

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

DANDRIDGE REGIONAL PLANNING COMMISSION

I. PUBLIC COMMENTS

II. READING OF THE MINUTES

- August 11, 2026

III. BUSINESS PRESENTED BY THE MAYOR

IV. OLD BUSINESS

V. NEW BUSINESS

- Eddie Collins – (S. Hwy 92 and Swann Lane: Map 068J, Group A, Parcel 015.00) – Site Plan Review
- Paul Moody - (Old Hwy 92 (Hillside Dr.) – Map 068 Parcel 015.00) – Final Plat Review of 2 Lot Subdivision
- Craig Murphy – (1178 Evans Lane: Map 076, Parcel 018.00) – Accessory Building over 900 sq. ft.
- Melissa Goddard – (Riley Rd./E. Meeting St.: Map 068D, Group A, Parcel 014.00) – Rezone Request R-1 to B-2
- Phillip Carlyle – (Hwy 92 S 711: Map 068, Parcel 001.00) – Rezone Request B-3 to M.U.D.

VI. MISCELLANEOUS

VII. ADJOURNMENT

Zach Reese
Town Recorder
Agenda 081126

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
August 11 2026**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session on Tuesday, August 11 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:

- Chairman CHAMBERS
- Mayor CHAMBERS
- Commissioner COLLINS
- Commissioner FOLEY
- Alderman LONGMIRE
- Commissioner NELSON (Arrived 5:05)
- Commissioner WILLOUGHBY

ABSENT:

- Commissioner OPEIL
- Commissioner SCHOLLER

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

III. PUBLIC COMMENTS

Donna Seminetta – Speaking on amendment of M-1 zone. Resident: Regarding Ordinance 26/27-08, it is not appropriate and not in the best interest of the citizens of Dandridge to amend this zoning code section. Concrete and asphalt plants should never be allowed in a light industrial M-1 especially when a school, nursing home and residential areas are nearby. These businesses should be appropriately placed in M-2 zone.

Marian Knight – Speaking on amendment of M-1 zone and requirements for M-2. The M-1 ammendment says that the concrete and asphalt plant references in section 1: permitted uses are to be moved to section 2: special exceptions. In 2022, BZA determined that concrete plants could be allowed in the light industrial zone but Attorney Greene recently stated the determination has lapsed because no application was ever submitted. I would suggest that neither concrete or asphalat plants are appropriate light industrial activities and should not be located, near homes, school, nursing home...The M-2 zone would allow asphalt plants but would prohibit offensive odors...asphalt plants can produce these types of odors. Also look at adding specific requirements for landscaping and fencing.

IV. READING OF THE MINUTES

It came on a motion by Commissioner CHAMBERS, seconded by Commissioner WILLOUGHBY to adopt the Meeting Minutes for the July 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

- Stephanie Rustin – Jefferson County Resolution 2026-03 – Solar and Wind Powered Energy (Growth Boundary)

Stephanie Rustin – County has been working 6 months on this and has been unanimously approved in the other cities with growth boundaries.

Town Building Inspector Terry Reneau – Basically the county is taking solar and wind out of the A-1 as a primary use but allowing it to still be used as an accessory use.

It came on a motion by Commissioner FOLEY, seconded by Alderman LONGMIRE, to recommend Jefferson County Resolution 2026-03 back to the county.

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

- Paul Moody - (Old Hwy 92 (Hillside Dr.) – Map 068 Parcel 015.00) – Preliminary Plat for 3 lot subdivision

Town Building Inspector Terry Reneau – Property was recently rezoned A-1 and annexed into the city. Preliminary Plat shows they are going to do only 2 tracts with proper road frontage and a cul-de-sac that meets city standards. Water is available at the street and no sewer is needed.

It came on a motion by Mayor CHAMBERS, seconded by Commissioner WILLOUGHBY, to approve the preliminary plat as presented.

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

- Starmere LLC (Hackberry Way Condominiums) – Final Plat Review

Town Building Inspector Terry Reneau – Property has existing streets, water, sewer, ample parking, and landscaping. Owner is looking to change the use of property from apartments to condos and has a master deed. Town Attorney Jeff Greene – As apartments, the property is 1 single lot and everything would have to be sold as 1 lot. Change to condo's would allow owner to sell each one individually.

It came on a motion by Commissioner WILLOUGHBY, seconded by Alderman LONGMIRE, to approve the final plat as presented.

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

- Resolution 26/27-06 Amending Subdivision Regulations (As-Built)

Town Building Inspector Terry Reneau – The town doesn't currently have any as-built guidelines. Putting this in place essentially requires a developer to show what they did was the same thing that was proposed. If they don't meet what was proposed, developer will have to address this before getting final plat approval. (Streets, Sidewalks, Parking, Landscaping, Storm Draining, Erosion Control, Water, Sewer, Street lighting, New Buildings (clubhouse, swimming pools, playgrounds), Signage, Waste Disposal, Utility easements). Developer can also get preliminary approval and put up a bond for improvements

It came on a motion by Commissioner FOLEY, seconded by Mayor CHAMBERS, to approve the As-Built guidelines for subdivisions and recommend to BMA

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

- Resolution 26/27-07 Amending Subdivision Regulations (Traffic Study and Traffic Signal Detection)

Town Building Inspector Terry Reneau – Guidelines for developers to follow to see if traffic signalization is necessary and what type. Previously, if a traffic study said traffic signalization was needed we had no guidelines in place for what type of system we would want installed.

Town Administrator Chris Shockley – This is not a way to backdoor in speed enforcement or surveillance technology.

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner COLLINS, to approve the traffic study and signalization guidelines for subdivisions and recommend to BMA

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

- Ordinance 26/27-05 Amending Zoning (Traffic Study and Traffic Signal Detection)

Town Building Inspector Terry Reneau – Guidelines for commercial developers to follow to see if traffic signalization is necessary and what type. Same verbage as Resolution 26/27-07

It came on a motion by Commissioner NELSON, seconded by Commissioner FOLEY, to approve the traffic study and signalization guidelines for commercial and recommend to BMA

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

- Ordinance 26/27-06 – Accessory Dwelling Units

Town Building Inspector Terry Reneau – Started discussions 3-4 months ago and spoke about it at the joint workshop with planning/bma. Can be in R-1 and A-1 zone and must meet necessary setbacks.. No duplexes, condos..single-family detached housing only with designated separate drives and separate e-911 addresses. Must pass all residential codes and cannot be smaller than 401 sq. ft and larger than 1,200 sq. ft. ADU can be used for long-term rental but not short-term..property will be permitted on a 2 year basis.

It came on a motion by Commissioner WILLOUGHBY, seconded by Alderman LONGMIRE, to approve Accessory Dwelling Unit guidelines and recommend to BMA

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

- Ordinance 26/27-07 – M-2 (Medium Industrial District) Zoning Designation

Town Building Inspector Terry Reneau – Discussion started at the joint workshop with planning/bma. M-2 would be a new industrial zone for light and medium uses located near the interstate. Anything in the M-1 should be allowed to go into the M-2 including concrete and asphalt plants.

Commissioner Foley - This is allowing all items in M-1 to be in M-2. Will there be special exceptions in M-2? TR: : Changed the wording in this M-2 zone from special exceptions into conditional uses but if it was a special exception in the M-1 It will be allowed in the M-2. Commisioner Foley – There has been a lot of great work on this but I think there are still some holes in it.

Alderman Longmire – Would like to see the guidelines address fencing and landscaping. TR – fencing for the entire property is a highly excessive cost, could require fencing just around the hazardous area.

It came on a motion by Commissioner NELSON, seconded by Mayor CHAMBERS, to approve the M-2 zone guidelines and recommend to BMA

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

- Ordinance 26/27-08 – Amending M-1 Zone

Town Building Inspector Terry Reneau – Took asphalt plants and concrete plants out of permitted uses and made them special exceptions. Two times somebody has come before this board to see if concreted plants was an allowed use and we told them yes. The two people purchased property based on it being an allowed use. Special exception still allows them to come and plead their case instead of just shutting it out entirely.

It came on a motion by Mayor CHAMBERS, seconded by Commissioner WILLOUGHBY, to approve the M-1 zone amendment and recommend to BMA

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

Chairman CHAMBERS	AYE
Mayor CHAMBERS	AYE
Commissioner COLLINS	AYE
Commissioner FOLEY	NO
Alderman LONGMIRE	NO
Commissioner NELSON	NO
Commissioner WILLOUGHBY	AYE

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

- Ordinance 26/27-09 – Reprint of Zoning Map

It came on a motion by Commissioner FOLEY, seconded by Commissioner NELSON, to approve the reprint of the zoning map and recommend to BMA

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

- Ordinance 26/27-12 Amending Zoning (As-Built Commercial Guidelines)

Town Building Inspector Terry Reneau – establishing as-built guidelines for commercial development

It came on a motion by Mayor CHAMBERS, seconded by Alderman LONGMIRE, to approve the As-Built guidelines for commercial development and recommend to BMA

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

VIII. MISCELLANEOUS

IX. ADJOURNMENT

It came on a motion by Commissioner NELSON, seconded by Mayor CHAMBERS, to adjourn the August 11th, 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

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION

REQUEST FORM

Presenter: Eddie Collins Date: 8-28-2024Property Owner(s): Eddie & Nancy CollinsProperty Address: S. Hwy 92 + Swann Lane

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

Map and Parcel Number(s): 068 J A 015.00

Phone Number(s) _____ 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.

☒ 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: _____

Gay Street

Fall

Part or All of this survey was performed using a dial

EDDY R. GARRET
REGISTERED LAND SURVEYOR
XVI

STATEMENT OF ACCURACY

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION

REQUEST FORM

Presenter: Paul Morley Date: 8-26-2021Property Owner(s): Paul MorleyProperty Address: 11. ~~H. H. H. H.~~ Hill side Dr

(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)

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.

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_____ 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

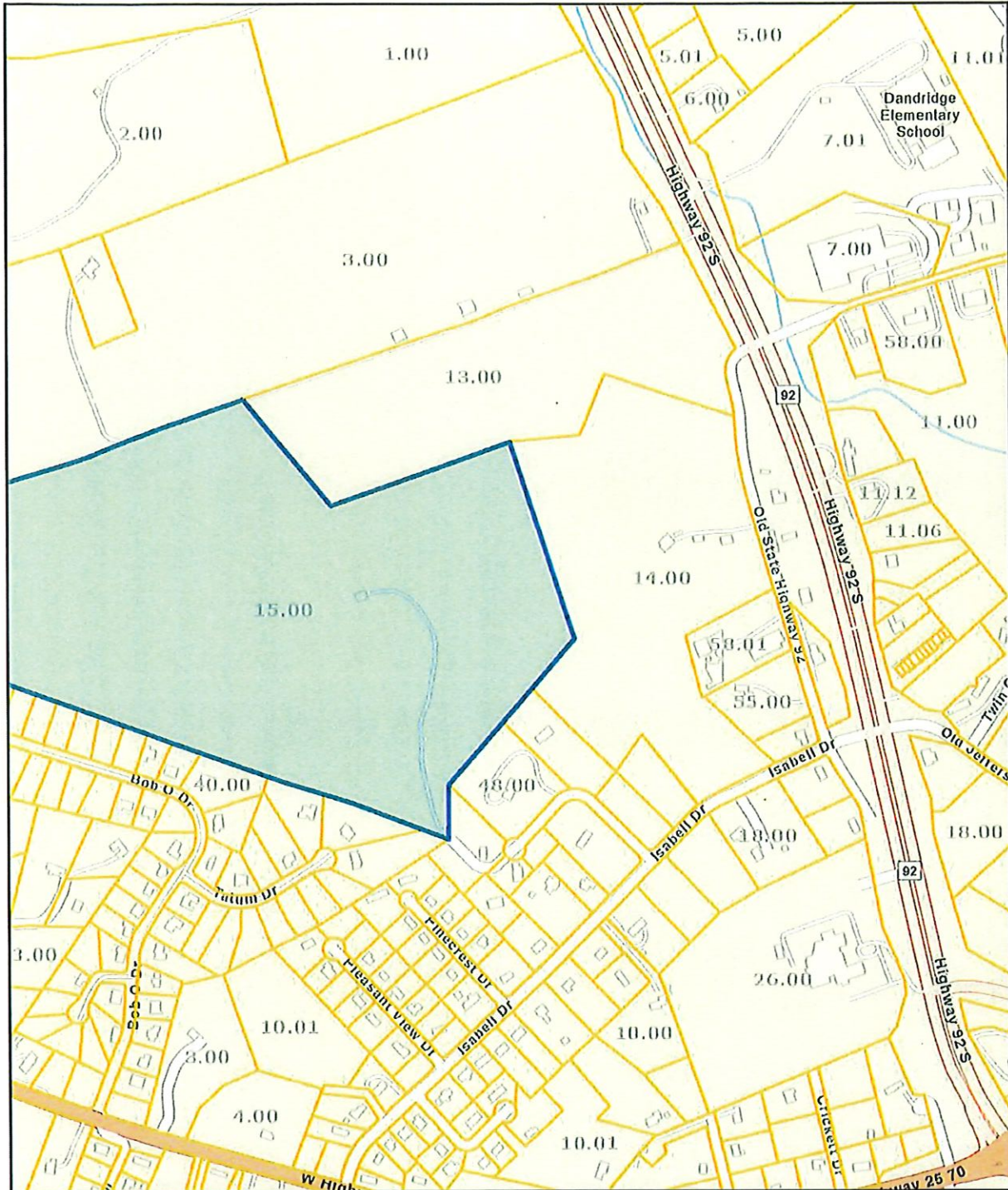
_____ Annexation \$25.00

_____ Board of Zoning Appeals (Explanation) \$50.00

_____ Point(s) of Clarification No Fee

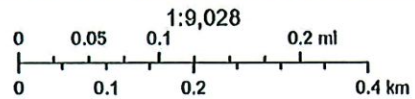
Total amount of fees paid: _____ Receipt Number: _____

Jefferson County - Parcel: 068 015.00



Date: August 7, 2026

County: JEFFERSON
Owner: PROFFITT BILLY
Address: OLD HWY 92
Parcel ID: 068 015.00
Deeded Acreage: 0
Calculated Acreage: 80



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.

Ammonia is widely identified for both **nitrogen** and **nitrate** levels. For example, if you have a high level of ammonia in your water, it may indicate a high level of nitrogen in your water. This is because ammonia is a byproduct of the breakdown of organic materials, such as food waste, and it is a common indicator of a high level of nitrogen in the water. On the other hand, if you have a high level of nitrate in your water, it may indicate a high level of nitrogen in your water. This is because nitrate is a byproduct of the breakdown of organic materials, such as food waste, and it is a common indicator of a high level of nitrogen in the water.

LEGEND
 ● at home
 ○ 17 found
 (25) lost
 @Post Mort at Birmingham
 @ppp Charities Home
 and other Water



TRACT 2
DOUGLAS

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Don Bryant

[illegible][illegible]

1. I certify that this has not been found to contain
any information that is not in the public domain
and that the information is not being furnished
to you in confidence.

CERTIFICATION OF STREET NAMES
I CERTIFY THAT STREET NAMES ARE IN COMPLIANCE WITH
F.C.A. 1 AND DO NOT CONFLICT WITH OTHER STREET NAMES
IN THE COUNTY, I/WE:

THESE are to certify that I have examined the Federal separate administration that persons may not know the described property is still located within a special flood hazard area.

— 174 —



LEDDY R. CARPENT. RLS#7544
4233 SHILOH RD., STAMFORD, CT 06907
PHONE: (203) 352-7422 FAX: (203) 352-7377
E-MAIL: CARPENT@AOL.COM JOHNNET
-867-767-7676

DATE: _____
BY: _____
DRAWING NO. 20-10

DANDRIDGE PLANNING COMMISSION

REQUEST FORM

Presenter: Craig Murphy Date: 8-26-2020

Property Owner(s): Craig Murphy

1178 EVANS Lane

Property Address: 1178 EVANS Lane

Dandridge, TN 37725

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

Map and Parcel Number(s): _____

Phone Number(s) 707-953-8173 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.

_____ 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

Planning Commission - necessary Bldg over 900 sqft

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION

REQUEST FORM

Presenter: Melissa Goddard Date: 8-12-2026Property Owner(s): Lois BartonProperty Address: Riley Rd / 5 meeting st

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

Map and Parcel Number(s): 062D A 014.00Phone Number(s) only 1 mg 76 @ gmail.com or 423-721-4205

(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.

☐ Site Plan Review \$50.00☒ Rezoning Request R1 to B2 \$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 FeeTotal amount of fees paid: Receipt Number:

ORDINANCE NUMBER 26/27-13

**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 R-1, LOW DENSITY RESIDENTIAL DISTRICT TO
B-2, GENERAL COMMERCIAL DISTRICT**

(Riley Rd./E. Meeting St. – Map 068D – Group A – Parcel 014.00)

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 R-1 Low Density Residential District to B-2, General Commercial 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 014.00 of Jefferson County Tax Map 068D - Group A, from R-1 (Low Density Residential District) to B-2 (General Commercial District). Said territory located at Riley Rd./E. Meeting St.; 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: 9/8/26

Passed on First Reading: September 8, 2026

Passed on Second Reading: October 13, 2026

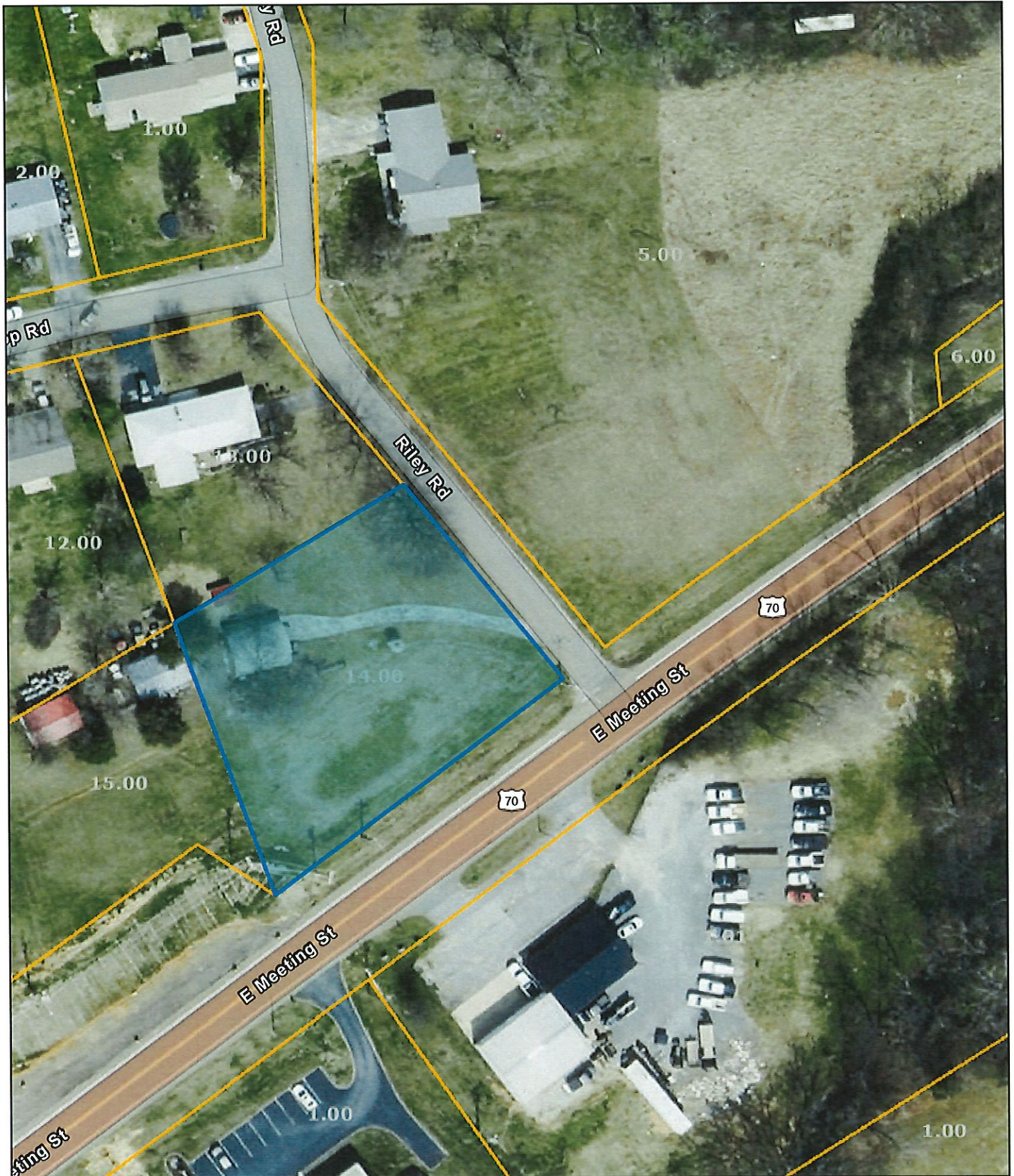
Public Hearing Date: October 13, 2026

Approved:

Mayor

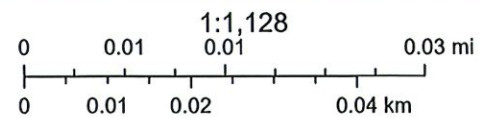
Town Recorder

Jefferson County - Parcel: 068D A 014.00



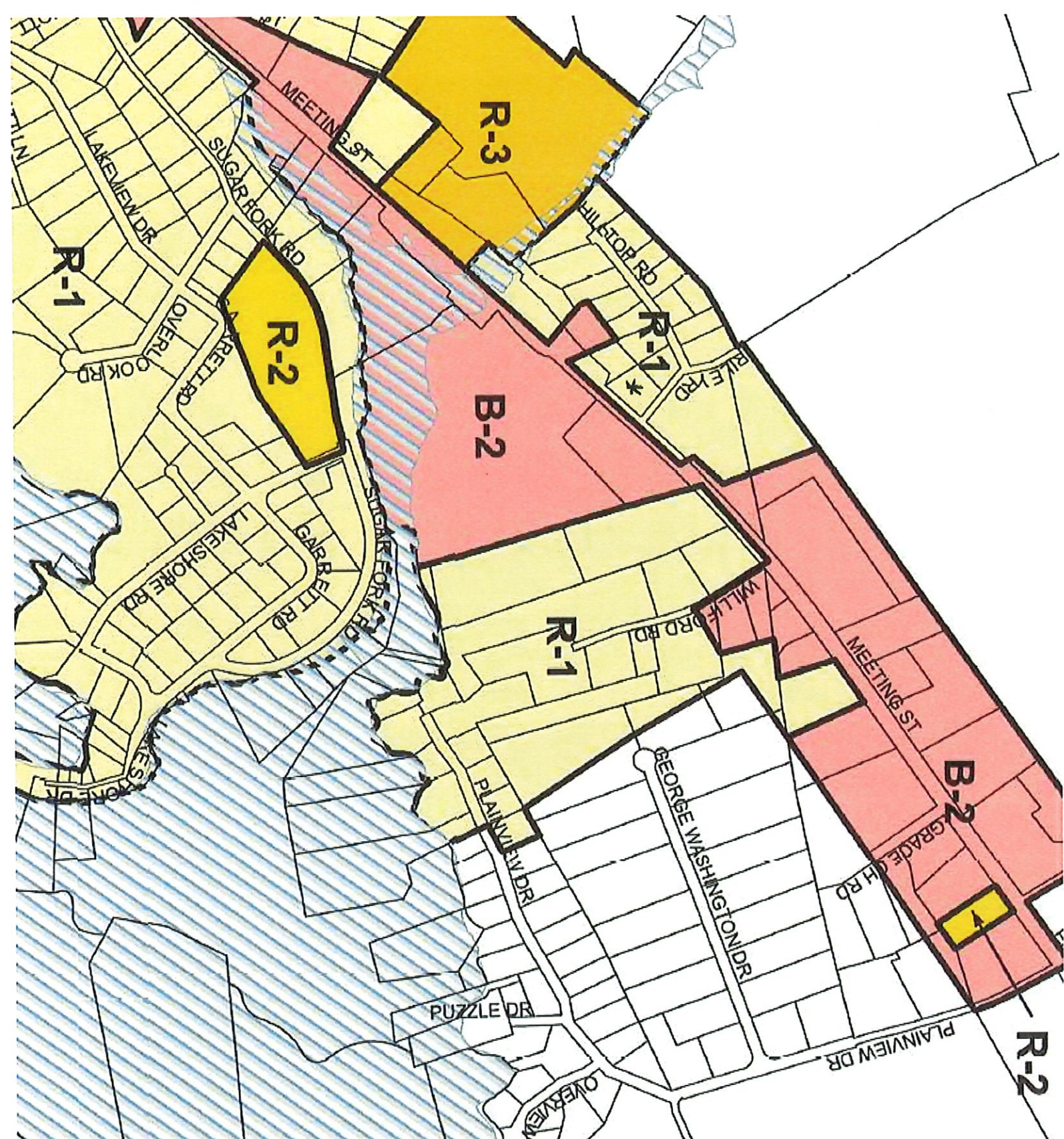
Date: August 12, 2026

County: JEFFERSON
Owner: BATSON LOIS
Address: RILEY RD
Parcel ID: 068D A 014.00
Deeded Acreage: 0
Calculated Acreage: 0



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

The property lines are compiled from information maintained by your local



PROPERTY OWNER AUTHORIZATION FOR REZONING

Date: August 12, 2026

To: Jefferson County / City of Dandridge Zoning Department, Dandridge, Tennessee

RE: Authorization to Pursue Rezoning
Property: Lot 5, Riley Road, Dandridge, TN 37725
County: Jefferson County, Tennessee
Parcel ID: 068D A 01400 000
Deed Book / Page: 1299 / 489

To Whom It May Concern:

I, **Lois Batson**, am the current owner/seller of the property identified above, commonly described as **Lot 5, Riley Road, Dandridge, Tennessee 37725**, consisting of approximately **0.6 acre** and located at/near the intersection of **Riley Road and Highway 25/70** in Jefferson County, Tennessee.

The property is currently under contract for purchase by **Robert Leffler and Hali Leffler**.

I hereby give **Robert Leffler and Hali Leffler**, as the proposed purchasers, my full permission and authorization to proceed with the necessary application and approval process to request **rezoning of Parcel ID 068D A 01400 000** prior to closing.

This authorization includes permission for the proposed purchasers to submit applications, documentation, plans, requests, and other information reasonably required by Jefferson County, the City of Dandridge, or any applicable planning and zoning authority in connection with the proposed rezoning.

This letter serves as my written consent, as the current property owner, for the proposed purchasers to pursue the rezoning process. This authorization does not transfer ownership and remains subject to the existing purchase and sale agreement.

Sincerely,

 *Lois Batson*

Lois Batson, Property Owner/Seller Date: 08/17/26

NOTARY ACKNOWLEDGMENT

State of Tennessee
County of Jefferson

Personally appeared before me, the undersigned Notary Public, **Lois Batson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of August, 2026.

 *Rachel Orlando*

Notary Public My Commission Expires: 05-01-29
Commission Number (if applicable): _____



ORDINANCE NUMBER 26/27-14

**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 B-3, INTERSTATE BUSINESS DISTRICT TO A M.U.D.**

(Hwy 92 S 711 – Map 068, Parcel 001.00)

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 B-3, Interstate Business District 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 001.00 of Jefferson County Tax Map 068, from B-3 (Interstate Business District) to M.U.D. Said territory located at Hwy 92 S 711.; 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: 9/8/26

Passed on First Reading: September 8, 2026

Passed on Second Reading: October 13, 2026

Public Hearing Date: October 13, 2026

Approved:

Mayor

Town Recorder



OVERALL CONCEPT PLAN
DISTRICT 92

SITE ADDRESS: 711 HIGHWAY 92 SOUTH (37725)

DEVELOPER
CRAFTED MILESTONE, LLC
203 MILESTONE COMMONS SUITE 1
NASHVILLE, TN 37203

DIST NO. 01
JEFFERSON COUNTY, TN

TAX MAP 08
PARCEL 1.00

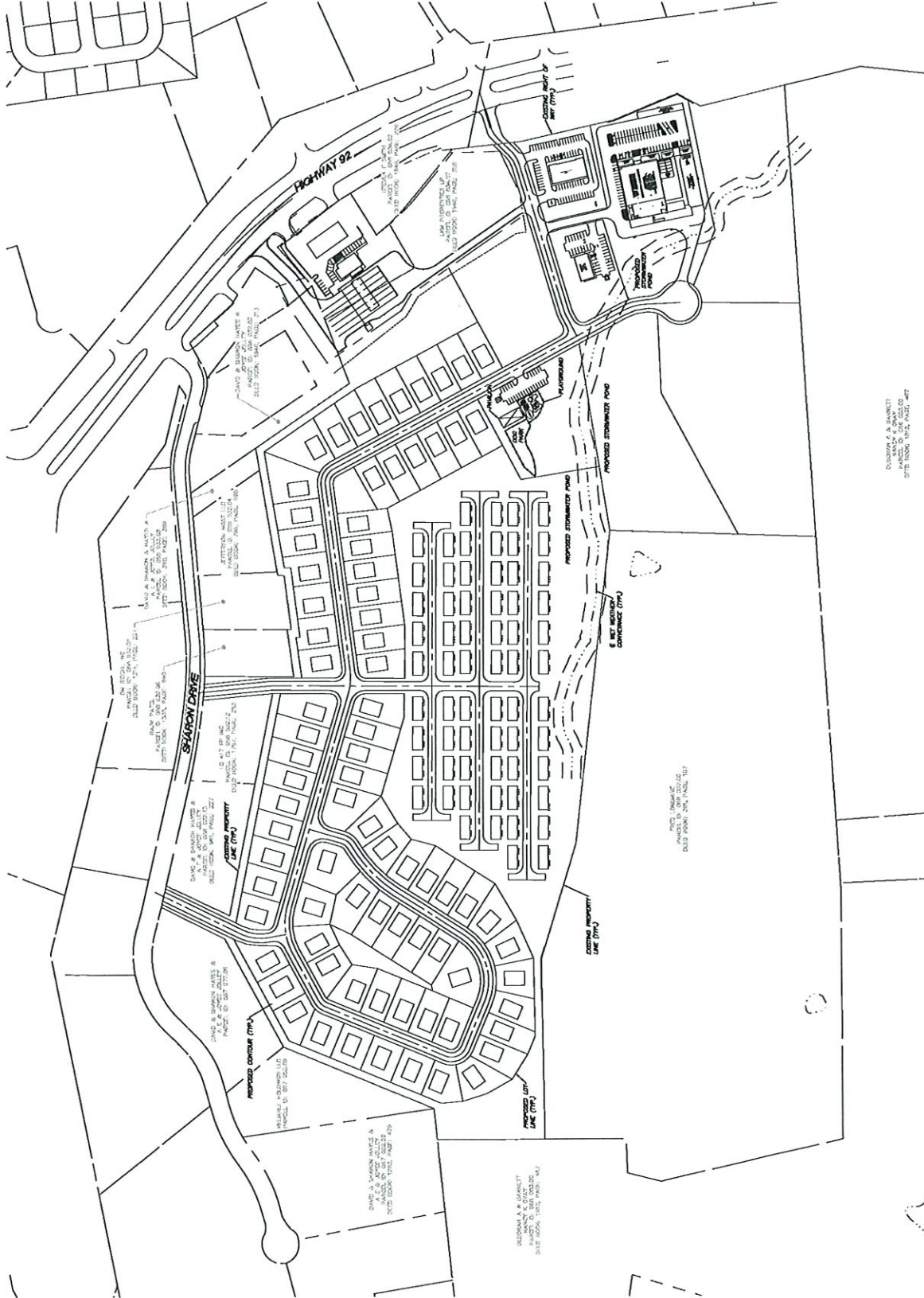
SCALE: 1"=40'
AUGUST 11, 2025

URBAN ENGINEERING, INC.
10330 HAWK VALLEY RD, #201
NASHVILLE, TN 37221
(615) 585-1524



DWG. NO. 25000008

REVISION	DATE	DESCRIPTION



COLLEEN A. B. GARNETT
NASHVILLE, TN 37203
2775 TOWN, 1075, 1075, 1075, 1075



REFERENCE
SEE BOOK 1446, PAGE 327

