



City of Friendsville  
Planning Commission Meeting Minutes  
September 22, 2025 – 6:00 PM

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**Board Members and City Staff Present:**

Dale Elkins, Daniel Cline, Steven Cardwell, Jonathan Newberry, Jason Martin, Jordan Rockwell, and Kim Rogers

**Citizens Present:** Shelley Rios, Sergio Rios, John Cook

**Call to Order:**

Chairman Jason Martin called the meeting to order at 6:00 PM, followed by the Pledge of Allegiance. A quorum was established.

**Approval of Minutes:**

Commissioner Newberry made a motion to approve the minutes of the September 22, 2025, meeting. Commissioner Wilkins seconded the motion. All were in favor. Motion passed.

**Public Comment:**

Shelley Rios, 706 Kiser Station Rd., Friendsville, TN, addressed the Commission regarding the property annexation related to John Cook. She expressed concern that limited information had been provided at the time, requiring her to research the matter independently. Kim Rogers acknowledged the limited information and explained that she had shared all the details she had at that time when the agenda was set.

**New Business:**

**Ordinance No. 2025-6 – Rezoning R-2 to R-1**

Kim Rogers explained that the proposed ordinance would rezone all property currently zoned R-2 Medium Density Residential to R-1 Low Density Residential as part of an effort to clean up zoning designations. All current R-2 uses would transfer to R-1 except daycare centers, which would move to C-2.

Commissioner Newberry made a motion to approve Ordinance No. 2025-6 and forward it to the Board of Commissioners and the Mayor for consideration. Commissioner Wilkins seconded the motion. All were in favor. Motion passed.

**Property Annexation Request / Proposed Development (John Cook)**

Mr. John Cook appeared before the Commission regarding a proposed development at 3245 W. Lamar Alexander Parkway, stating he has not yet purchased the property but wished to present his site plan concept. The proposal includes 159 residential homes. Mr. Cook spoke on the homes he would be building and the amenities they would offer, the discussion of the utilities, and what would be needed to get water and sewer to the property. Commissioner Newberry asked Kim Rogers to speak to that.

Kim provided an overview of the challenges that could be with the water system, stating TASS can supply water to Friendsville; however, the City's own system may not currently be able to support an additional 159 homes without affecting their current customers. She could not confirm that information until she did further pressure testing and involved the city's Engineer Bob Colvin. Commissioner Newberry stated he would like additional infrastructure data before making an informed decision. He made a motion to table the annexation discussion until further information can be presented by Kim.

Shelley Rios asked what benefit annexation would provide to the City, noting that the development would not generate property tax revenue because Friendsville does not levy a city property tax.

Planner Jordan Rockwell explained that since the first 500 feet of the property is zoned commercial, if it were to be developed, the City could benefit from sales tax revenue at that point.

### **Adjournment**

Chairman Jason Martin called for a motion to adjourn. Mayor Cardwell made the motion. Commissioner Wilkins seconded. All were in favor.

**The meeting adjourned at 7:12 PM.**

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Planning Commission Chairman

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Planning Commission Secretary