

**TOWN OF DANDRIDGE, TENNESSEE  
REGIONAL PLANNING COMMISSION  
WORKSHOP  
May 6, 2024  
Minutes**

**I. CALL TO ORDER**

- A. The Dandridge Regional Planning Commission met in a Workshop on Tuesday, May 6, 2024, 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 CHAMBERS
- Commissioner WILLOUGHBY
- Commissioner CHURCHWELL
- Commissioner COLLINS
- Alderman NELSON

ABSENT:           Commissioner HURDLE  
                      Mayor GANTTE  
                      Commissioner SCHOLLER  
                      Commissioner OPEIL

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

**III. PUBLIC COMMENTS**

*Doug Ibbetson – speaking on rock crushing within Dandridge city limits as a school board member. Not against rock crushing or mining, if noise can be controlled and quantified then that is fine. But if activities disrupt daily activities of students, then I am against that. Asks the board to keep in mind the school when making a decision.*

*Marian Knight (440 W. Main Street) – speaking on rock crushing within Dandridge city limits. Handed out a question sheet for the board to look at and answer. Not against rock crushing but it shouldn't be allowed in the city limits with large, loud trucks coming and going all day on streets that weren't intended for heavy trucking. Should be in isolated area with direct access to interstate highway that was built for large, heavy trucks, Shouldn't be near neighborhoods, schools, or small businesses. Tourists don't flock to industrial areas.*

*Charles McSpadden – speaking on rock crushing within Dandridge city limits. Questions whether the board can deny Mr. Singh access to crush rock because M-1 zone states rock manufacturing is allowed. We are not asking for quarrying, just for crushing and recycling on site. You can make approval subject to EPA, TDEC regulations and business can submit a site plan.*

*Jimmy Singh – speaking on rock crushing within Dandridge city limits. Industrial Park road is meant for industrial use. We will be taking materials and reusing them. We are looking to create competition and look to generate 8-10 million in revenue.*

**IV. NEW BUSINESS**

- Definition of a Breezeway

*Town Building Inspector Terry Renau – How does 2 structures connected by a breezeway work. Is it roof, heated and cooled, appearance, doors, windows, etc.....?*

*East Tennessee Development District Regional Planner Ekem Amonoo-Lartson – Structural element should be consistent when connecting 2 buildings into 1 unit. Should try and match roof lines.*

*Breezeway can be open to elements or closed off with heating/air and windows. Both ends should be attached to an exterior door (any egress door).*

*Commissioner Churchwell – Needs to have a roof and needs to connect a structure with a door to another structure with a door.*

*Alderman Nelson – roofing material should match the existing structure. Incorporate the roof the entire way from door to door.*

*Commissioner Collins – ideal situation would be to match the roof of the house. Can still be a breezeway with a flat roof...sometimes it might be necessary.*

*Town Building Inspector Terry Renau - Construction could be piers and beams, as long as it has covered roof, materials match the house, consistent aesthetically and structurally with pre-existing structure as long as drainage off the roof doesn't cause problems, They will have to have building permit and meet code.*

*Alderman Nelson – asks if breezeway can cross a driveway. Town Building Inspector Terry Renau – it can cross a driveway if it meets the code. Do we want to set a maximum distance of breezeway?*

*Commissioner Churchwell – a long breezeway would have to have drawings.*

*Commissioner Collins – maybe the committee gets involved if the breezeway is over a certain length (30 ft.)*

- Discussion of Rock Crushing in M-1 Zone

*Town Building Inspector Terry Renau – There are several things we need to look at right off the bat:*

- 1. Dust Control – state permit needed. On site and when they leave. Could have trucks watered down and cover.*
- 2. Noise – decibel level at the property line.*
- 3. Drainage – Stormwater protection plan and other permits from state for run-off, sludge ponds.*
- 4. Setback – the crusher itself may need to be set back off of existing property lines a certain distance.*
- 5. Traffic Control*
- 6. Hours of Operation, Days of Operation*
- 7. Minimum Lot Size – property is 10.5 acres, but we can't just look at his site.*
- 8. Could require permanent restroom facility*
- 9. No Blasting*
- 10. Require Fencing*

*We can come up with all the guidelines, but if the consensus is we don't want this in a M-1 zone, we don't need guidelines.*

*Alderman Nelson – we are talking about an industrial park. There are tractor trailers in and out all day long. We don't limit them to a certain size or weight. The only way we could ever monitor that is to use the State's help. Don't ever see any dust on the main road coming from the County rock crushing. How can we limit noise levels for this situation but not apply them to everybody else in the industrial park? If we make guidelines more stringent than the state, It will be up to us to regulate and that will be hard to do.*

*Commissioner Collins – talked to a friend that has a business across from the rock crushing operation in Newport. The negative is when they pull out onto highway, softball size rocks come out of the trucks onto the highway. When they raise the bed up to dump and drop truck bed back down, it sounds like a shotgun going off. Even though we are looking at an industrial park, this property is sitting right on top of a subdivision, could bring a lot of complaints if the noise level is unacceptable. I can see both sides since it is an industrial park.*

*Jimmy Singh (Prospective Business) – currently approved to operate this same set-up in Knoxville. Need air pollution permit from TDEC, drainage permits...will have all permits before we can start crushing. We can set crusher farther away from residential. Traffic control will be the same whether I am crushing there or not crushing there. M-F normal hours and not open on Sunday. Crusher will not be operating all the time, it can crush 300 tons/hour....if we crush it for 5 or 10 hours, we will be*

*selling for 2-3 days before crushing again. 20-25 trucks a day projection. Maximum level of noise permit allows is 95 decibels right at the machine.*

*East Tennessee Development District Regional Planner Ekem Amonoo-Lartson – need to get a professional opinion. TDEC is not a land use organization. Proximity is what we have to worry about after we know what the impact is. For each element, at what level should be acceptable given a distance to a particular general use*

**V. MISCELLANEOUS**

**IX. ADJOURNMENT**

It came on a motion by Commissioner WILLOUGHBY, seconded by Chairman CHAMBERS, to adjourn the May 6, 2024, workshop Meeting of the Dandridge Regional Planning Commission.

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

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Mark Chambers, Chairman

ATTEST:

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Zach Reese, Town Recorder

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