

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
May 14 2024**

I. CALL TO ORDER

- A.** The Dandridge Regional Planning Commission met in regular session on Tuesday, May 14, 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
- Alderman NELSON
- Commissioner CHURCHWELL
- Commissioner COLLINS
- Commissioner OPEIL
- Commissioner SCHOLLER
- Commissioner HURDLE

ABSENT: Mayor GANTTE
Commissioner WILLOUGHBY

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

III. PUBLIC COMMENTS

Marian Knight (440 W. Main Street) – speaking on aggregate crushing within Dandridge city limits. Time for town to choose direction. Established a design review committee but at the same time going down the path of becoming industrial zone. Ask Piedmont residents the true number of trucks on the road daily. You can put restrictions, but you can't control noise, dust, rocks, vibrations, damage to roads, damage to property if you allow rock crushing. Heavy trucking can omit 90 decibels. Rock crushing can produce silica dust. Others will come here if you allow it.

Mike Foley (318 Oak Vista Dr.) - speaking on rock crushing. Proposal in Dandridge looks different than what is in Piedmont. It is reasonable to see the rock crushing operation will provide needed services that will add valuable employment. It is also reasonable for the public to ask what the impact will be on the community. Should this enterprise be allowed in the M-1 Zone? Does the ordinance adequately address the concerns of the community? Before tackling those questions, do you have enough factual information to make an informed decision.

Mike Asbury (1122 W. Dumplin Valley) – speaking on rock crushing. Lives near quarry operation in Piedmont. Up to the body to look at the pro's and con's of the operation but add weight to the impact it will have on those members of the community closest to the operation.

Michelle Kobran – speaking on breezeway and the enforcement/violations of code. Board tried to circumvent neighboring non-conforming unit and came up with a breezeway. They put a frame into the wall of the garage and slapped fiberglass on top, it connected nothing. Allowed owner to circumvent the code, a breezeway must be a walled and roofed expansion. There will be 4 rental units on a 1-acre lot in a R-1 zone when it's all said and done.

Donna Seminetta (137 Golf View Blvd.) – speaking on rock crushing. Live ½ mile north of proposed rock crushing facility. Noise – concerned for self, family, and surrounding areas. Believe it is to close to residential areas, Dandridge Elementary School, Nursing Home, and Mountainview facility. Also concerned about animals in the area. Animals will be stressed with constant noise. Dust – more dust in the air will cause us to have more pool maintenance (financial), more truck exhaust will mean more air pollution. How is the developer going to control the noise and dust? What are the hours of operation? Asking board to reconsider allowing this operation at proposed location.

IV. READING OF THE MINUTES

It came on a motion by Alderman NELSON, seconded by Commissioner OPEIL, to adopt the Regular Meeting Minutes for the April 9, 2024 meeting.

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

It came on a motion by Alderman NELSON, seconded by Commissioner CHURCHWELL, to adopt the Workshop Minutes for the May 6, 2024 meeting.

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

- Carlyle Construction (Phillip Carlyle) (W. Price Rd., Creekside Ridge) Map 057, Parcel 056.13: 8 Lot Addition to Creekside Ridge Phase 1

Town Building Inspector Terry Reneau – builder wants to add 8 more lots to phase 1 of Creekside. Includes an extension of the road out. They have posted a performance bond for the streets, roads, sewer, sidewalks, and electric. There will be temporary cul-de-sac that will go away as other phases come into play. Drainage ties into existing system.

It came on a motion by Alderman NELSON, seconded by Commissioner HURDLE to Approve the 8-Lot Addition to Creekside Ridge Phase 1.

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

- MMS Land Holdings LLC (Brad Knepp) (Hwy 92 S) Map 057, Parcel 075.08: Site Plan Review

Brad Knepp – “Feels Good Car Wash”

Town Building Inspector Terry Reneau – they were here last month with a concept plan. Plan meets setbacks that are required. In ground retention in the front of the property required by TDOT. They can tie into existing water line and flow down to pump station or they might have to bore 92 to tie in across the road. Owners will be responsible for some of the cost with the sewer upgrades.

It came on a motion by Alderman NELSON, seconded by Commissioner HURDLE to Approve the Site Plan Contingent on the Sewer Upgrade.

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

- Scott Pape (310 E. Meeting St.) Map 068F, Group B, Parcel 027.02: Site Plan Review

Town Building Inspector Terry Reneau – off of Patterson St. requires a 30 ft. setback and the plan currently has 20 ft. Owner wants to build a 2,100 square foot storage building. Any guttering or water run-off needs to be channeled to the drainage ditches on Patterson St. There is existing streets, water, drive, sewer on property.

It came on a motion by Commissioner HURLDE, seconded by Commissioner OPEIL: to Approve the Site Plan Contingent on the 30 ft. Setback and Drainage to Patterson St. is Addressed.

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

- Discussion of Rock Crushing in M-1 Zone (Time Permitting)

***Alderman Nelson** -have went and visited 4 rock crushers this week and they are no louder than a pickup truck going down the road. There are 4 inside the Sevierville city limits and its definitely not hurting tourism there. Dust (state-regulated) can be controlled by sprayers. Settling ponds can be tested several times a month. Newer crushers are sometimes no louder than 70 decibels...the trucks are louder than the machine. The proposed crusher is going into an industrial park, there is always going to be a lot of truck activity.*

***Commissioner Hurdle** – This is getting compared to the Piedmont Quarry but is it the same situation?
Town Building Inspector Terry Reneau – not exactly the same but nuisance opportunities exist. Both would have noise, dust, and traffic but there will be no extraction or blasting here.*

***Commissioner Churchwell** – Have we gotten any professional guidance?*

***Town Building Inspector Terry Reneau** – the only thing I have done is research other municipalities. Sevierville is tougher than the State of Tennessee on guidelines. We can't look at this as just one parcel, we have to look at the entire zone. Topography plays a huge role in all of this but the best-case scenario is to set up the machine and test it on site. TDEC doesn't control noise and EPA/OSHA are for safety, not nuisances.*

***ETDD Regional Planner Ekem Amonoo-Lartson** – We need to define what a nuisance is. Get professional advice on the noise level of what should be allowed in the area. We need to know what the max noise level is. What we have isn't solid scientific evidence, we need definitions before moving forward.*

Tabled to Next Meeting

- Discussion of Breezeway (Time Permitting)

Rolled to next meeting

VIII. MISCELLANEOUS

- Future site plans and subdivisions/plats that are a certain size and within a ¼ mile of a state highway will now have to go in front of TDOT to determine if a traffic study would have to be done.

IX. ADJOURNMENT

It came on a motion by Alderman NELSON, seconded by Commissioner COLLINS, to adjourn the May 14, 2024, 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