

City of Friendsville Planning Commission
Minutes
February 23, 2026
6:00 PM

Citizens Present:

Robert Berlin, Chris Edmonds, Bruce McClellan

Board Members and City Staff Attendance:

Jason Martin, Vice Chairman, Daniel Cline, Secretary, Dale Wilkins, Mayor, Steven Cardwell, Commissioner, Jonathan Newberry, Planner, Jordan Rockwell, Building Official, Barry Ottinger, City Administrator, Kim Rogers

The meeting was called to order by Chairman Jason Martin at 6:01 pm at the Friendsville City Hall.

Approval of Minutes:

Jonathan Newberry made the motion to approve the minutes from November 24, 2025, 2nd by Dale Wilkins, and the motion passed by unanimous consent.

Public Comment on Agenda Items: No comments made.

Business Items:

Approval of additional square footage to the existing building at 319 Dunlap Hollow, National Alloys, along with DRC approval.

After a brief discussion, Jonathon Newberry made the motion to approve the addition onto the existing building at 319 Dunlap Hollow. 2nd by Dale Wilkins, motion carried by unanimous consent. Building Official will ensure compliance with the current IBC 2018 Standards.

Request to revise the property line at 103 E. Main Ave.

The property owner was not present at the meeting. At the previous Planning Commission meeting on November 24, 2025, it was recommended that a 10' buffer be established between the existing building and the adjacent property line. The property owner's survey made the appropriate changes and resubmitted them for approval. The Building Official asked the commission to hold final approval until the issue of a business sign placed on the adjacent property was addressed or an exception was granted. Jonathan Newberry made the motion to approve the subdivision if the property owner either moved the sign or submitted a request for an exception. 2nd by Daniel Cline, motion passed by unanimous consent.

Review Plans for the subdivision of Chris Edmonds' property at 927 Lane Dr. Ref. Request for a variance to the Friendsville Zoning Ordinance in the subdivision for 927 Lane Dr.

(November 24, 2025) Planner Jordan Rockwell spoke on the request, stating that Mr. Edmonds property only has 50' of road frontage. By ordinance, he would need to purchase more land with road frontage to comply with the ordinance and subdivide. The current ordinance does not allow subdivision of property from an easement. He also recommended a legal mechanism to ensure the parcels involved maintained the easement driveway. Jonathan Newberry made the motion to grant the variance due to the contours of the land and the current restrictive nature of the parcel. He motioned to allow the property to be subdivided as requested, with legal binding language affixed to the plat stating that the easement must include a legally enforceable maintenance agreement to ensure continual maintenance, no further subdivision of property to be granted unless the road within the easement is brought up to city standards. 2nd by Daniel Cline, motion passed with unanimous consent.

Jonathan Newberry asked City Planner Jordan Rockwell if the document presented to the commission contained all the information required. He said it did, and the language contained was appropriate. Jonathan Newberry made the motion to grant the variance for the property as outlined in the document, 2nd by Dale Wilkins, motion passed by unanimous consent.

First reading, Ordinance No. 2026-01, Amending Ordinance No. 2017-04, Authorizing Blount County Sheriff's Department to Enforce Specific Ordinances of the City of Friendsville.

Jonathan Newberry made the motion to send the ordinance to the Board of Commissioners, 2nd by Dale Wilkins; the motion carried out by unanimous consent.

Chairman Jason Martin approved the change of meeting dates from the 4th Monday of each month to the 3rd Monday of each month.

Planner Jordan Rockwell discussed meetings with developers about the property formally owned by Vulcan Materials. He said it would have to be rezoned to M2 for the use that had been suggested.

Planner Jordan Rockwell also discussed upcoming training available to members that will be held in March in Jefferson City and Clinton.

Adjournment:

Jonathon Newberry made the motion to adjourn the meeting, 2nd by Daniel Cline, motion carried by unanimous consent.

Planning Commission Chairman

Planning Commission Secretary