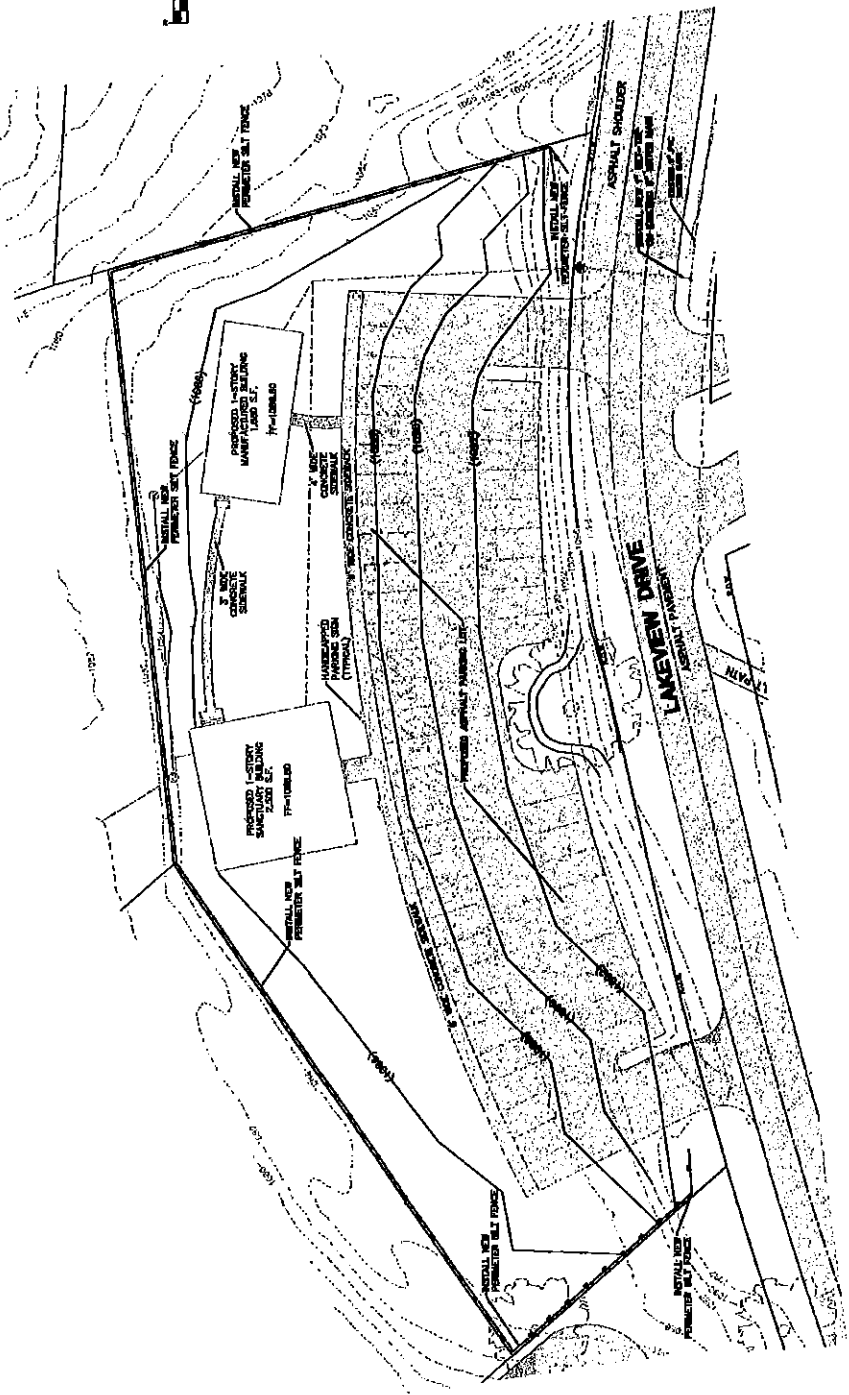
CHURCH OF CHRIST
 SITE PLAN

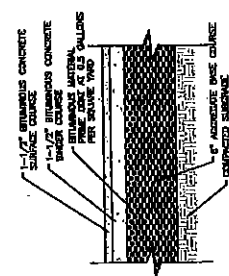
EROSION
 CONTROL
 PLAN

SHEET NUMBER
C-1.1

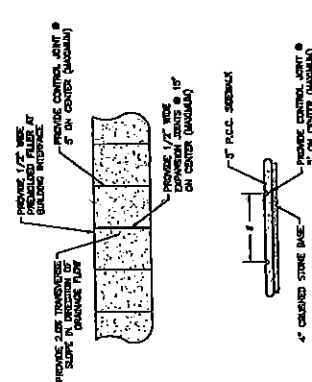


NOTE:
 SEE SILT FENCE DETAIL ON SHEET C-2.0

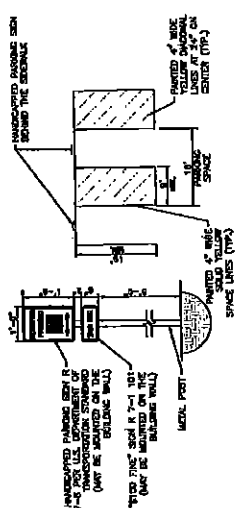




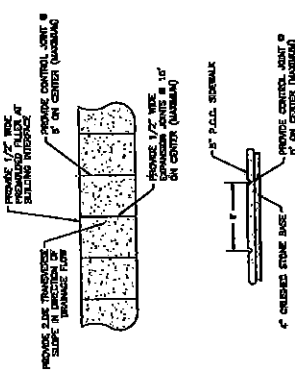
FULL DEPTH BITUMINOUS PAVEMENT DETAIL
NOT TO SCALE



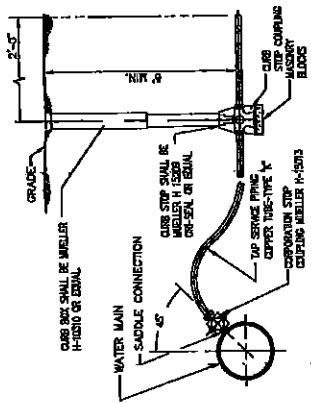
TYPICAL SIDEWALK DETAIL
NOT TO SCALE



TYPICAL HANDICAPPED PARKING SPACE AND SIGNAGE
NOT TO SCALE

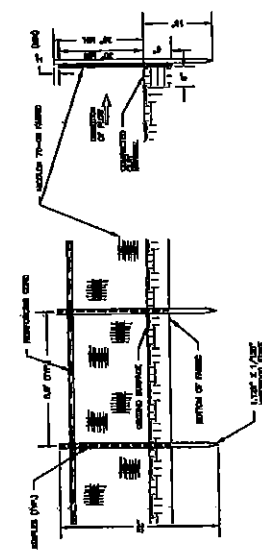


TYPICAL SIDEWALK DETAIL
NOT TO SCALE

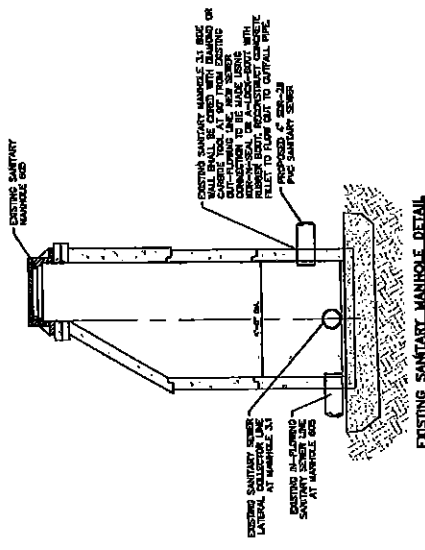


- NOTES:**
1. SERVICE PIPE TO BE WEAVED IN TRENCH TO ALLOW AT LEAST ONE (1) FOOT EXTRA LENGTH IN ITS LENGTH.
 2. UPON COMPLETION OF WATER SERVICE CONSTRUCTION ALL TRENCHES ARE TO BE BACKFILLED AND UNDERPAVEMENT AS SPECIFIED.
 3. 1-1/2\"/>

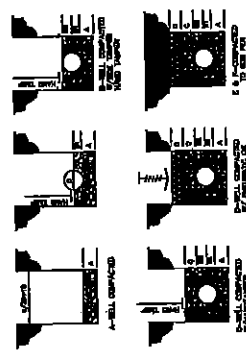
WATER SERVICE DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

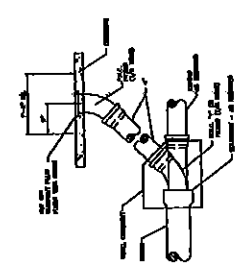


EXISTING SANITARY MANHOLE DETAIL
NOT TO SCALE

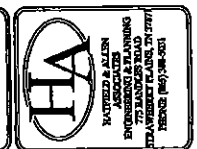


CLASS	DESCRIPTION	DEPTH	BACKFILL	COMPACTION
1	CLASS 1 - 12\"/>			
2	CLASS 2 - 12\"/>			
3	CLASS 3 - 12\"/>			
4	CLASS 4 - 12\"/>			
5	CLASS 5 - 12\"/>			
6	CLASS 6 - 12\"/>			
7	CLASS 7 - 12\"/>			

BACKFILLING & COMPACTION OF GRAVITY SEWER TRENCHES IN IMPROVED AREAS
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE



CHURCH OF CHRIST
SITE PLAN
TOWN OF DANDRIDGE, DEFFERSON COUNTY, TENNESSEE

REFERENCED DRAWINGS

1	25-112-1050
2	25-112-1050
3	25-112-1050
4	25-112-1050
5	25-112-1050
6	25-112-1050
7	25-112-1050

REVISION HISTORY

1	DATE	DESCRIPTION

PROJECT: • 25-112-1050
CONTRACT: • 25-112-1050
ISSUE DATE: • 1/20/2023

CHURCH OF CHRIST
SITE PLAN

PAVEMENT, DRAINAGE & UTILITY CONNECTION DETAILS

SHEET NUMBER
C-2.0

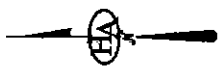


**CHURCH OF CHRIST
SITE PLAN**

DATE: 02/25/2003
 PROJECT: CHURCH OF CHRIST
 SHEET NO: 03

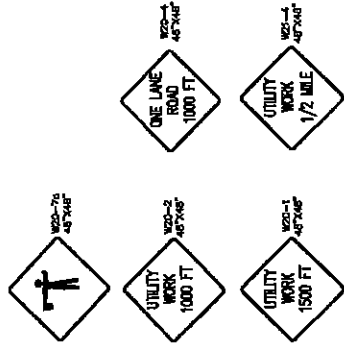
REVISION HISTORY

PROJECT: CHURCH OF CHRIST
 SHEET NO: 03
 ISSUE DATE: 10/02/2003
 CHURCH OF CHRIST
 SITE PLAN
 TRAFFIC CONTROL PLAN
 SHEET NUMBER
C-3.0

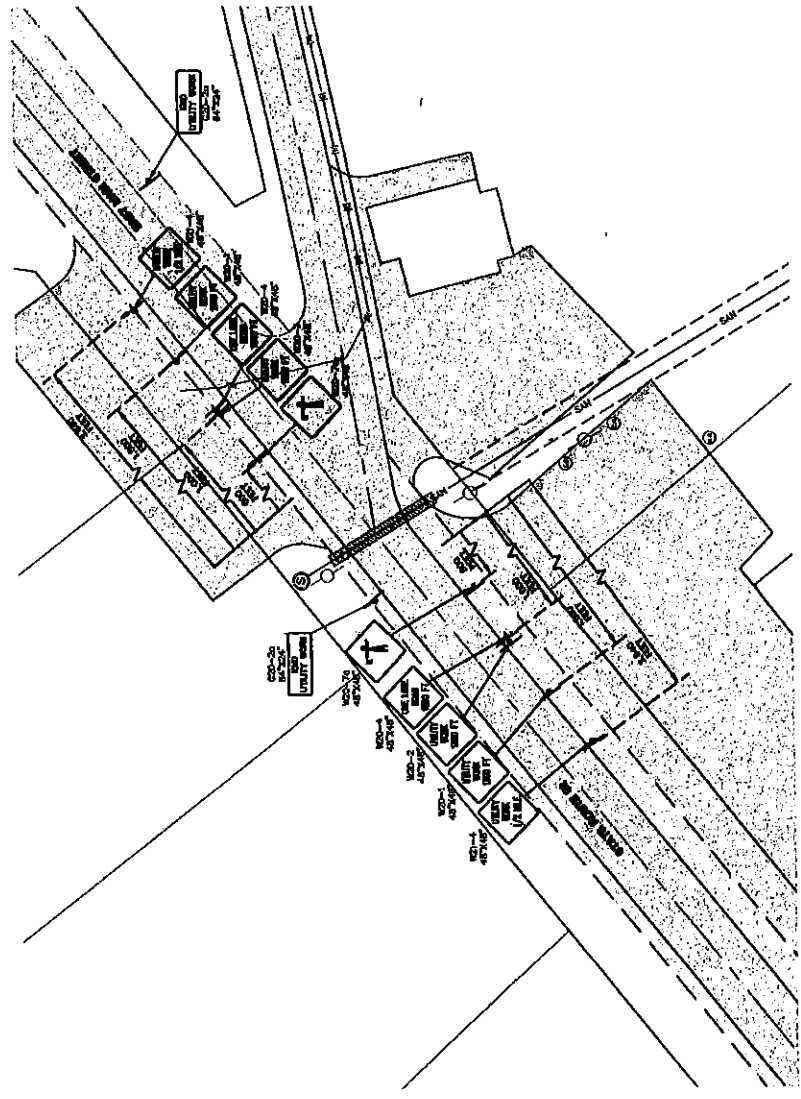
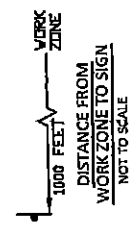


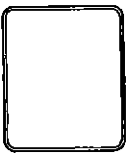
CONTRACTOR TO INSTALL TRAFFIC CONTROL SIGNS AND TO MAINTAIN SET DISTANCE FROM CONSTRUCTION TO PREVENT ACCIDENTS. DISTANCE WILL CHANGE AS THE PROJECT PROGRESSES.

UTILITY WORK NEXT 1/4 MILE
 END UTILITY WORK



TYPICAL WORK ZONE WARNING SIGNS
 NOT TO SCALE





TOWN OF DANDRIDGE, JEFFERSON COUNTY, TENNESSEE
**CHURCH OF CHRIST
SITE PLAN**

EXPERIENCED DRAWERS
1. J. H. HENSLEY
2. J. H. HENSLEY
3. J. H. HENSLEY
4. J. H. HENSLEY
5. J. H. HENSLEY
6. J. H. HENSLEY

REVISION HISTORY
NO. DATE DESCRIPTION
1. 01/15/10
2. 02/15/10
3. 03/15/10
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522. 06/15/53

Certificate of Ownership and Dedication
 This is to certify that the owner(s) of the property shown and described herein hereby submit this subdivision plat to the public or private use as roads, parks, or other public ways and open spaces as shown hereon and with the specifications of the Dandridge Municipal Planning Commission.

Owner: CHARLES KIMBROUGH
 Details

Certificate of Accuracy of Survey
 I certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Dandridge Municipal Planning Commission, and that improvements have been placed as shown hereon and with the specifications of the Dandridge Municipal Planning Commission.

Registered Land Surveyor
 Tennessee License No. 2792 Date: Feb 10, 2026

Certificate of Approval for Recording
 I certify that this plat complies with the subdivision regulations of the Dandridge Municipal Planning Commission, and that improvements have been placed as shown hereon and with the specifications of the Dandridge Municipal Planning Commission.

Secretary, Dandridge Municipal Planning Commission
 Date:

Certificate of Compliance of Survey
 This is a Category 4 Survey, being a remote sensing survey as defined under Rule 0800.00-0.04 set by Rule 0800.00-0.0700. It complies with the current surveying rules of the State of Tennessee and the standards of the State Board of Examiners for Land Surveyors and Practitioners.

Registered Land Surveyor
 Tennessee License No. 2792 Date: Feb 10, 2026

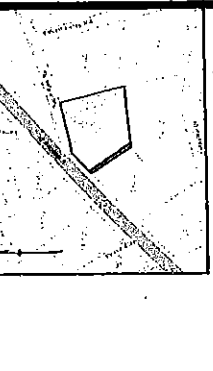
NOTES

1. Monumentation: Iron pin set (IPS) consists of a 1/2" x 1/8" rebar with orange cap stamped "RLS 2792 / Groundpin, LLC" iron pin found (IPF) consists of a 1/2" rebar found and unbranded orange cap.
2. Boundary: All lines shown on this plat are based on a boundary survey performed by the surveyor in compliance with the current surveying rules of the State of Tennessee and the standards of the State Board of Examiners for Land Surveyors and Practitioners.
3. Flood hazard reference: FEMA Flood Map No. 27188C0175D, effective Dec. 15, 2018, indicates Zone "X", No hydrologic or hydraulic determination was performed.
4. Zoning reference: M-2 - Zoning information shown based on Tennessee Department of Transportation Parcel Viewer GIS data and is provided for informational purposes only. No zoning compliance determination was performed by the surveyor. Zoning classification: (off-site).
5. Easement size: One tract consisting 1,470.30 SQ FT (0.03 acres), 0.5 ppm, V: 10.0 mm + 0.8 ppm
6. This survey is subject to any easements, rights-of-way, restrictions, encroachments, and other recorded or unrecorded interests.
7. The surveyor has made no attempt to locate underground utilities or features not visible on the surface.
8. This drawing is intended solely for the use of the client(s) named hereon. Any party relying on this survey for purposes not intended for (including but not limited to construction, conveyance, or mortgage) does so at their own risk and without liability to the surveyor.
9. This plat is valid only when introduced in full with the surveyor's signature and seal on each sheet.
10. This plat is valid only when introduced in full with the surveyor's signature and seal on each sheet.
11. Copyright © 2026, Groundscan, LLC. All rights reserved. Unauthorized use is prohibited.

PRIVATE SEWER EASEMENT
 City of Dandridge, Jefferson County, Tennessee
 Being a portion of the property of Charles Kimbrough (if recited in Deed Book 1506, Page 715, Registrar's Office of Jefferson County, Tennessee), and being more particularly described as follows:

COMMENCING at a calculated pole (CP) at the intersection of the southeastern right-of-way of East Meeting Street and the southeastern right-of-way of Sugar Fork Road;
 Thence from said pole (CP) South 52°05'41" West, a distance of 87.43 feet to a calculated point (CP) further referenced by a mag nail, said point being the northeast corner of the herein described easement and the POINT OF BEGINNING;
 Thence from said POINT OF BEGINNING and proceeding counterclockwise around the easement:
 South 57°05'14" West, a distance of 10.01 feet to a calculated point (CP), said point being further referenced by a mag nail;
 Thence South 33°21'01" East, a distance of 143.88 feet, passing an iron pin set (IPS) at 3.20 feet, along the boundary of Dandridge C-Store Pro, LLC, to a point;
 Thence North 85°36'53" East, a distance of 71.88 feet, along the boundary of the Church of Christ at Dandridge, Inc., to a point;
 Thence North 33°21'01" West, a distance of 150.26 feet, crossing the property of 150.26 acres, to the POINT OF BEGINNING, containing 1,470.30 square feet (0.03 acres), more or less.

Know yours below.
 Call before you dig.



LEGEND

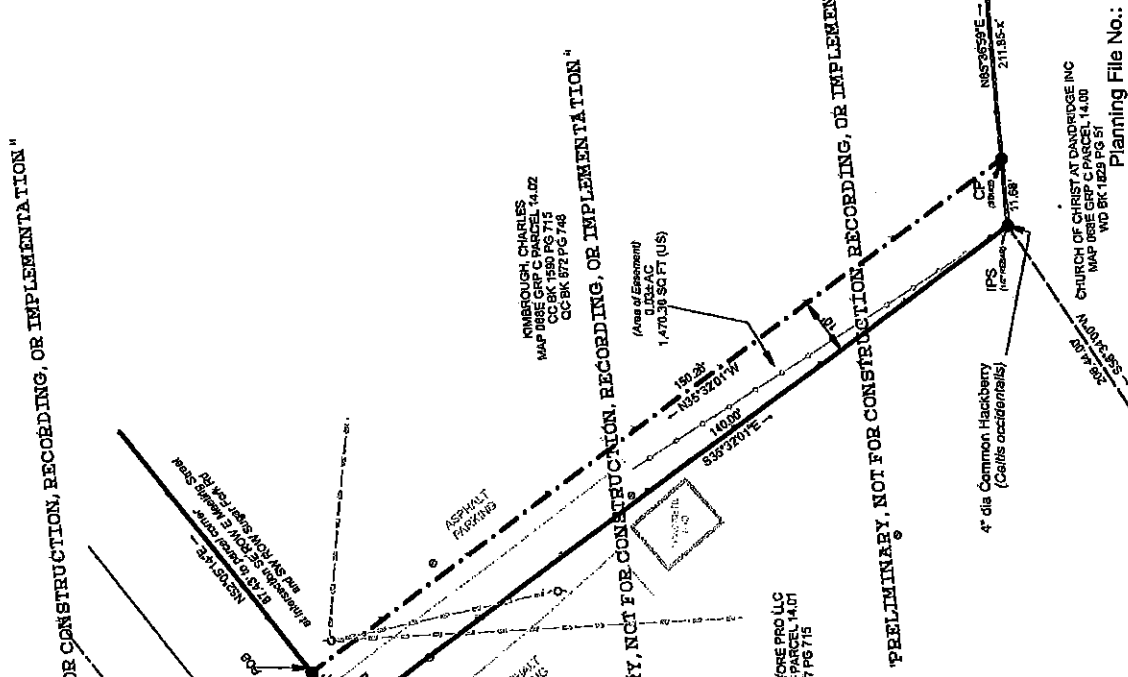
IPF	IRON PIN SET capped RLS #
CP	IRON PIN FOUND
POB	CALCULATED POINT
---	POINT OF BEGINNING
---	LOT BOUNDARY
---	ADJOINER BOUNDARY
---	OVERHEAD UTILITY
●	CORNER
---	WIRE FENCE

OWNER:
 CHARLES KIMBROUGH
 6244 GOLDEN DR
 MORRISTOWN, TN 37844

CLIENT:
 LYNDON SLOAN
 CHURCH OF CHRIST
 AT DANDRIDGE INC
 2575 LANGSTON BLVD
 WHITE PINE, TN 37890

StonePac20.dwg
 Stone20.rvt

NOTE:
 City assessment proposed.
 No new building uses are being created.
 No new public ROW dedicated.



DEED NORTH
 WD BK 1817 PG 715

THE SURVEY WAS PERFORMED
 USING TOPCON HIPER HR
 MULTIPLE-FREQUENCY GNSS
 RECEIVER

POSITIONAL ACCURACY: R: 5.0 mm + 0.5 ppm, V: 10.0 mm + 0.8 ppm

TYPE OF FIELD PROCEDURE:
 REAL-TIME KINEMATIC TDOT NETWORK

DATUM / EPOCH: HORIZONTAL: NAD 83 (82/2011), VERTICAL: NAVD 83

BASE CONTROL: TDOT NETWORK

MAX SOLUTION: 10.000

HORIZ: NAD_83(2011) VERT:
 NAVD8812B

FIELD DATE: FEBRUARY 10, 2026

US SURVEY FEET
 SPC ZONE 4100-TENNESSEE
 COMBINED FACTOR: 0.999990682 NOT APPLIED

SHOWN DISTANCES: GROUND 715

VOID
VOID

PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING, OR IMPLEMENTATION

PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING, OR IMPLEMENTATION

PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING, OR IMPLEMENTATION

PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING, OR IMPLEMENTATION

EASEMENT EXHIBIT
 PRIVATE SEWER LINE
 CITY OF DANDRIDGE, JEFFERSON COUNTY, TENNESSEE

GROUNDSCAN, LLC
 6415 WESTMINSTER RD
 KNOXVILLE, TN 37919-8840
 (865) 604-5219 rfreetan@gmail.com

Robert Sherton Freetan, PhD, PE, RLS
 TN RLS #2792

1st CIVIL DIST
 425 EAST MEETING ST

PARCEL 14.02
 MAP 088 E GRP C
 CC BK 1590 PG 715

MARCH 10, 2026

SCALE
 1" = 15'

ARCH C

GRAPHIC SCALE

0 15 45 90
 FT (US)

VOID
VOID

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY LOCATOR TO VERIFY THE LOCATION OF UTILITIES SHOWN ON THIS PLAT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES LOCATED AND NOT SHOWN ON THIS PLAT.

158-41296-5298-
 44mm-867-
 554/0mmx3.5mm

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE DOLLAR (\$1.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **Charles Kimbrough** ("Grantor"), do hereby grant, bargain, sell, transfer and convey unto **Church of Christ at Dandridge Inc., a Tennessee Non-Profit Corporation** ("Grantee"), its successors and assigns, a permanent and perpetual easement for installation and maintenance of a Private Sewer Line over that property being more particularly described as follows:

BEING a permanent easement containing 1,470.30 square feet (0.03 acres), more or less, according to Survey of Private Sewer Line dated March 10, 2026, prepared by Robert Sherron Freeland, RLS No. 2792, and being more particularly described as follows:

SITUATED in the First (1st) Civil District of Jefferson County, Tennessee and being more particularly described as follows:

COMMENCING at a calculated point (CP) at the intersection of the southeastern right-of-way of East Meeting Street and the southwestern right-of-way of Sugar Fork Road; thence from said point of intersection, South 52°05'14" West, a distance of 87.43 feet to a calculated point (CP) further referenced by a mag nail, said point being the northeast corner of the herein described easement and the POINT OF BEGINNING; thence from said POINT OF BEGINNING and proceeding counterclockwise around the easement: South 52°05'14" West, a distance of 10.01 feet to a calculated point (CP), said point being further referenced by a mag nail; thence South 35°32'01" East, a distance of 143.80 feet, passing an iron pin set (IPS) at 3.80 feet, along the boundary of Dandridge C-Store Pro, LLC, to a point; thence North 85°36'59" East, a distance of 11.68 feet, along the boundary of the Church of Christ at Dandridge, Inc., to a point; thence North 35°32'01" West, a distance of 150.26 feet, crossing the property of Kimbrough, to the POINT OF BEGINNING, containing 1,470.30 square feet (0.03 acres), more or less.

BEING part of the same property conveyed to Charles Kimbrough by Clerk's Deed of Nancy C. Humbar, Clerk and Master, dated February 24, 2021, and of record in Book 1590, page 715, in the Register's Office for Jefferson County, Tennessee.

TO HAVE AND TO HOLD unto the Church of Christ at Dandridge Inc., a Tennessee Non-Profit Corporation, its successors and assigns, the aforesaid easement,

This instrument prepared by: Carroll & Anderson, LLP, 918 West 1st North Street, Morristown, Tennessee 37814

Any examination of title, title search or title insurance policy will be evidenced by a separate document, certificate or policy. By this instrument preparer makes no representations as to title or survey. Failure to promptly record this instrument may seriously impair your rights. jic

AND THE UNDERSIGNED HEREBY COVENANTS with the said Church of Christ at Dandridge Inc., a Tennessee Non-Profit Corporation, and with its successors and assigns, that I am lawfully seized and possessed of said property, that I have a good and valid right to sell and convey said easement and said easement is free from all encumbrances, except for the lien of current taxes and as heretofore set out and we will forever warranty and defend the title thereto against the lawful claims of all persons whomsoever.

This the 21 day of April, 2026.

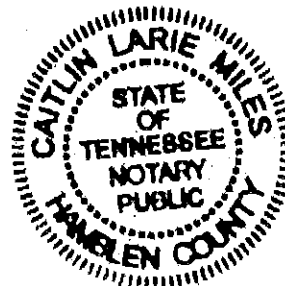
Charles Kimbrough
CHARLES KIMBROUGH

STATE OF Tennessee
COUNTY OF Hambden

Personally appeared before me, a Notary Public in and for the state and county aforesaid, Charles Kimbrough, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in said county this 21 day of April, 2026.

Caitlin Larie Miles
NOTARY PUBLIC
My commission expires: March 26, 2029



This instrument prepared by: Carroll & Anderson, LLP, 918 West 1st North Street, Morristown, Tennessee 37814

Any examination of title, title search or title insurance policy will be evidenced by a separate document, certificate or policy. By this instrument preparer makes no representations as to title or survey. Failure to promptly record this instrument may seriously impair your rights. jic

Charles Kimbrough, 6244 Golden Drive, Morristown, TN 37814
NAME AND ADDRESS OF PROPERTY OWNERS(S)

SAME
NAME AND ADDRESS OF PERSON(S) RESPONSIBLE FOR PAYMENT OF TAXES

Part of Map 068E/Group C/Parcel 014.02
TAX PARCEL IDENTIFICATION NO.

I hereby swear or affirm that the actual or true value of this transfer, whichever is greater is \$0.00.

Charles Kimbrough
Affiant

Subscribed and sworn to before me this 21 day of April, 2026.

Caitlin Larie Miles
NOTARY PUBLIC
My commission expires: March 26, 2029



This instrument prepared by: Carroll & Anderson, LLP, 918 West 1st North Street, Morristown, Tennessee 37814

Any examination of title, title search or title insurance policy will be evidenced by a separate document, certificate or policy. By this instrument preparer makes no representations as to title or survey. Failure to promptly record this instrument may seriously impair your rights. jic

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION

REQUEST FORM

Presenter: Michael Pierce Date: 4-20-2011

Property Owner(s): Michael Pierce

Property Address: 830 Hwy 92 South

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

Map and Parcel Number(s): 68-011.10

Phone Number(s) 865-719-9305 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.

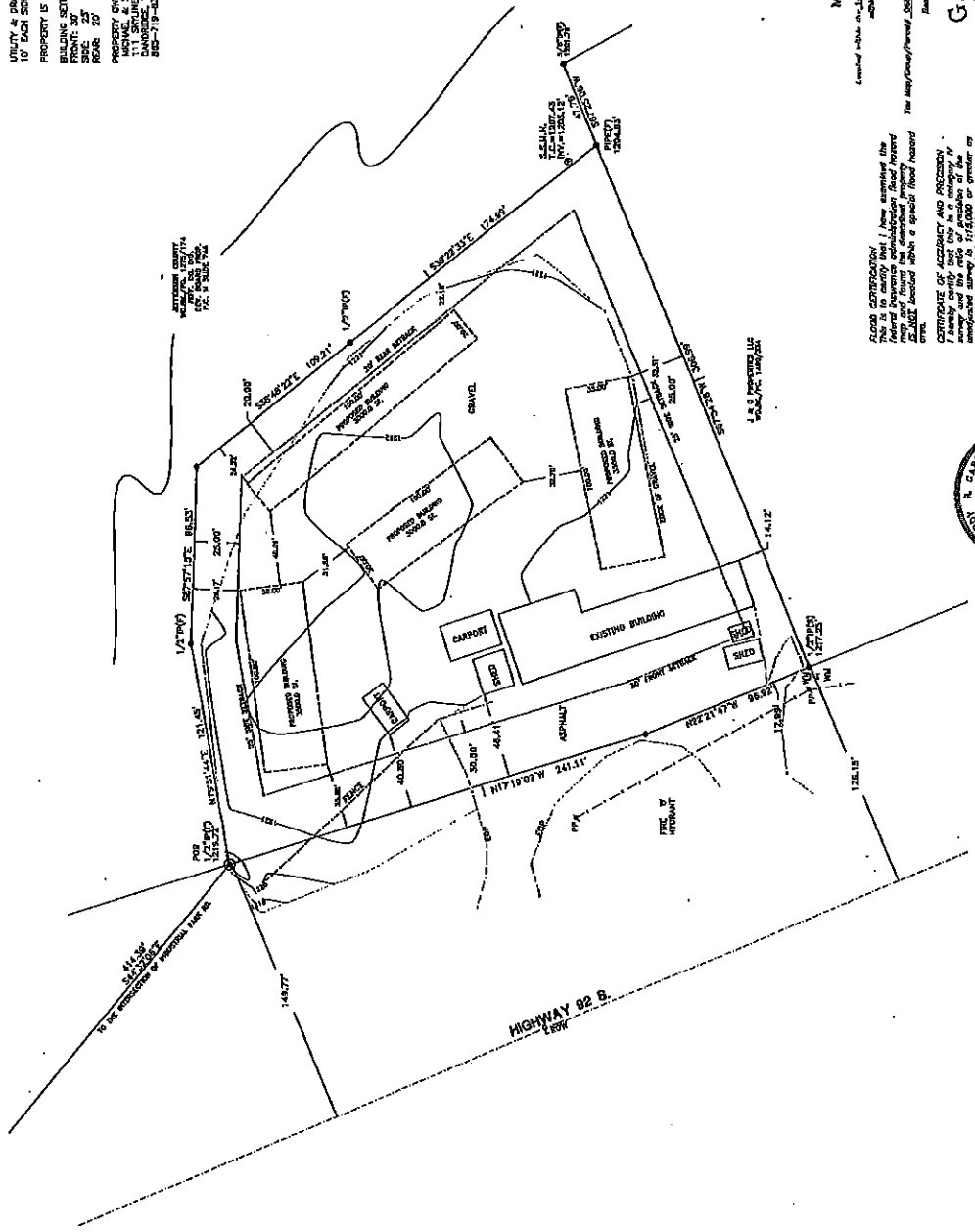
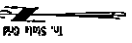
Special Note: According to the Tennessee Coded Annotated (T.C.A) all subdivision plats (in areas without city sewer/water services) presented to the Town of Dandridge's Planning Commission are required by law to have the signature of the Jefferson County Health Department representative prior to **FINAL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

<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: _____

LEGEND
 (X) Iron Pin
 (O) Survey
 (D) Set
 (C) Property Point of Beginning
 (A) For Electric Pole
 (M) For Meter Meter
 (S) Edge of Roadway

NOTES:
 1. ALL NEW PINE SETS ON ALL CORNERS UNLESS OTHERWISE NOTED.
 2. UTILITY & DRAINAGE CONDITIONS TO BE SHOWN ON ALL LINES.
 3. PROPERTY IS ZONED R-2.
 4. SETBACKS:
 FRONT 20'
 SIDE 20'
 REAR 20'
 PROPERTY OWNERS:
 MICHAEL PERCE
 111 S. J. L. PERCE
 DANVILLE, TN, 37775
 602-717-5282



SITE PLAN FOR
MICHAEL PERCE
 Located within the City of Danville, Tennessee
 within the City of Danville

The City of Danville, Tennessee
 Planning Commission
 10/27/2022

GARRETT ASSOCIATES
 EDDY R. GARRETT, RLS#1944
 402 SOUTH BAY STREET, SUITE 101
 DANVILLE, TENNESSEE 37701
 PHONE: 602-717-5282
 FAX: 602-717-5282

LAND SURVEYORS
 DATE: 11/12/2021
 SCALE: 1" = 20'
 DRAWING NO. 28-103

STATE OF TENNESSEE
 COUNTY OF DANVILLE
 I, EDDY R. GARRETT, a Licensed Land Surveyor in the State of Tennessee, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property and as the same appears on the original survey as shown to me by the owner of the property and as the same appears on the original survey as shown to me by the owner of the property.

EDDY R. GARRETT
 Licensed Land Surveyor
 No. 1944



RESOLUTION NO. 25/26-31

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

OLD HWY 92 – MAP 068 – PARCEL 015.00

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 **JUNE 9TH, 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:

OLD HWY 92 – MAP 068 – PARCEL 015.00

- 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 12th day of MAY 2026.

Mayor

ATTEST:

Town Recorder

EXHIBIT A of RESOLUTION NO. 25-26-31

**A PLAN OF SERVICES FOR THE ANNEXATION OF
OLD HWY 92 – MAP 068 – PARCEL 015.00
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:

OLD HWY 92 – MAP 068 – PARCEL 015.00

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 A-1.

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 25/26-31

**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-1 (COUNTY), TO A-1 (CITY)
OLD HWY 92 – MAP 068 – PARCEL 015.00**

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 A-1 (City) 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 015.00 of Jefferson County Tax Map 068, from A-1 (County) to A-1 (City) . Said territory located at Old 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: 5/12/26

Passed on First Reading: May 12, 2026

Passed on Second Reading: June 9, 2026

Public Hearing Date: June 9, 2026

Approved:

Mayor

Town Recorder

Regional

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION

REQUEST FORM

Presenter: Luke Manning or Jeremy Prockett Date: 4-30-2021

Property Owner(s): Jeremy + Kristy Smith / Doug Cole

Property Address: Hale Rd

Map and Parcel Number(s): Resub Lot 21 North Gate Sub
68C-A 033.00

Phone Number(s) 859-749-5667 or Jeremy 865-583-9500

(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 type="checkbox"/>	Site Plan Review	\$50.00
<input type="checkbox"/>	Rezoning Request _____ to _____	\$50.00
<input checked="" 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: _____

