

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
12 September 2023**

I. CALL TO ORDER

- A.** The Dandridge Regional Planning Commission met in regular session on Monday, October 23, 2023, at 5:00 p.m.
- B.** Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

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

ABSENT: Commissioner LAUREN HURDLE
Commissioner BRYANT OPEIL
Commissioner KAY SCHOLLER

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

III. PUBLIC COMMENTS

- Barbara Leonard (241 W. Main Street) – opposed to re-zoning of property on Circle Drive. She expressed concerns that it would destabilize the neighborhood and devalue the area.
- David Leonard (241 W. Main Street) – opposed to re-zoning of property on Circle Drive. He expressed concern that hundreds of years of history would be lost if this happens and Dandridge should focus on the Dandridge motto of “Faith, Hope, Pride”.
- Lavigne Kirkpatrick (1026 Hillview Drive) – opposed to re-zoning of property on Circle Drive. She believes that development should be slowed and more thought out. A few weeks ago, burning was going on at the discussed property, TVA knows about it, and consequences to decisions should matter. If approved there would be no respect for existing homeowners. “We Saved A Place For You” logo will mean nothing if we let this pass.
- Troy Pulliam (236 W. Main Street) – opposed to re-zoning of property on Circle Drive. Historic Planning chair and assisted high school students to complete the historic survey. Out-of-town property owners are more lacking and consistently have properties less maintained than those who reside here. Also, residents are not the number one concern of decisions makers if condominiums or duplexes were allowed.
- Thad Kirkpatrick (1026 Hillview Drive) – opposed to re-zoning of property on Circle Drive. He chose to live here because of the beauty of the area and this zoning is not appropriate. Infrastructure and safety are not up to standard for what is being requested. Parking issues are already prevalent and re-zoning would only create more issues. Three of these lots are already zoned historic and would diminish the properties in the district.
- Bob Jarnagan (1262 Lakeview Drive) – opposed to re-zoning of property on Circle Drive. Concerned about the lots in the historic district, do they meet requirements with their slope, and do they bring value to the district?

IV. READING OF THE MINUTES

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, that the Regular Meeting Minutes of September 12, 2023, be approved as presented.

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

V. BUSINESS PRESENTED BY THE MAYOR

None presented.

VI. OLD BUSINESS

None presented.

VII. NEW BUSINESS

- Karl & Sandy Pedersen (Kesley Tucker), 805 Valley Home Road, Map 68E, Group A, Parcel 21, Rezone B-2 to B-1

Requesting re-zoning to become compliant with the existing setup of the building. Apartments were created in the rear of the building without permitting and was a clandestine issue as it was done after zoning was created. In discussion with the planner, his recommendation was to grandfather in the residency and when commercial use comes to fruition the building would have to be inspected and subject to current codes, including parking.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, to deny re-zoning of the property based on the recommendation of the planner.

- Mark V. Jackson, Killion Road, Map 58, Parcel 36.01, Site Plan Review

The contractor will install two (2) fire hydrants on the existing water line and approximately 30,000 yards of dirt will be used to raise the interstate side of the property. Buildings are representative and could change due to manufacturers' specs, also one building could be altered/removed to allow for boat storage. The planner has no issues and recommends to approve.

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to approve the site plan as presented.

- G & K Land Development LLC (Terry Reneau), 117 Hwy 92 S, Map 57, Parcel 52.04, Site Plan Review

A site plan has been engineered, all requirements are either existing or will be implemented.

It came on a motion by Alderman NELSON, seconded by Commissioner WILLOUGHBY, to approve the site plan as presented.

- Hampton Holding Group (Lee Shepherd), Circle Drive, Map 68N, Group E, Parcels 3.03, 3.02, 3.01, 8 & 8.01, Rezone R-1 to R-2

Lee Shepard representing property owner, intends to build single family homes and no interest in short term rentals, are asking for re-zone to increase the number of homes they can build by two. The houses in the historic district would be built to meet those requirements. Terry believes that they can get five to six lots currently, but a re-zone could get them to eight lots, but a re-zone also requires them to bring the existing road up to town specifications. Currently, this is a private road and will remain that way until approved. Discussion was had on road requirements and if a connection to Hillview would be considered. Mayor Gantte asks about waste refuse concerns if the street is not improved. Town assets will not utilize the current road to provide town services. The contractor states that if re-zoning is denied they would proceed with building five homes on the existing site. Terry reminds board that this is just a recommendation to the BMA and not a final decision, the contractor still has a right to ask.

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to deny the re-zoning request.

- Ordinance Amending the Zoning Ordinance of the Town of Dandridge, TN, to Revise Development Regulations for Travel Trailer Parks

Chad Dixon (Anchor Down RV Park) was requested to attend to discuss proposed regulations.

Discussion was held regarding the proposed regulations and the following updates:

- *A minimum 100' buffer from any Residential zone and 25' from all other zones, also a 30' to 100' setback off any roadway depending on zoning adjacent to site.*
- *70/30 RULE (70% of the sites must be 35'x70' and 30% must be 30' x 70') at minimum*
- *Overflow parking shall be prorated based on a formula of 1 acre per 75 sites*
- *REMOVE: Age restrictions of travel trailers*
- *REMOVE: Park Staff Availability requirement of within 15 minutes of site*
- *ADDED: All parks must comply with the licensing requirements set by the State of TN*

VIII. MISCELLANEOUS

IX. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the October 23, 2023, meeting of the Dandridge Regional Planning Commission.

Mark Chambers, Chairman

ATTEST:

Chris Shockley, Town Administrator

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