

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
13 June 2023**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session on Tuesday, June 13, 2023 at 5:00 p.m.
- B. Chairman MARK CHAMBERS called the meeting to order and asked for roll call.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner BRYANT OPEIL
- Commissioner LOU WILLOUGHBY

ABSENT: Commissioner LAUREN HURDLE
 Commissioner KAY SCHOLLER

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

III. READING OF THE MINUTES

It came on a motion by Mayor GANTTE, seconded by Commissioner OPEIL, to adopt the Regular Meeting Minutes for the May 9, 2023 meeting.

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

IV. PUBLIC COMMENTS

None

V. BUSINESS PRESENTED BY THE MAYOR

None

VI. OLD BUSINESS

None

VII. NEW BUSINESS

- Josh Cate (Josh Haun), Milldale Road, Map 57, Parcels 65 & 65.01, Variance on street grade

Regulations = 10%, a portion of the street is designed at 15%, k values are within design standards.

It came on a motion by Alderman NELSON, seconded by Commissioner WILLOUGHBY, to approve the variance request at a 15% grade due to topography.

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

- 4 Peaks Hospitality Group (Randy Corlew), Sharon Drive Parcel 4, Map 58, Parcel 32.12, Variance on parking spaces

This item was withdrawn from the agenda as it was determined that no variance was needed.

- Precision Construction Solutions LLC (Derrick Wolfe), 827 Old Hwy.92, Map 68, Parcel 14, Vesting rights

Mayor GANTTE recuses himself from this item.

State Planner Jordan Rockwell – they are not vested; to be vested, you have to submit a preliminary plat/PUD plan/commercial site plan and have a development plan approved, and then the law changed before construction. The vesting law states you are entitled to the law that was in place when your development plan got approved. A development plan has not been approved on the property, but a concept plan was presented and annexation & zoning was approved, the lots were under contract and purchased. During this process the minimum lot sizes were changed from 7,500 sq.ft. to 12,000 sq.ft., therefore changing their original concept plan. Consulted with Melissa Ashburn, MTAS. It would be advisable to approve 7,500 sq.ft. lot sizes for this development.

Town Attorney Jeff Greene – also consider significant expense, time, effort and money that the developer has put into getting to the point of approval. The developer would have to show significant expense in purchasing the property and design. There is good argument that they are/are not vested either way in presenting a concept plan. Also consulted with Melissa Ashburn, MTAS. Follows advice and agrees with recommendation of Regional Planner as the developer has spent considerable time and effort by originally presenting 7,500 sq.ft. lot sizes. Up to BZA to determine vesting right.

It came on a motion by Alderman NELSON, seconded by Commissioner WILLOUGHBY, to grant vesting rights based on the concept plan that was presented being grandfathered/vested in 7,500 sq.ft. lot sizes.

On a voice vote, the motion passed 5-1 (with Commissioner OPEIL voting NO), and was so ordered.

- Clarification – Retail Sales in B-2 Zone (Manufactured Homes)

Manufactured home sales is not specifically listed as a permitted use within the B-2 zone. Concerns/conditions to consider would be access to such a lot via road frontage (2-lane, 3-lane, 4-lane).

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, that manufactured home sales would be a permitted use within the B-2 zone, with conditions.

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

VIII. MISCELLANEOUS

None

IX. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to adjourn the June 13, 2023 meeting of the Dandridge Board of Zoning Appeals.

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

Mark Chambers, Chairman

Cathy Dixon, Town Recorder
MINUTES-BZA-061323