

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

**I. CALL TO ORDER**

- A. The Dandridge Regional Planning Commission met in regular session on Tuesday, December 12, 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 CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner BRYANT OPEIL
- Commissioner WILLOUGHBY

ABSENT:           Commissioner STEPHANIE CHURCHWELL  
                      Commissioner KAY SCHOLLER

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

**III. PUBLIC COMMENTS**

None

**IV. READING OF THE MINUTES**

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, that the Regular Meeting Minutes of November 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**

- Tom Ferrell / Legacy Builders of TN, LLC. (W. Meeting Street) Review of Design and Construction of (PUD) in R-1/H-1 zone

*Mr. Reneau expresses that Mr. Ferrell's site plan meets all the requirements as far as setbacks and parking. There are turnarounds that are onsite to exit the property without having to back out into the street. There is a plan in place, water is available, and sewer will go across the street.*

*Mr. Reneau also explains that there will be a declaration of covenants, conditions, and restrictions and presents a sample copy. He states that the association needs to be a non-profit corporation.*

It came on a motion by Mayor GANTTEE, seconded by Alderman NELSON, to approve the site plan that is being presented with included declarations.

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

- Consideration of Annexation and Re-Zoning of Property on HWY 25/70 and Cline Road (Map 67, Parcel 44)

*Removed at Owner's Request*

- Request for Re-Zoning of Property on Cherokee Drive / HWY 25/70 W from R-1 to B-2

*Owner representative Ed Franklin asks board if ownership wants to exercise limitations in covenants and restrictions, how would that affect the zoning change.*

*Town Attorney Jeff Greene states that the owner can add restriction and it is up to buyer to buy it subject to that restriction or to refuse to take it in that condition. The conditions may be placed that are stricter than commissions but not less. It would be up to the owner to enforce it and not the towns.*

*Mr. Reneau expresses owner could create one parcel out of the two individual parcels to have enough usable land to make a site. Owner will have to submit a site plan and we will look from a safety standpoint that whatever goes on there, we have checks and balances to protect the public and other property owners.*

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, to approve the re-zoning request and send to BMA for vote.

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

- Request for Re-Zoning of Property located on W HWY 25/70 (Growth Boundary) from A-1 to C-2  
Recommendation to County Commission

*Mr. Renau states the property is changing use. It has always been used as commercial and the owner is trying to change it to a real estate office. The parcel was not changed over when the county did zoning so the owner is requesting the committee make a recommendation back to the county to be zoned to commercial and become compliant.*

It came on a motion by Mayor GANTTE, seconded by Commissioner OPEIL, to make a recommendation to county commission to change the zoning from A-1 to C-2.

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

### **VIII. MISCELLANEOUS**

*Sidewalk update - Town Administrator Shockley updates that the town has a new representative assigned from TDOT and someone will be coming to look at the project.*

### **IX. ADJOURNMENT**

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to adjourn the December 12, 2023, meeting of the Dandridge Regional Planning Commission.

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

\_\_\_\_\_  
Mark Chambers, Chairman

**ATTEST:**

\_\_\_\_\_  
Zach Reese, Town Recorder