

TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
8 July 2025
4:30 p.m.

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

BOARD OF ZONING APPEALS

I. READING OF THE MINUTES

- June 10, 2025 Regular meeting

II. PUBLIC COMMENTS

III. BUSINESS PRESENTED BY THE MAYOR

IV. OLD BUSINESS

V. NEW BUSINESS

- Lance Williams (N. Gay St.) Map 068F, Group A, Parcel 026.03 – Duplex in an R-1 Zone
- Chuck McSpadden (Jacob & Ashley Wright) (606 E. Meeting St.) Map 068D, Group A, Parcel 016.00 – Use on Review: Accessory Structure in B-2 Zone

VI. MISCELLANEOUS

VII. ADJOURNMENT

TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
10 June 2025

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session on Tuesday, June 10, 2025 at 5:00 p.m.
- B. Chairman MARK CHAMBERS 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:

- Chairman CHAMBERS
- Mayor CHAMBERS
- Commissioner COLLINS
- Commissioner FOLEY
- Alderman LONGMIRE
- Commissioner OPEIL
- Commissioner SCHOLLER
- Commissioner WILLOUGHBY

ABSENT:

- Commissioner NELSON

- 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 Mayor CHAMBERS, seconded by Commissioner OPEIL to adopt the Regular Meeting Minutes for the May 13, 2025 meeting.

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

IV. PUBLIC COMMENTS

V. BUSINESS PRESENTED BY THE MAYOR

None Presented

VI. OLD BUSINESS

None Presented

VII. NEW BUSINESS

- Charlie Bryant (MB&R Contractors) (939 Nichols Rd.) Map 068F, Parcel 004.00 – 2 Duplex on a lot in a R-1 zone

Town Building Inspector Terry Reneau – this is a 3 acre parcel and the owner wants to divide into 3 lots and put 2 units per lot. Since the property is currently zoned R-1, our guidelines state that a special exception can be made to allow a duplex in a R-1 zone but it doesn't say anything about more than 1 and that is where we need direction. Owner could also look at rezoning to R-2 or doing a P.U.D. which would make it a lot neater.

East Tennessee Development District Regional Planner Ekem Amonoo-Larson – you can't just rezone his property because that is spot zoning. You could recognize that other adjoining properties

have similar use to what he is requesting and create a R-2 district. P.U.D. site plan needs to factor in future factors (easement agreements, etc.....)

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner OPEIL, to Approve with Special Exception the Duplexes in R-1 Zone with 2 Units Per Lot

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

VIII. MISCELLANEOUS

None

IX. ADJOURNMENT

It came on a motion by Mayor CHAMBERS, seconded by Commissioner WILLOUGHBY, to adjourn the June 10, 2025 meeting of the Dandridge Board of Zoning Appeals.

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

Mark Chamber, Chairman

Zach Reese, Town Recorder
MINUTES-BZA-061025

DANDRIDGE PLANNING COMMISSION

REQUEST FORM

Presenter: Lance Williams Date: 6-23-25Property Owner(s): Lance WilliamsProperty Address: 100 N Gay St

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

Map and Parcel Number(s): 068 F A 026,03

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

Duplex in an R-1 Zone

Point(s) of Clarification No Fee

Total amount of fees paid: _____ Receipt Number: _____



DANDRIDGE PLANNING COMMISSION

REQUEST FORM

Presenter: Chuck McSpadden Date: 6-24-25Property Owner(s): Treob + Ashley WrightProperty Address: 606 E meeting st

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

Map and Parcel Number(s): 06B D A 016.00

Phone Number(s) _____ or _____

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

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<input type="checkbox"/>	Site Plan Review	\$50.00
<input type="checkbox"/>	Rezoning Request _____ to _____	\$50.00
<u>Subdivision Plats (Preliminary/Final)</u>		
<input type="radio"/>	2 lots or less	\$20.00
<input type="radio"/>	3-5 lots	\$30.00
<input type="radio"/>	6-15 lots	\$60.00
<input type="radio"/>	16-30 lots	\$70.00
<input type="radio"/>	31-50 lots	\$80.00
<input type="radio"/>	50+ lots	\$100.00
<input type="checkbox"/>	Annexation	\$25.00
<input checked="" type="checkbox"/>	Board of Zoning Appeals (Explanation)	\$50.00
<input type="checkbox"/>	<u>Use on Review</u>	
<input type="checkbox"/>	Point(s) of Clarification	No Fee

Total amount of fees paid: _____ Receipt Number: _____

Jefferson County - Parcel: 068D A 016.00



Date: June 24, 2025

County: JEFFERSON
Owner: WRIGHT JACOB ALLEN & ASHLEY NICHOLE
Address: MEETING ST E 606
Parcel ID: 068D A 016.00
Deeded Acreage: 0
Calculated Acreage: 0

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The property lines are compiled from information maintained by your local