

**MEETING NOTICE**  
**JEFFERSON COUNTY REGIONAL PLANNING COMMISSION**  
**APRIL 22, 2025**

A meeting of the Jefferson County Board of Zoning Appeals will be held at 6:00 p.m. on Tuesday, April 22, 2025, at the courthouse in Dandridge. The meeting of the Jefferson County Regional Planning Commission will immediately follow.

BZA AGENDA

- I. Call to Order
- II. Prayer
- III. Pledge of Allegiance
- IV. Minutes
- V. Citizen Input
- VI. Variance request for a garage to be placed at the front of the property at 419 Terry Point Road, Dandridge by Winston Smith (Map 083A Group C Parcel 001.00)
- VII. Variance request for size and height on a proposed billboard sign (size 20x50 height 65') off Cook Mill Road, Dandridge by Wesley Sisk (Map 080 Parcel 011.06)
- VIII. Adjournment

PC AGENDA

- I Call to Order
- II. Minutes
- III. Citizen Input- Agenda Items
- IV. New Business
  - A. Final plat review for 3 lots on Kearney Road, New Market by Tanner Stepp (Map 058 Parcel 043.00)
  - B. Site plan review for an addition to an existing Veterinary Clinic located at 2040 Highway 11-E W, New Market by Beaver Creek Properties, LLC / Daniel Finchum (Map 043 Parcel 006.00)

- C. Rezoning request from A-1 (Agricultural-Forestry) to C-2 (General Commercial) for a portion of property located at 1359 Deep Springs Road (12.636 acres), Dandridge by Mullins Enterprises Co., Inc./ Stoney & Brenda Mullins / Eric Mullins (Map 074 a portion of Parcel 017.00)
- D. A Resolution amending the “Subdivision Regulations of Jefferson County, Tennessee” regarding road construction, bonding and “As Built” drawings.
- E. Resolution 2024-11 amending the “Zoning Resolution of Jefferson County, Tennessee”, regarding a new C-3 zone (Wholesale and Warehouse Commercial District)- presented by Austin Brooks
- F. Resolution to increase the minimum lot size for the A-1 (Agricultural-Forestry) zone
- G. Discussion to confirm that all plat/survey reviews and approvals must be done by the Regional Planning Commission. If the Regional Planning Commission should decide in the future to authorize reviews only (not approvals), by a non-Planning Commission staff member, this can only be done by following TN State Codes- presented by Bob Farzanegan

V. Other Business

VI. Adjournment