

**MEETING NOTICE**  
**JEFFERSON COUNTY REGIONAL PLANNING COMMISSION**  
**AUGUST 26, 2025**

A meeting of the Jefferson County Board of Zoning Appeals will be held at 6:00 p.m. on Tuesday, August 26, 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 of 7' from the side for a garage addition on the existing house at 513 Canter Lane, Dandridge by Bosch Family Living Trust / John & Linda Bosch (Map 076H Group C Parcel 011.00)
- VII. Adjournment

**PC AGENDA**

- I Call to Order
- II. Minutes
- III. Citizen Input- Agenda Items
- IV. New Business
  - A. Release of Bond #2586466 for the Paving and Underground Utilities in the sum of \$196,528 for Lake Haven S/D- Phase 3a by Land ART America, Inc./Josh Clarke (Map 96 a portion of Parcel 002.00)
  - B. Preliminary Plat approval for Mountain View Estates- 68 lots off Coile Road, Jefferson City by Jim Falin (Map 046 Parcel 047.00)
  - C. Final Plat for 5 lots off Highway 139 & Viewtopia Lane, Dandridge-Re-subdivision of Farview Heights- lots 22, 23, 24, 25, pt35, 36, 37 & 38, Dandridge by Tina & Chadwick Ross/

Steve Desmond (Map 0810 Group A Parcels 053.00, 054.00, 055.00, 056.00, 057.00, 058.00, 059.00 & 060.00)

- D. Final Plat approval for 3 lots off 1835 Pleasant View Cemetery Road, New Market by Stephanie Vann & “Paul” Pavel Zatoukal (Map 022 Parcel 010.16)
- E. Final Plat approval for 3 lots on Hinchey Hollow Road, New Market by Dan & Lillie Faulkner (Map 045 Parcel 051.00)
- F. Site Plan Review for a new Dollar General to be located on Highway 25E, White Pine, Near Nina Road by JBM Investment Co. Inc. (Map 050 a portion of Parcel 052.05)
- G. 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
- H. 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