

**TOWN OF DANDRIDGE, TENNESSEE  
REGIONAL PLANNING COMMISSION  
REGULAR MEETING  
9 May 2023**

**I. PUBLIC HEARING AGENDA**

Resolution No. 22/23-19 A Resolution Adding Regulations Pertaining to Drainage Plans for Major Subdivisions

*No comments*

**II. CALL TO ORDER**

A. The Dandridge Regional Planning Commission met in regular session on Tuesday, May 9, 2023 at 4:30 p.m. (immediately following the BZA meeting).

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

**III. ROLL CALL**

A. A roll call of the Planning Commission was conducted with the following members responding:

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Commissioner STEPHANIE CHURCHWELL
- Commissioner LAUREN HURDLE
- Commissioner BRYANT OPEIL
- Commissioner KAY SCHOLLER

ABSENT: Alderman MIKE NELSON  
Commissioner CECIL FRANKLIN  
Commissioner LOU WILLOUGHBY

B. A quorum being present, the following business was conducted and entered on the record:

**IV. PUBLIC PRESENTATIONS FOR NON-AGENDA ITEMS**

- Stuart Hall (875 E.Hwy.25/70) – concerned with proposed trailer park to be built on Hwy.25/70. Concerns: lack of infrastructure (electric, water & roads), cesspool, drugs, limit duration, limited grocery stores, traffic, emergency/fire personnel needs.
- Susie Jarnagin (1262 Lakeview Dr.) – development & surrounding beauty. Set higher standards, attention to mass developments, substructure, schools, traffic, keep greenspace a priority, limit billboards/flashing signs, moratorium to temporarily halt construction to review existing situations, rules of development to be passed on to property scouts in escrow amounts, higher taxes, designate restrictions, promote curbside beauty, limit signs, halt new signage, keep the charm and not forfeit the natural beauty.
- Ellen Longmire (807 Hopewell St.) – Campgrounds. Control growth, sustain community. Suggestions: strict standards, design review, distance between campers increased, perimeter of trees, fencing, rock/stone fire pits, resort zoning, large setbacks, low signage, time restrictions on durations, no digital signage/flashing lights, higher standards than county, buildings should blend with the town (rocks, stone frontage, pillars, porches for bath houses, coin ops/laundry rooms, check in and security buildings), 24 hour staff on site, retention ponds, walking trail areas, greenspace, dog parks, childrens playground, paved roadways and camper slips (no gravel), sidewalks with grass between the sidewalk and road, trees planted and maintained, fire hydrants, street lights, noise ordinance, no fireworks, control growth. Concerns: infrastructure, Exit 424 alternate route/revamp project, in/out east entrance off Hwy.25/70, GPS directions off Exit 424, I40 traffic detours.
- Steve Motruk (1705 Niles Rd.) – Concerned with proposed trailer park, intersection, ruin county.

- Roger Cameron (1226 Spring Creek Rd.) – opposed to annexation and proposed campground across from Hammer Road. Concerns: vehicle safety and ingress/egress on Hwy.25/70.
- Katie Huffaker (Oak Grove Rd.) – the proposed campground property was sold via the Swann & Hammer families, with covenants and deed restrictions. Swann property (lower tract into neighboring subdivision) restricted for single use family homes, 1,400 sq.ft., no modular type buildings. Hammer property (top part) restricted for trailers, junk yards, hog/turkey farms. Covenant intents were for small farms with homes. Campgrounds should be placed in a different zone other than A-1 in the county. Community does not support annexation. Require a traffic impact study. Concerned with a B-4 zone.
- Brian Goforth – concern that the community is going to become a tin can alley (beer cans, mischief, uncontrollable). Positive would be to have the developers build the fire stations/law enforcements, then city/county pay for salaries to man stations. Nothing is currently being tasked to implement and upgrade infrastructure.
- Karen Hughes Collins (Waterwood Court) – Against annexation.
- John Cull (2132 Hwy. 25/70) – Worse place for a RV park, nightmare waiting to happen with ingress/egress plans.
- Mike Hammer (462 Wine Road) – heir of property, 130 acre property was preferred for 5 acre tracts, dangerous spot, potential flooding.
- John Guy – concerned with potential flooding, smell from holding pond.
- Sharon Bim – concerned with air quality/pollution from camp fires.
- Linda Anthony (382 Leeper Overlook) – worried about safety of children, type of people in campground.

**V. READING OF THE MINUTES**

It came on a motion by Commissioner OPEIL, seconded by Commissioner CHURCHWELL, that the Regular Meeting Minutes of April 11, 2023 and the Special Called Meeting Minutes of April 25, 2023 be approved as presented.

On a voice vote, the motion passed unanimously, and was so ordered.

**VI. BUSINESS PRESENTED BY THE MAYOR**

None presented.

**VII. OLD BUSINESS**

None presented.

**VIII. NEW BUSINESS**

- **Resolution No. 22/23-19** Adding Regulations Pertaining to Drainage Plans for Major Subdivisions

It came on a motion by Mayor GANTTE, seconded by Commissioner HURDLE, to approve Resolution No. 22/23-19.

On a voice vote, the motion passed unanimously, and was so ordered.

- 4 Peaks Hospitality Group (Randy Corlew P.E.), Sharon Drive (Parcel 4), Map 58, Parcel 32.12, Site Plan Review

*This item was rolled to the next meeting.*

- Holrob-Dandridge LLC (Site Design, Inc/Ethan Olliff), Hwy.92S, Map 65, Parcel 5.01, Commercial Site Plan Review

*This item was rolled to the next meeting.*

- Lee Ray, Grant Street, Map 68F, Group B, Parcel 14.04, Rezone Request B-2 to R-1

It came on a motion by Mayor GANTTE, seconded by Commissioner OPEIL, to approve the rezone and recommend to BMA for passage.

On a voice vote, the motion passed unanimously, and was so ordered.

- **Resolution No. 22/23-20** Calling for a Public Hearing on the Proposed Annexation of Territory into the Town of Dandridge by Owner Consent and Approving a Plan of Services (Hwy 25-70E, Map 59, Parcel 39.02)

*This item was rolled to the next meeting.*

- **Ordinance No. 22/23-14** Amending the “Zoning Map of the Town of Dandridge, TN” a Component of the “Zoning Ordinance of the Town of Dandridge, TN” from an A-1 (Agriculture District) to a B-4 (Commercial Resort District) (Hwy 25-70E, Map 59, Parcel 39.02)

*This item was rolled to the next meeting.*

- Review of Zoning Ordinance 14-609 Location and Development Standards for Travel Trailer Parks

*Mayor Gantte: concerns re: density, fire hazards, site/lot sizes, length of RV’s/pull vehicle, 75’ site length, 40’ site width (3,000 sq.ft. site), 12’-12 ½’ setback on each site, 10’-15’ common areas between each campsite, RV must sit on concrete pad, amenities (24 hr. on call, office, restrooms, laundry).*

*Re-consider total site size requirement of 3 acres.*

*Regulate Amenity/Structure design/aesthetics*

*Look at guidelines in other counties.*

*It was the consensus that commissioners send comments/suggestions to the town recorder for compilation and presentation.*

## IX. MISCELLANEOUS

- Design Review Guidelines for Commercial Development – review examples, work on a process, workshop with Planning Commission and BMA within 60 days.

## X. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner OPEIL, to adjourn the May 9, 2023 meeting of the Dandridge Regional Planning Commission.

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Mark Chambers, Chairman

**ATTEST:** \_\_\_\_\_  
Cathy Dixon, Town Recorder