

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

DANDRIDGE REGIONAL PLANNING COMMISSION

I. PUBLIC COMMENTS

II. READING OF THE MINUTES

- May 12, 2026

III. BUSINESS PRESENTED BY THE MAYOR

IV. OLD BUSINESS

V. NEW BUSINESS

- Mark V. Jackson (Killion Rd.) – Revised Site Plan
- Starmere LLC (Hackberry Way Condominiums) – Preliminary Site Plan
- Kyle Rediske (Reliable Auto & Diesel – Sharon Drive) – Site Plan Review
- Carlyle Construction – Creekside Phase 3 Final
- Discussion of Accessory Dwelling Units

VI. MISCELLANEOUS

VII. ADJOURNMENT

Zach Reese
Town Recorder
Agenda 060926

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
May 12 2026**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session on Tuesday, May 12 2026, at 4:30 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
- Mayor CHAMBERS
- Commissioner COLLINS
- Commissioner FOLEY
- Alderman LONGMIRE
- Commissioner SCHOLLER
- Commissioner WILLOUGHBY

ABSENT:

- Commissioner OPEIL
- Commissioner NELSON

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

III. PUBLIC COMMENTS

IV. READING OF THE MINUTES

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FOLEY to adopt the Special Called Meeting Minutes for the May 7, 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

- Lyndon Slone – Church of Christ (Lakeview Dr.) - Site Plan Review

Town Building Inspector Terry Reneau – a little background...they have been working on the project for about 2 years. They have been in front of this board before to get rezoned from commercial to R-1. They couldn't do what they wanted to do in a commercial zone due to Design Review guidelines. They needed to get an easement from neighboring property to get to sewer line. The site plan shows proper parking within setbacks and the drainage is good. They now have access to all the utilities and this plan meets the requirements. They will have to come back and ask for variance on signage

It came on a motion by Mayor CHAMBERS, seconded by Commissioner WILLOUGHBY, to approve the site plan as presented

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

- Michael Pierce (830 Hwy 92 S.) Map 068, Parcels 011.10 – Site Plan Review

Town Building Inspector Terry Reneau – Property is zoned B-2 and the site is gravel and level. Property owner wants to do mini-storage and that is an allowed use in our B-2 zone. Had to eliminate 1 building to make space to meet fire department requirements. Front fence is already there..they will be non-climate controlled with outside parking. This will have to come before design review.

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner COLLINS, to approve the site plan as presented

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

- Paul Moody (Hillside Dr.) – Annexation Plan of Services, Rezone A-1 (county) to A-1 (town)

Town Building Inspector Terry Reneau – For garbage pickup, we will either pick it up at the gate or they can allow us to come inside the gate and pickup if we can work out liability agreement. The private road will still have to be built to city specifications.

Paul Moody – purchased 82 acres and the access is through hillside drive. 14, 5 acre tracts. It will be private, gated street. We are looking for city water only, we have ample room for septic systems.

It came on a motion by Commissioner FOLEY, seconded by Mayor CHAMBERS, to recommend the annexation request to BMA

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

- Doug Cole (Hale Rd. – Growth Boundary) – 3-5 Lot Subdivision

Town Building Inspector Terry Reneau – Has all necessary signatures on the plat. It it existing county road with street names approved.

It came on a motion by Mayor CHAMBERS, seconded by Alderman LONGMIRE, to approve the 3-5 lot subdivision

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

- Discussion of Concrete Plant in M-1 Zone

Town Building Inspector Terry Reneau – Brought to us through public comments. Do you want to allow them, do you want them as a special exception, or do you not want them at all? BZA previously ruled that concrete is a building product and you can sell building products in M-1 zone. When this land was developed, there was nothing there..it was just the industrial park and then everything came in around it. If you don't want them, we need to create a zone for them to go in because they are a viable business. Board agrees to have joint work session with BMA to review this topic and zoning guidelines.

VIII. MISCELLANEOUS

- Discussion of Procedure for Plan of Services Review

Town Building Inspector Terry Reneau – for plan of services, we look at each individual parcel and we look at whats existing and what needs to be provided. We provide police, fire, water, sanitation, and recreation. The people asking for annexation have to be happy with the services we can provide. Some of our plan of services come with stipulations like traffic signals, utility studies, traffic studies.

IX. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner COLLINS, to adjourn the May 12, 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- 051226

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION

REQUEST FORM

Presenter: MARK V. JACKSON Date: 5-22-2021

Property Owner(s): Mark V. Jackson

Property Address: Killion Rd

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

Map and Parcel Number(s): _____

Phone Number(s) 423-341-0027 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	<u>Franklin Ridge Phase IV - Revised Site Plan</u> \$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: _____

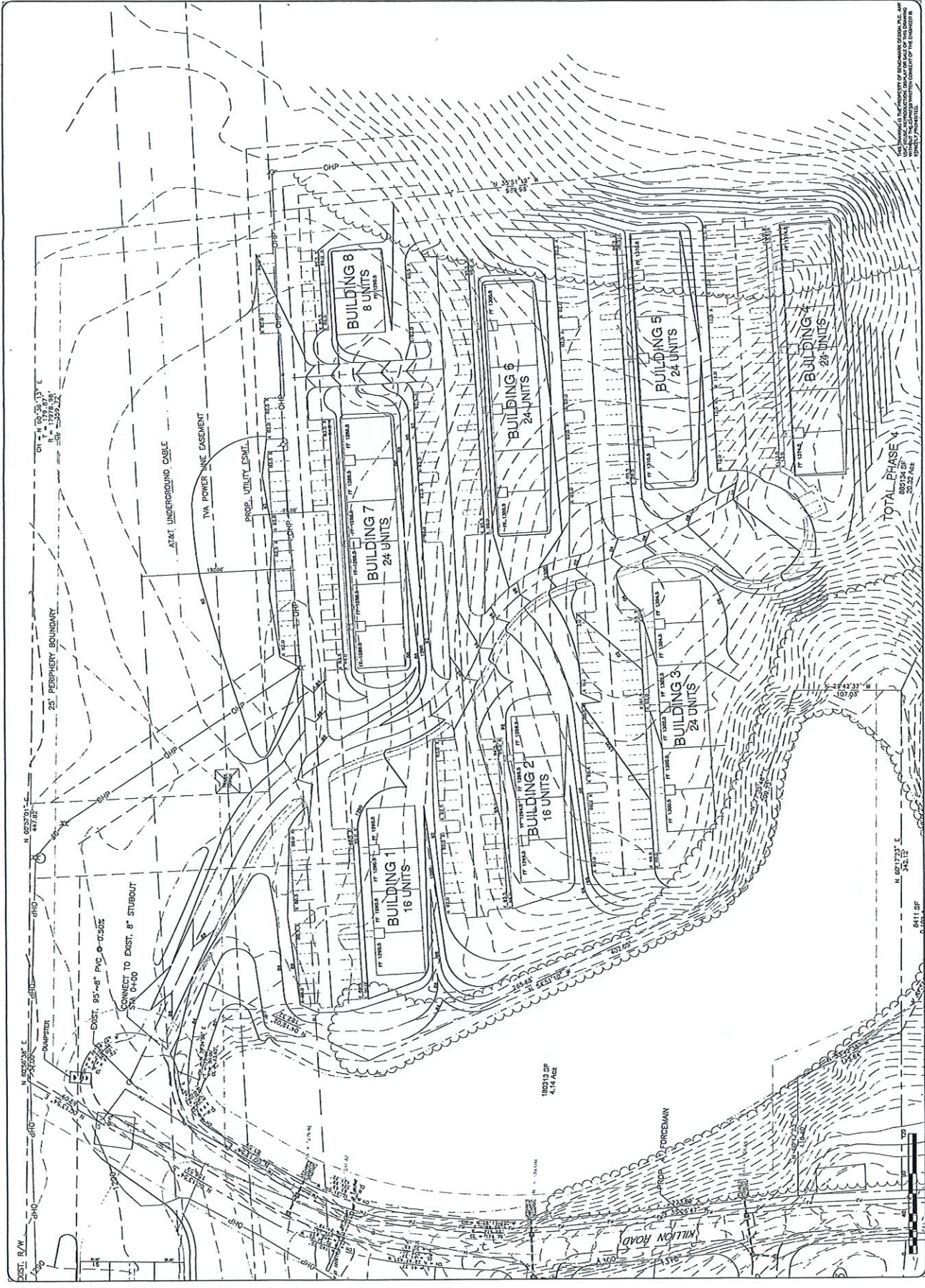
DATE	REVISION

Sheet No. **C2** of 01

DEVELOPMENT PLANS FOR
FRANKLIN RIDGE PHASE 4
DANDRIDGE, TENNESSEE

SITE LAYOUT
MULTI-FAMILY

Benchmark
ENGINEERS & SURVEYORS
2547 W. Main Street
Memphis, Tennessee 38117
Phone: 901-722-1158
Fax: 901-722-1157



TOTAL PHASE 4
68,012.37 SF
1.56 AC

PROPOSED DEVELOPMENT SHALL BE CONSIDERED AS A SUBMITTAL TO THE CITY OF MEMPHIS FOR REVIEW AND APPROVAL. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION
REQUEST FORM

Presenter: _____ Date: _____

Property Owner(s): Starmore LLC

Property Address: Hackberry Way Condominiums

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

Map and Parcel Number(s): _____

Phone Number(s) _____ or _____

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

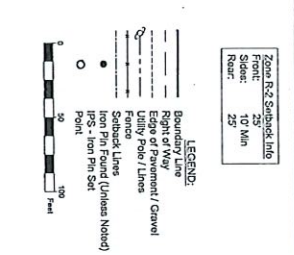
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<input checked="" type="checkbox"/>	Site Plan Review	\$50.00
<input type="checkbox"/>	Rezoning Request _____ to _____	\$50.00
<input type="checkbox"/>	Subdivision Plats (Preliminary/Final)	
	• 2 lots or less	\$20.00
	• 3-5 lots	\$30.00
	• 6-15 lots	\$60.00
	• 16-30 lots	\$70.00
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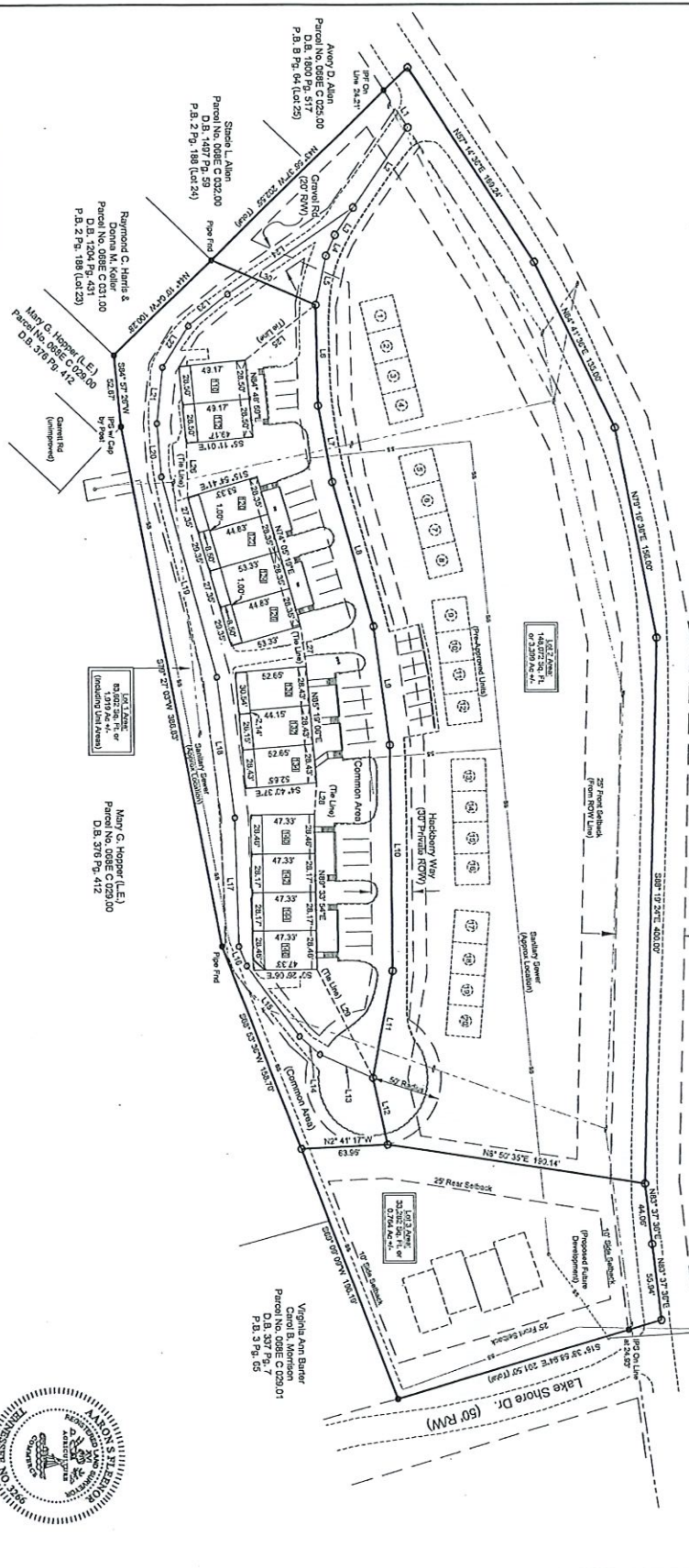
- GENERAL NOTES:**
- This property is subject to any and all restrictions, covenants, conditions, or easements of record whether shown or not shown on this plat.
 - This plat has been prepared without the benefit of a title and complete title search.
 - Deed references and adjoining land owner information is based on information from the County tax assessor's office and is subject to the accuracy thereof.
 - Property is shown as 2nd and 3rd and is subject to any exact location of boundary lines shown on this plat.
 - This property is a Flood Zone X of Flood Map 5115C2250C of the State of Tennessee.
 - This property is owned by public water.
 - The individual unit locations have been determined by the applicant and are shown for informational purposes only. The applicant warrants that the dimensions shown on this plat are true and correct to the best of their knowledge.
 - Building measurements are along the top of the block, not the lot lines.



Parcel Line Table	Parcel Line Table	Parcel Line Table						
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N87°46'09"E	324.87	L11	S71°04'19"E	714.02	L21	N83°47'07"W	414.87
L2	S89°23'51"E	68.337	L12	N19°09'59"E	60.00	L22	N87°34'14"W	30.78
L3	S89°23'51"E	68.337	L13	S23°09'13"W	42.88	L23	N89°55'24"W	37.87
L4	S89°23'51"E	68.337	L14	S41°46'43"W	32.07	L24	N84°04'07"E	115.97
L5	S77°29'24"E	164.81	L15	S23°18'47"W	64.87	L25	S21°29'31"E	64.97
L6	N89°07'29"E	31.718	L16	S58°08'00"W	11.08	L26	N82°09'10"E	39.87
L7	N87°49'04"E	50.017	L17	S54°29'03"W	94.14	L27	N82°09'10"E	39.87
L8	N74°23'24"E	193.27	L18	S25°09'42"W	103.81	L28	S58°51'18"E	23.41
L9	N82°23'28"E	57.827	L19	S74°09'31"W	151.78	L29	N82°49'07"E	89.14
L10	N89°47'19"E	163.37	L20	S58°41'04"W	39.01	L30	N23°24'22"E	83.97

Unit #	Area (Sq. Ft.)
110	1,401
112	1,401
114	1,504
116	1,504
118	1,504
120	1,504
122	1,504
124	1,504
126	1,504
128	1,504
130	1,514
132	1,474
134	1,474
136	1,507
138	1,503
140	1,503
142	1,503
144	1,507

Sugar Fork Rd (50' RW)



Hackberry Way Condominiums

Being all of the property owned by Statmere LLC as recorded and described in D.B. 1891 Pg. 482 Property Located in the 1st Civil District of Jefferson County, Town of Dandridge TN

Current Zoning: R-2
Date: May 1, 2026
Scale: 1" = 50'

CERTIFICATE OF PREPARATION FOR RECORDING

I HEREBY CERTIFY THAT THE PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE CONDOMINIUM ACT AND DEEDS ACT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED SURVEYOR AND AM NOT PROVIDING ANY PROFESSIONAL OPINION OR GUARANTEE OF ACCURACY FOR ANY PURPOSES OTHER THAN RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE MEMBERS OF THE HIGHLANDS PLANNING AND DEVELOPMENT ASSOCIATION HAVE REVIEWED AND APPROVED THIS PLAT AND HAVE AGREED TO DEDICATE THE COMMON AREAS SHOWN HEREON TO THE ASSOCIATION FOR THE USE AND ENJOYMENT OF THE OWNERS OF THE UNITS SHOWN HEREON.



HIGHLANDS
SURVEYING AND MAPPING LLC
3045 Saw Creek Rd, Clark Springs, VA 2240
(270) 474-1180 (270) 526-7777
info@hlandssurveying.com

PNEUMARY
ENGINEERS
Tennessee Registered Land Surveyor

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION
REQUEST FORM

Presenter: Kyle Redzike Date: _____

Property Owner(s): _____

Property Address: Reliable Auto Diesel Sharon Drive

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

Map and Parcel Number(s): _____

Phone Number(s) _____ or _____

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

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TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION
REQUEST FORM

Presenter: P. Carlyle Date: _____

Property Owner(s): Carlyle Construction

Property Address: Creekside Ridge Phase 3

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

Map and Parcel Number(s): _____

Phone Number(s) _____ or _____

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Accessory Dwelling Units (ADU)

Zone: R-1, B-1 with Single Family Dwellings, B-2 with single family dwellings, R-2 Single family dwellings only, R-3 Single Family Dwellings only.

In the allowed zones the primary residence must be occupied by the property owner.

Minimum site size: 12,500 sqft.

Setbacks New Structures: Rear 20 Feet, Side 15 Feet, Front setback at least 30' but not closer to street than primary structure.

Setbacks for Existing Structures to be converted as ADU: Subject to existing location being a grandfathered use.

Structure size: Cannot be larger than the primary structure: Size Range: 400 sqft to 1100 sqft.

Short Term Rentals shall not be allowed in an ADU. Exception: Existing ADU structures which are currently permitted for use for Short Term Rentals will be grandfathered, however, grandfathering will cease within 1 year of Short Term Rental use ends.

Owner must reside in the primary structure.

All structures being used as an ADU will meet the adopted Building Codes by the Town of Dandridge.

All Accessory Dwelling Units must be connected to public water and public sewer.

Parking: All parking must be off street.