
Anderson County Board of Commissioners

6:00 P.M.

Public Hearing- Resolution No. 25-12-1242 Amendment to the “Anderson County Zoning Resolution” rezoning the property at 1495 Clinton Highway, Clinton, Parcel 073.00 & 074.00, Tax Map 089 from C-1 (General Commercial District) to I-2 (Heavy Industrial District)

6:30 P.M.

Consent Agenda Monday, December 15, 2025

- 1. Approval and corrections of November 17, 2025 Minutes**
- 2. Approval of Notary and Bonds** (Notary List included in packet)
- 3. Waste Management Funds**
 - Oak Ridge Schools Preschool is requesting \$300.00 to help expand our Little Leaves Lab and provide meaningful, hands-on gardening experiences for our preschoolers.
 - Robertsville Middle School Boys Basketball is requesting \$300.00 to help purchase spring uniforms.
- 4. Committee Reports**
 - No Reports

**Respectfully Submitted,
B. Denise Palmer, Chairman**



ANDERSON COUNTY GOVERNMENT

Legal Notice of Public Hearing

Published in Compliance with TCA § 13-7-105 (b)

The Anderson County Board of Commissioners will hold a Public Hearing on December 15, 2025 at 6:00 PM in Room 312 of the Anderson County Courthouse, 100 N. Main Street, Clinton, Tennessee, to consider an amendment to the "Anderson County Zoning Resolution" to include the rezoning of the property at 1495 Clinton Highway, Clinton, Parcel 073.00 & 074.00, Tax Map 089 from C-1 (General Commercial District) to I-2 (Heavy Industrial District). A copy of the proposed zoning amendment is available at the Office of Planning & Development, Room 127 at the Courthouse.

A handwritten signature in cursive script that reads "Marjorie Tinker".

Marjorie Tinker
Anderson County Building Commissioner

WHEREAS, the Anderson County Regional Planning Commission has reviewed and made recommendations regarding the proposed amendment of the "Zoning Resolution of Anderson County, Tennessee," in accordance with Tennessee Code Annotated § 13-7-105 (b).

NOW, THEREFORE, BE IT RESOLVED that the Anderson County Board of Commissioners does hereby amend the Anderson County Zoning Resolution.

This resolution shall take effect immediately after its notification and passage, the public welfare requiring it.

Chair, AC Commission

ATTEST:

Jeff Cole, County Clerk

DATE: _____

Anderson County Board of Commissioners
Anderson County, Tennessee

RESOLUTION NO. 25-12-1242

A RESOLUTION AMENDING THE “ZONING RESOLUTION OF ANDERSON COUNTY, TENNESSEE” BY REZONING PARCEL 073.00 & 074.00; ANDERSON COUNTY TAX MAP 089 FROM C-1 (GENERAL COMMERCIAL DISTRICT) TO I-2 (HEAVY INDUSTRIAL DISTRICT)

WHEREAS, the Anderson County Commission, in accordance with Section 13-7-105 of the Tennessee Code Annotated, may amend the zoning resolution and the “Zoning Map of Anderson County, Tennessee”; and

WHEREAS, the Anderson County Regional Planning Commission has forwarded its recommendation to the Anderson County Commission regarding the amendment to the “Zoning Map of Anderson County, Tennessee”.

NOW, THEREFORE, BE IT RESOLVED by the Anderson County Board of Commissioners of Anderson County, Tennessee, meeting in regular session on the 15th day of December, 2025, in Clinton, Tennessee, that:

SECTION 1. The Zoning Map of Anderson County, Tennessee, is hereby amended by rezoning Parcel 073.00 & 074.00; Anderson County Tax Map 089 from C-1 (General Commercial District) to I-2 (Heavy Industrial District). Said territory located at 1495 Clinton Highway, Clinton; and being more clearly defined by the attached map that is made part of this resolution.

SECTION 2. This resolution shall be effective from and after its passage and publication, as required by Section 13-7-105(b) of the Tennessee Code Annotated, the public welfare requiring it.

ADOPTED this _____ day of _____, _____.

Chair, AC Commission

Terry Frank, County Mayor

Public Hearing Held: _____

Resolved and Approved: _____

ATTEST:

Jeff Cole, County Clerk

Rezoning Request Planning Report

Date: November 12, 2025

Applicant: Jonathan Johnson

Request: From: C-1 (General Commercial District) To: I-2 (Heavy Industrial District)

Location: 1495 Clinton Highway, Clinton, Tax Map: 089, Parcel 073.00 & 074.00

Acres: 1.84 total acres

Applicant requesting rezoning from C-1 District to I-2 District for parcels 073.00 & 074.00 located at 1495 Clinton Highway. Clinton Highway is classified as a major arterial, with a relatively high volume of traffic.

The permitted uses in the I-2 District range from rock, sand and gravel sales yards to lots for storage facilities. Other similar uses may be permitted subject to review and approval.

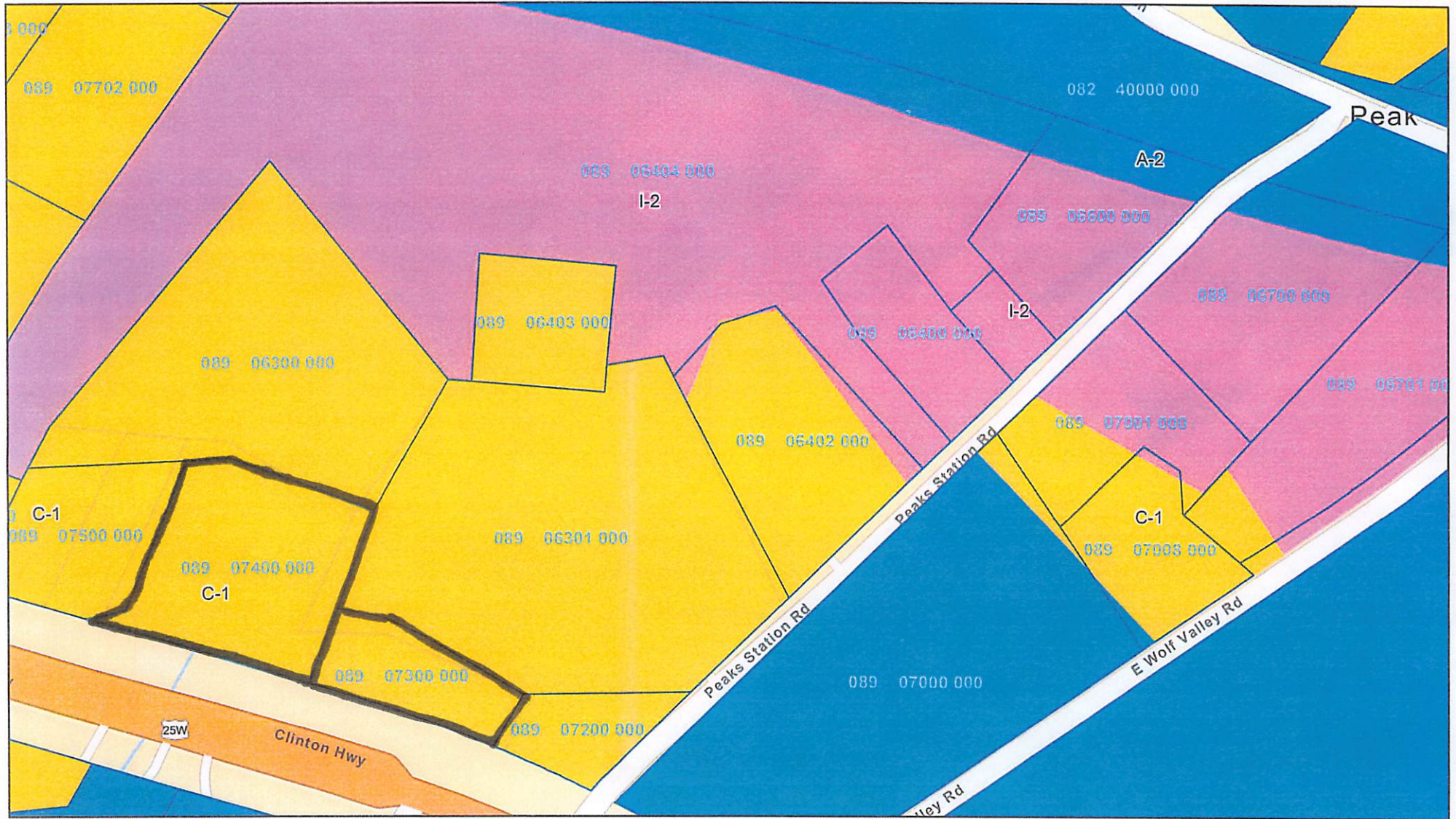
SELECTIVE CRITERIA FOR CONSIDERATION:

- *Is the request consistent with the applicable policies in the Land Use Plan? Yes*
- *Is the request consistent with the existing area zoning in proximity to the property? Yes*
- *Are the potential uses for the requested district compatible with the existing land use of the area? Yes*
- *Would there be potentially adverse impacts to the general public? No*
- *Will the existing infrastructure support permitted uses in the requested district? Yes*
- *Is there adequate information to make a rezoning decision? Yes*

PLANNING FACTORS INFLUENCING RECOMMENDATION:

The rezoning for potential industrial development is consistent with the industrial policies of the Land Use Plan, in regard to adequate level of service availability, adequate street access, and encouraging the expansion and establishment of new businesses in the county. The property is in close proximity with another industrial zoning district that fronts upon Peaks Station Road. The land use of the area is generally commercial and industrial development with some mixture of rural-residential. There are no identified potentially adverse/negative impacts as the property is suitable for heavy manufacturing or closely related industrial uses.

Clinton Hwy



10/27/2025, 2:14:42 PM

ZoningNew
 C-1
 A-2
 I-2
 Parcels
 County Boundary

1:2,257
 0 0.01 0.03 0.06 mi
 0 0.03 0.05 0.1 km
 Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ANDERSON COUNTY CLERK
JEFF COLE COUNTY CLERK
100 MAIN STREET ROOM 111
CLINTON TN 37716
Telephone 8654576226
Fax 8654636892

Notaries to be elected December 15,2025

KRISTI BICE-PHILLIPS
ASHLEY E BRADEN
SUSAN DILLARD ESPIRITU
MARISSA KATE FOX
WENDY HARNESS
KEVIN HUTCHISON

ARCHIE LEA LIGGETT
LESLIE D MEAD
ALISA VOWELL-DODSON
KELLY J. WARD
MARY BETH WARD

PERSONAL SURETY



Oak Ridge Schools

PRESCHOOL

Oak Ridge Schools Preschool

157 Carver Ave

Oak Ridge, TN 37830

October 7, 2025

Dear Commissioner Capshaw,

Thank you for your generous offer to support our Oak Ridge Schools Preschool Garden initiative. Your \$300 contribution will directly help us expand our **Little Leaves Lab** and provide meaningful, hands-on gardening experiences for our preschoolers.

This spring, each classroom will grow its own potatoes from start to finish. Children will begin by "chitting" (sprouting) small seed potatoes inside their classrooms during late winter. Once the sprouts are ready, they'll transfer them outdoors into their class grow bags, care for them through the season, and harvest their potatoes just before summer break. This project builds early science understanding, responsibility, and excitement about how food grows. The same bags can then be used in the early fall to plant carrots for each classroom to harvest.

Below is a breakdown of the planned purchases that your donation will help fund:

Item	Quantity	Cost per Item	Total
Tan 10-Gallon Grow Bags (set of 5)	3	\$18.00	\$54.00
Blood Meal	2	\$20.00	\$40.00
Bone Meal	2	\$20.00	\$40.00
Peat Moss	4	\$17.00	\$68.00
Garden Soil	7	\$8.47	\$59.29
Black Kow Compost	7	\$3.97	\$27.79
Total Project Cost			\$289.08

Ebony #300

Your support helps make this project possible. It gives every classroom the opportunity to engage in hands-on science, explore healthy foods, and experience the joy of harvesting and eating something they grew themselves. We're so grateful for your partnership and commitment to early learning in our community.

With appreciation,

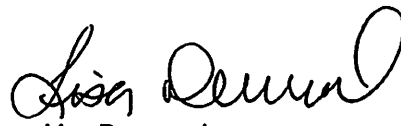


Nancy Chrisman

Family and Community Engagement Manager

Oak Ridge Schools Preschool

Ncchrisman@ortn.edu



Lisa Downard

Principal

Oak Ridge Schools Preschool

Lmdownard@ortn.edu



Dr. Bruce Borchers

Superintendent

Oak Ridge Schools

btborchers@ortn.edu



Robertsville Middle School Boys Basketball

John Spratling
245 Robertsville Rd
Oak Ridge, TN 37830
865-425-9201
jspratling@ortn.edu

12/3/2025

Ebony Capshaw
Anderson County Commissioner
100 North Main Street

Dear Commissioner Capshaw,

On behalf of the Robertsville Middle School Boys Basketball Booster Club, I would like to extend our sincere gratitude for your generous donation of \$300. Your support plays a vital role in strengthening our program and helping us provide opportunities that enrich the lives of our student-athletes.

We need donations that will assist with equipment needs, uniforms, meal expenses, and team development activities that allow our players to compete and grow both on and off the court. We are truly thankful for your commitment to our students and your investment in their success.

This spring, we are planning to order new uniforms for our players. The current uniforms are outdated, worn, and no longer fit our players properly. The uniforms are several seasons old and do not match today's standard of comfort, performance, and appearance. Several players are wearing uniforms that are too big, which makes it harder for them to move confidently and safely on the court. The uniforms we would like to purchase would last the next 3 years and would allow the players to feel confident, unified, and proud of the school they represent.

Your partnership demonstrates the power of community support, and we are honored to have you as an advocate for our young athletes. Please know that your generosity makes a meaningful difference and is deeply appreciated by our players, coaches, families, and booster club members.

Thank you once again for your kindness and continued support.

Sincerely,

A handwritten signature in black ink that reads "John Spratling".

John Spratling
Athletic Director / Basketball Coach
Robertsville Middle School
jspratling@ortn.edu

A handwritten signature in black ink that reads "Brian Tinker".

Brian Tinker
Principal
Robertsville Middle School
bjtinker@ortn.edu

A handwritten signature in black ink that reads "Bruce Borchers".

Dr. Bruce Borchers
Superintendent
Oak Ridge Schools
btborchers@ortn.edu