

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
5 December 2019**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, December 5, 2019 at 6:00 p.m.
- B. Vice-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:

- Mayor GEORGE GANTTE
- Commissioner MARK CHAMBERS
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Chairman LINDA SWANN
Alderman MIKE NELSON
Commissioner ROBBIE McMAHAN

- 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 Commissioner FRANKLIN, seconded by Mayor GANTTE, that the Regular Meeting Minutes of October 24, 2019 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte reminded commission that an employee lunch will be held on December 20th.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- DMS of Tennessee (Maurice Mallia/Bill Denton), 950 Pine Drive, Map 68, Parcel 11.02, Site Plan Review

Facility was destroyed by a fire on September 25, 2019.

A presentation and questions were answered in regards to the operation of the business.

Randy Cline, owner of Silver Phoenix formerly known as United DMS. Business was purchased in June 2018 along with facility in Knoxville. Owns other related companies known as Piro Med, a silver refinery in Pennsylvania. Also does x-ray film recycling. As an additional component, Silver Phoenix will feed material into the main refinery in Pennsylvania. All recycled metals are upgraded and refined

through a secondary market, processed, upgraded to a pure form, sold back to industry. X-ray film is washed in Knoxville, cakes then sent to Dandridge to be reduced to ash, then smelt in bar form or sent to Pennsylvania to be refined. The incinerator operation is very safe as long as no other combustible material is in the building.

Commissioner Franklin voiced his concern of huge volumes of black smoke roaring from the incinerators on several occasions and the past incident of nearby cattle dying because of cyanide exposure.

Silver Phoenix does not have a hazardous waste permit, as they generate very little hazardous waste, and not registered as a hazardous waste generator. DMS of Tennessee was sold to United DMS of Tennessee, which is now owned by Silver Phoenix. DMS of TN did have a hazardous waste EPA number. No hazardous waste is currently generated at this facility. Silver Phoenix does have two air pollution control operating permits. Black smoke previously seen by Commissioner Franklin was produced by the DMS of TN company. The process is now different by the Silver Phoenix company and should not emit smoke. Cyanide is not used at this facility. The more efficiently the burners are run, and the more efficient combustion you get, the lower of the amount of emissions you generate. Lack of oxygen in the secondary chamber does not burn smoke in the chamber resulting in an escape of smoke into the air.

Planner, Jordan Rockwell had spoke with TDEC and reported that Silver Phoenix is up-to-date on all permits. MTAS attorney advised that the Planning Commission cannot consider environmental concerns as a factor in denying a site plan.

Re-build may consist of adding oxygen sensors to be able to measure efficiency of combustion. 10 employees work at the facility. The inventory will be separated from the furnace room. Re-build will consist of three structures, incinerator area, storage/supply building, and an office building.

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

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

VII. MISCELLANEOUS

None presented.

VIII. ADJOURNMENT

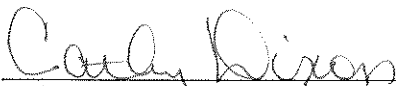
It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the December 5, 2019 meeting of the Dandridge Regional Planning Commission.

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



Mark Chambers, Vice-Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-120519

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 October 2019**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, October 24, 2019 at 6:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LOU WILLOUGHBY

ABSENT: Alderman MIKE NELSON
Commissioner MARK CHAMBERS
Commissioner LAUREN HURDLE
Commissioner ROBBIE McMAHAN

- 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 Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, that the Regular Meeting Minutes of September 26, 2019 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- DMS of Tennessee (Maurice Mallia/Bill Denton), 950 Pine Drive, Map 68, Parcel 11.02, Site Plan Review

Silver Phoenix - process incineration of x-ray film for silver residue. Building was destroyed by fire a few weeks ago. Plan to rebuild on existing slab (15,000 sq.ft.). Will also add an additional building (to the north) to be used for storage (15,000 sq.ft.) and a separate building (3,000 sq.ft.) for office use to the left of the existing slab. Materials for industrial buildings will be of prefabricated metal. Parking for 60 vehicles.

Planner, Jordan Rockwell: Site plan just received on this date. Drainage plan has not been updated from original site plan to include additional buildings, but drainage should not be an issue.

Codes Enforcement/Building Inspector Terry Reneau: First priority is to expedite cover for the existing furnaces. Drainage plan will need to be considered in adding additional buildings from original site plan (2006). Current site plan is lacking as presented.

Concerns: previous air pollution via huge black/white plumes of smoke several times a month and at night, major fire 2 years ago, adjacent to trailer park, chemical use, incineration, violations.

Would like to hear from owners/authorized representative to explain the process, permitting, discharge violations, safety concerns, and incineration use. Would also like to hear from an expert, such as TDEC, regarding permitting and violations.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to roll this item, with no additional charge, to the next regular scheduled meeting due to short notice in reviewing submitted site plan. (Site plan was due 10/10/19, received 10/24/19).

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

It was the consensus of the commission to allow the construction of the one building, as before the fire, in order to cover/preserve the remaining four furnaces.

- William N. Lakins & Derrek M. Wolfe (David Harbin), 331 Milldale Road, Map 57, Parcel 74, 16-30 Lot Subdivision

Ms. Patterson: designed site plan, 2 other previous residential plans have been previously approved. Current plan consists of 22 lots, single family residential, 5.9 acres, 8" gravity sewer, 6" water lines, drainage to south/west corner, 1 detention pond, sidewalks on both sides of the road.

Codes Enforcement/Building Inspector Terry Reneau: Entrance/exit should be no problem as the current density is lower than the previously submitted two plans. Visibility/line of sight via curve is also okay. Distances are good for fire hydrants (one). Water/sewer are good. Mail box cluster will be located on a common area site and easily accessible by the sidewalk or vehicle. All requirements necessary for a preliminary plat have been met.

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to approve the preliminary plat.

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

VII. MISCELLANEOUS

- Chad Dixon (current owner of Anchors Down) – questions/concerns re: travel trailer park criteria inside the city limits. Interested in a piece of property for a travel trailer park (Goose Creek Road). 140-150 campsites. Absolutely no porches/decks. Concrete slabs and fireplaces. Amenities to include multiple pools, water slides. No food trailers.
 - Landscaping design: possible variance on landscaping re: 12' evergreens every 8'.
 - 30-day limit on camper stay: reconsider limitation. *(could issue 30-day contracts at a time, consecutively. Want to avoid permanent residents' type.)*
 - Jake brake ordinance?
 - Red light synchronization on Hwy.92 to handle trucks and RVs? *(TDOT)*
 - Street legal golf carts along Patriot Drive? *(truck traffic concern)*
 - Garbage Pickup? *(Town of Dandridge does not pick up commercial garbage.)*
 - 20' wide streets - one section may be designed as a one-way street.
- Planning Commissioner Training ("Fundamentals of Zoning & Subdivision Regulations" & "Private Property Rights", October 29, 2019, 6:00-8:00 p.m., Jefferson City Fire Hall)
- The combined meetings of November/December 2019 will be held on Thursday, December 5, 2019 at 6:00 p.m.

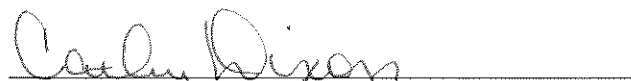
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner CHURCHWELL, to adjourn the October 24, 2019 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-102419

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
26 September 2019**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, September 26, 2019 at 6:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Commissioner MARK CHAMBERS
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

- ABSENT:
 - Mayor GEORGE GANTTE
 - Alderman MIKE NELSON
 - Commissioner ROBBIE McMAHAN

- 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 Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to adopt the Regular Meeting Minutes for the August 22, 2019 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

K-VA-T (Food City/Starbucks) (Bristol Sign), S. Hwy.92, Map 68, Group A, Parcel 5, 5' variance request on sign height

Will only need a 4' variance. Existing sign will be raised in order to allow Starbucks sign (2' height) to be placed between Gas n Go signage and top sign. There is a 20' height in guidelines, with an additional 5' approved via BZA/planning commission. The current sign is at 25'.

Planner Jordan Rockwell, no problems with variance request.

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner HURDLE, to approve the variance request.

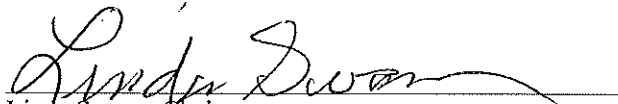
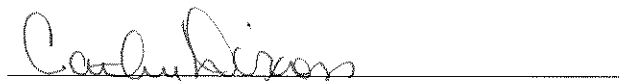
On a voice vote, the motion passed unanimously, and was so ordered.

VII. MISCELLANEOUS
None

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, to adjourn the September 26, 2019 meeting of the Dandridge Board of Zoning Appeals.

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


Linda Swann, Chairman
Cathy Dixon, Town Recorder
MINUTES-BZA-092619

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 September 2019**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, September 26, 2019 at 6:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Commissioner MARK CHAMBERS
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

- ABSENT: Mayor GEORGE GANTTE
Alderman MIKE NELSON
Commissioner ROBBIE McMAHAN

- 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 Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, that the Regular Meeting Minutes of July 25, 2019 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Ricky Dale Sikes Jr., Lot 6 W.Hwy.139 (Westview Shores), Map 76H, Group A, Parcel 25.04, Rezone Request R-1 to A-1 (Urban Growth Boundary)

Intentions for property are for a vineyard. Discussion was held on what would be allowable within an A-1 zone.

It came on a motion by Chairman SWANN, seconded by Commissioner FRANKLIN, to deny the rezone request.

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

- Billie Joe Bonds/Ada Derrick (Romans Engineering/Steve Gallucci), Goose Creek Road, Map 57, Parcel 79.02, Site Plan Review

Will build storage buildings, proposed and future construction to also include boat/RV storage. Steve Gallucci plans to purchase property from Bonds/Derrick (5 ½ acres).

Planner Jordan Rockwell, no issues.

It came on a motion by Commissioner WILLOUGHBY, seconded by Chairman SWANN, to approve the site plan.

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

- **Resolution No. 19/20-05** of the Town of Dandridge Regional Planning Commission Agreeing to Accept, Exercise Jurisdiction over, and Incorporate the Territory Described in the Jefferson County Growth Plan Dated September 21, 2015 as being within the Town of Dandridge Urban Growth Boundary as the Town of Dandridge Regional Planning Area

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, to accept Resolution No.19/20-05.

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

VII. MISCELLANEOUS

- Planning Commissioner Training (“Fundamentals of Zoning & Subdivision Regulations” & “Private Property Rights”, October 29, 2019, 6:00-8:00 p.m., Jefferson City Fire Hall

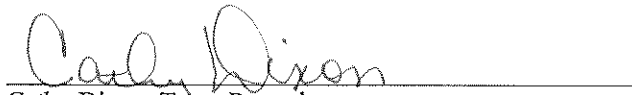
VIII. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner HURDLE, to adjourn the September 26, 2019 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-092619

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
22 August 2019**

I. CALL TO ORDER

A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, August 22, 2019 at 6:00 p.m.

B. Vice-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:

- Commissioner MARK CHAMBERS
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner ROBBIE McMAHAN
- Commissioner LOU WILLOUGHBY

- ABSENT: Chairman LINDA SWANN
Mayor GEORGE GANTTE
Alderman MIKE NELSON
Commissioner LAUREN HURDLE

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 Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, to adopt the Regular Meeting Minutes for the May 23, 2019 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- First Baptist Church of Dandridge (Mike Chambers), 951 S. Hwy. 92, Map 68I, Group C, Parcel 26, Variance request for sign size in a B-2 district

Replacing existing sign with an electronic board sign. The new electronic sign is approximately 7 1/2" wider on each side than existing sign. The overall square footage sign dimensions are within code. The electronic portion of the sign should only be 25% of the signage. The proposed electronic portion of the new sign is 30%. Asking for a 5% variance on an electronic sign portion.

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to approve the variance request.

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

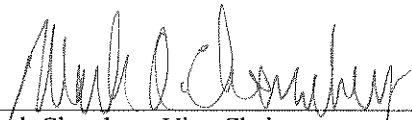
VII. MISCELLANEOUS

None

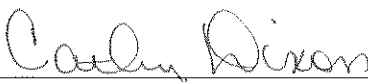
VIII. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to adjourn the August 22, 2019 meeting of the Dandridge Board of Zoning Appeals.

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



Mark Chambers, Vice-Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-082219

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
25 July 2019**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, July 25, 2019 at 6:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner MARK CHAMBERS
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

- ABSENT: Alderman MIKE NELSON
Commissioner ROBBIE McMAHAN

- 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 Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, that the Regular Meeting Minutes of June 27, 2019 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE welcomed new commissioner, Stephanie Churchwell.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Jefferson County Farm Bureau (David Haston), Justice Center Drive, Map 58P, Group A, Parcel 6, Site Plan Review

New office building, approximately 2,400 sq.ft., two floors, basement, brick. Site plan meets all guidelines.

It came on a motion by Mayor GANTTE, seconded by Commissioner HURDLE, to approve the site plan.

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

- **Ordinance No. 19/20-__** Amending the Zoning Ordinance of the Town of Dandridge, Tennessee, Increasing Maximum Building Height Allowable in the R-2, R-3, B-2, B-3, & B-4 Districts
It came on a motion by Commissioner HURDLE, seconded by Commissioner WILLOUGHBY, to recommend the ordinance to the BMA for passage.

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

- Darrell & Lori Miller, 521 Hwy.139, Map 76, Parcel 41.02, Annexation Request & Rezone A-1 to B-4
Resolution No. 19/20-02 A Resolution Calling for a Public Hearing on the Proposed Annexation of Territory into the Town of Dandridge by Owner Consent and Approving a Plan of Services

Planner Jordan Rockwell: reviewed the legalities of spot zoning.

Darrell Miller: request annexation in order to get sewer, plans for the property are not complete at this time but could envision upscale, family run, distillery, restaurant, barrel house, tiki hut, wedding venue, small lodge/hotel, 14.75 acres, music could be utilized for weddings, property could utilize approximately 3,000 people (half than what JCHS stadium holds), if a stage was built would more than likely locate near the lake facing the hill. A residence will also be located on the property. First phase would probably consist of a distillery, pavilion/enclosed barn for wedding venue, small real estate office. Will consider a dock, ferry, sunset cruises.

Mayor Gantte: concerned with neighboring complaints with loud music.

Commissioner Hurdle: concerned with increase traffic flow on Hwy.139.

Jeremiah Baker (lives next door): concerned with neighboring property values.

All concerns can be reviewed at the time a site plan is submitted. If a site plan is submitted before annexation, the site plan will be based on Jefferson County zoning requirements.

It came on a motion by Commissioner CHAMBERS, seconded by Commissioner CHURCHWELL, to accept the resolution and refer to BMA to call for a public hearing to annex, rezone, and approve the plan of services.

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

VII. MISCELLANEOUS

- Building Inspector/Codes Enforcement Terry Reneau: Request regarding a wedding chapel within the historic district and the proper zone. A zone does not currently exist for wedding chapels. This may be included on the next agenda for discussion/consideration.

VIII. ADJOURNMENT

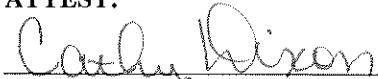
It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the July 25, 2019 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-072519

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 June 2019**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, June 27, 2019 at 6:00 p.m.
- B. Vice-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:

- Commissioner MARK CHAMBERS
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

- ABSENT: Chairman LINDA SWANN
Mayor GEORGE GANTTE
Alderman MIKE NELSON
Commissioner ROBBIE McMAHAN

- 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 Commissioner FRANKLIN, seconded by Commissioner HURDLE, that the Regular Meeting Minutes of May 23, 2019 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Jefferson County Resolution No.2019-23 Amending the "Zoning Resolution of Jefferson County, Tennessee" by Permitting Accessory Buildings in all Zoning Districts and Establishing Front Setback Requirements in the A-1 District for Lots Less than Two Acres in Size

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, to recommend Resolution No.2019-23 to the Jefferson County Commission for approval.

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

- Jefferson County Resolution No.2019-24 Amending the "Zoning Resolution of Jefferson County, Tennessee" by Defining and Permitting Custom Slaughterhouses in the A-1, C-1, C-2, and I-1 Zoning Districts of Jefferson County, Tennessee

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to recommend Resolution No.2019-24 to the Jefferson County Commission for approval.

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

- Ordinance Review: Amending the Zoning Ordinance for the Town of Dandridge - Raising height limits on structures in R-3, B-2 & B-3 zones

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner, to table this item for further review until the next regular scheduled meeting.

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

- Discussion Item: Occupancy limits on single family residential and apartments

Item will be tabled for further reference and consideration to determine if this would be a planning issue versus a municipal code issue.

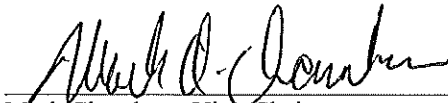
VII. MISCELLANEOUS

- Stephanie Churchwell was introduced and welcomed as a new commissioner (replacing Rusty Whillock).
- MTAS Institute for Public Service Upcoming Training – “Planning and Zoning” July 23, 2019 in Knoxville.

VIII. ADJOURNMENT

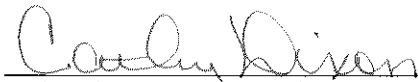
It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to adjourn the June 27, 2019 meeting of the Dandridge Regional Planning Commission.

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



Mark Chambers, Vice-Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-062719

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
23 May 2019**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, May 23, 2019 at 6:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Commissioner MARK CHAMBERS
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner ROBBIE McMAHAN
- Commissioner RUSTY WHILLOCK

- ABSENT: Mayor GEORGE GANTTE
Alderman MIKE NELSON
Commissioner LOU WILLOUGHBY

- 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 Commissioner FRANKLIN, seconded by Commissioner WHILLOCK, to adopt the Regular Meeting Minutes for the February 28, 2019 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

The Town of Dandridge is looking at purchasing this property from the Ridley's upon sub-division. Rear setbacks for the particular zone are 20'. To keep the new proposed property lines straight, requesting a 2.2' variance. The Town will utilize the property for additional parking. The next phase will be approval for a two-lot subdivision.

- Richard & Cheri Ridley, 1208 Gay Street/Graveyard Alley, Map 68N-C, Parcel 6, Rear setback line variance of 2.2 feet

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner HURDLE, to approve the variance request.

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

VII. MISCELLANEOUS

None

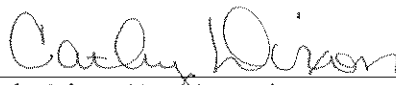
VIII. ADJOURNMENT

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner FRANKLIN, to adjourn the May 23, 2019 meeting of the Dandridge Board of Zoning Appeals.

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



Linda Swann, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-052319

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 May 2019**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, May 23, 2019 at 6:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Commissioner MARK CHAMBERS
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner ROBBIE McMAHAN
- Commissioner RUSTY WHILLOCK

- ABSENT: Mayor GEORGE GANTTE
Alderman MIKE NELSON
Commissioner LOU WILLOUGHBY

- 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 Commissioner FRANKLIN, seconded by Commissioner WHILLOCK, that the Regular Meeting Minutes of April 25, 2019 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- **Public Hearing - Resolution No.18/19-17** Amending the Subdivision Regulations of the Town of Dandridge, TN. (Article III, Section A, 15. Permanent Easements and Reserve Strips) to allow easements in limited circumstances and providing requirements as to their construction.

No public comments

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner McMAHAN, to approve Resolution No.18/19-17.

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

- Dwayne Miller, 806 Goose Creek Road, Map 75, Parcel 39, Rezone Request (A-1 to R-1) (Urban Growth Boundary)

Property will be subdivided and request R-1 zoning in order to have smaller lot sizes. Property currently joins a R-1 zone.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner HURDLE, to recommend to Jefferson County Commission that the property be rezoned.

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

- Overman USA Inc./Charles McSpadden, 1000 Industrial Park Road, Map 68, Parcel 8.01, Site Plan Review

Increasing building size to approximately 20,000 sq.ft. Have purchased more property. Site plan was originally approved in 2010 with a proposed addition of 16,000 sq. ft. Previously proposed addition will now be about 32' longer. Total building size will be approx. 70,000 sq. ft. New addition will be used for production.

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner HURDLE, to approve the site plan.

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

- Discussion Item: Occupancy limits on single family residential and apartments

Item will roll to the next regular scheduled meeting.

- Discussion Item: Raising height limits on structures in R-3, B-2 & B-3 zones

Now that the Town of Dandridge Volunteer Fire Department has a ladder truck within its fleet which can accommodate a 50' building (5 story complex).

It was the consensus of the commission to proceed with an ordinance to amend the zoning ordinance and present at the next regular scheduled meeting.

VII. MISCELLANEOUS

None presented.

VIII. ADJOURNMENT

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner CHAMBERS, to adjourn the May 23, 2019 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-052319

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
25 April 2019**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, April 25, 2019 at 6:00 p.m.
- B. Vice-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:

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

ABSENT: Chairman LINDA SWANN
Commissioner LAUREN HURDLE
Commissioner ROBBIE McMAHAN
Commissioner RUSTY WHILLOCK

- 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 Commissioner WILLOUGHBY, seconded by Commissioner CHAMBERS, that the Regular Meeting Minutes of March 28, 2019 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- David & Rebecca Cate, 730 W. Hwy 25/70, Map 67, Parcel 42.01, Site Plan Review (Urban Growth Boundary)

Add on to the back addition (accessory building).

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the site plan review.

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

- Ordinance Review – Municipal Regulations of Group Homes and Sober Living Arrangements

It came on a motion by Alderman NELSON, seconded by Commissioner FRANKLIN, to accept the ordinance as presented and forward to BMA for consideration and passage.

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

- Resolution Review – Joint Permanent Easements

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to approve the resolution and schedule for public hearing and passage at the next regular planning commission meeting.

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

VII. MISCELLANEOUS

- Update/Reprint of the Zoning Map

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to suspend the rules and add the above item to the agenda.

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

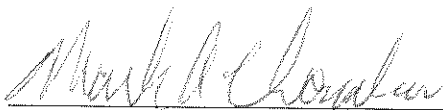
It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to recommend the zoning map to BMA for approval and passage via ordinance.

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

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the April 25, 2019 meeting of the Dandridge Regional Planning Commission.

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



Mark Chambers, Vice-Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-042519

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 March 2019**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, March 28, 2019 at 6:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Commissioner MARK CHAMBERS
- Commissioner LAUREN HURDLE
- Commissioner RUSTY WHILLOCK
- Commissioner LOU WILLOUGHBY

ABSENT: Mayor GEORGE GANTTE
Alderman MIKE NELSON
Commissioner CECIL FRANKLIN
Commissioner ROBBIE McMAHAN

- 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 Commissioner WHILLOCK, seconded by Commissioner WILLOUGHBY, that the Regular Meeting Minutes of February 28, 2019 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- **Public Hearing – Resolution No.18/19-15** Amending the Subdivision Regulations of the Town of Dandridge, TN. (Article IV, Letter C, Street Design Standards, Numbers 6 & 7, Binder & Wearing Surface)

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner WILLOUGHBY, to approve Resolution No.18/19-15 amending the subdivision regulations.

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

- Jefferson County Board of Education (Baseline Sports/Mattern & Craig), 115 W. Dumplin Valley Rd., Map 57, Parcel 56.01, Site Plan Review

Sports facility renovations at JCHS. The football field and track will be replaced. The track area will be expanded. Turf will be placed on the football field. Two additional tennis courts will be added beside the existing courts. A new score stand will be added to the girls softball field. The road in behind the existing visitors stand will go away. The visitors bleachers have been removed.

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner HURDLE, to approve the site plan.

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

- Chad & Ragan Long, 1014 Hillview Drive/Hwy.139, Map 76, Parcels 63, 64, & 64.01, Rezone Request (R-1 to R-3)

No specific plans for the property at this time. Will sell the property. Infrastructure will support the R-3 zone. Planner Jordan Rockwell suggested that a landscape buffer be planted along the Majestic Bay property lines.

Citizens were in attendance and voiced the following concerns: additional traffic at intersections of Hillview Drive and Cherokee Drive, high density population, devalue current properties in Majestic Bay

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner WILLOUGHBY, to approve the rezone request and forward to BMA for consideration and final approval.

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

- Town of Dandridge, Public Drive, Map 76, Parcel 67, Site Plan Review for Restroom Facility

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner WHILLOCK, to approve the site plan.

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

- **Ordinance No.18/19-10** Amending the Zoning Ordinance of the Town of Dandridge, Tennessee, Chapters 4 and 6, Sections 14-410 and 14-609 by Adding Travel Trailer Parks as an Approved Special Exception Use in the B-4 District and Limiting Stay Length to 30 Days

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner WHILLOCK, to approve the ordinance and forward to the BMA for consideration and final approval.

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

- Ordinance Review – Municipal Regulations of Group Homes and Sober Living Arrangements

No action taken, review only.

- Draft Ordinance Review – Joint Permanent Easements

No action taken, item will be placed in ordinance form for approval and public hearing.

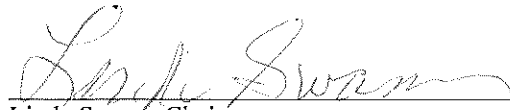
VII. MISCELLANEOUS

None presented.

VIII. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner WHILLOCK, to adjourn the March 28, 2019 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-032819

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
28 February 2019**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, February 28, 2019 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner MARK CHAMBERS
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner RUSTY WHILLOCK
- Commissioner LOU WILLOUGHBY

ABSENT: Commissioner ROBBIE McMAHAN

- 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 Commissioner WHILLOCK, seconded by Commissioner WILLOUGHBY, to adopt the Regular Meeting Minutes for the April 26, 2018 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE welcomed new town attorney, Jeff Greene.

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Clinton Young/Beatrice Altizer, 105 Morningside Lane, Map 76, Group B, Parcels 6 & 7, variance request on front setback for garage in front of existing home and variance request on rear porch encroachment on rear setback.

Purchased adjoining lot with intent of building a garage. Permit was received to build garage but there is a problem with the setback. Request variance for garage due to layout of the lot (topographical – steep bank and rock outcropping). Garage is being built just off of an existing retaining wall, and dug back approximately 6'-8' in order to fit garage in location and tie into existing

driveway. Garage is being built too close to the street and in front of the house, which is not allowed. Plus, a garage on a separate lot is not allowed as an accessory building without residence.

Rear setback problem was found via surveyor in combining the two lots. The back porch is over the setback line. Original plat/survey does not include house on plat. Encroachment was in place when lot was approved.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to grant the variance request on the front setback for the garage and rear encroachment set back.

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

- Ben Alberty (Alberty Solutions Group LLC), 1006 Epco Drive, Map 58, Parcel 70, clarification of M-1 zone use (manufacture and store asphalt binder and raw materials)

It came on a motion by Alderman NELSON, seconded by Commissioner FRANKLIN, to allow the use contingent to the Building Inspector checking that the mixtures will not be explosive or volatile.

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

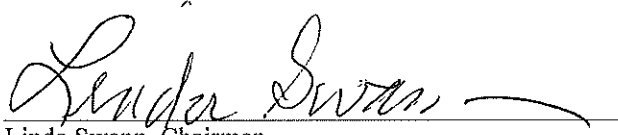
VII. MISCELLANEOUS

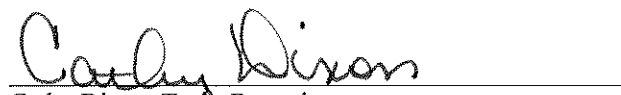
None

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to adjourn the February 28, 2019 meeting of the Dandridge Board of Zoning Appeals.

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


Linda Swann, Chairman


Cathy Dixon, Town Recorder
MINUTES-BZA-022819

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 February 2019**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, February 28, 2019 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner MARK CHAMBERS
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner RUSTY WHILLOCK
- Commissioner LOU WILLOUGHBY

ABSENT:

Commissioner ROBBIE McMAHAN

- 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 WHILLOCK, that the Regular Meeting Minutes of January 24, 2019 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- **Public Hearing & Approval of** – Resolution No.18/19-12 Adding a Requirement for New Developments to Construct Cluster Box Units (CBUs) as the Mode of Mail Delivery in New Subdivisions (Subdivision Regulations)

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to approve the resolution.

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

- Clinton Young/Beatrice Altizer, 105 Morningside Lane, Map 76, Group B, Parcels 6 & 7, 2 lots or less Subdivision

Combining two lots.

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner WILLOUGHBY, to approve the two lot subdivision.

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

- Chad & Ragan Long, 1014 Hillview Drive/Hwy 139, Map 76, Parcels 63, 64, & 64.01, Rezone Request (R-1 to B-2)

This item was pulled from the agenda.

- Tim & Angie Garrison, 722 W. Hwy 25/70, Map 67, Parcel 42.01, Site Plan Review (Urban Growth Boundary)

Property of Misty Morning Farm Stand. Request to build two green houses. Buildings meet required setbacks.

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

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

- Resolution to Revise Subdivision Regulations regarding Depths of Streets

Amended to match Jefferson County regulations. A Resolution to approve will be presented at the next regular scheduled meeting.

It came on a motion by Commissioner WHILLOCK, seconded by Mayor GANTTE, to amend the subdivision regulations and have the street design standards match those of Jefferson County.

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

- Consideration of Monthly Meeting Times

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to move the monthly meeting time to 6:00 p.m., contingent upon Historic Planning Commission moving their meeting time to 5:00 p.m. or 7:00 p.m.

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

VII. MISCELLANEOUS

None presented.

VIII. ADJOURNMENT

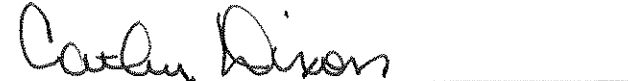
It came on a motion by Commissioner WHILLOCK, seconded by Commissioner WILLOUGHBY, to adjourn the February 28, 2019 meeting of the Dandridge Regional Planning Commission.

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

A handwritten signature in cursive script, reading "Linda Swann", written over a horizontal line.

Linda Swann, Chairman

ATTEST:

A handwritten signature in cursive script, reading "Cathy Dixon", written over a horizontal line.

Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-022819

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 January 2019**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, January 24, 2019 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Commissioner MARK CHAMBERS
Commissioner ROBBIE McMAHAN
Commissioner RUSTY WHILLOCK

- 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 WILLOUGHBY, that the Regular Meeting Minutes of November 29, 2018 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE introduced new Commissioner Lauren Hurdle. Lauren replaces Terry Reneau who was hired as the town's building inspector/codes enforcement officer.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- David Hayes, Sharon Drive, Letter of Credit

Request that letter of credit be reduced to \$60,000. Remaining work on the Sharon Drive extension involves the top coat.

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to approve the letter of credit be reduced to \$60,000.

- Half Way House/Group Home: Current zoning ordinance does not address such a facility. It was the consensus of the commission that a workshop could be held next month before the meeting to consider regulations.
- M-1 Zone Specific Use: Chemical Manufacturing – current regulations does not address such a facility. BZA would determine if such a facility would be allowed. Commission would also likely review safety records of such a facility if they come before BZA.
- Street Depth Regulations: enhance/revise subdivision regulations to match county regulations. A draft resolution will be presented at the next regular scheduled meeting for review/consideration.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the January 24, 2019 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-012419

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
29 November 2018**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, November 29, 2018 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner MARK CHAMBERS
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner LOU WILLOUGHBY

ABSENT: Commissioner ROBBIE McMAHAN
Commissioner RUSTY WHILLOCK

- 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 FRANKLIN, that the Regular Meeting Minutes of October 25, 2018 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE reported that Commissioner TERRY RENEAU had recently been hired by the Town of Dandridge as its Building Inspector/Codes Enforcement Officer effective November 26, 2018. Due to his recent hire as a town employee, Terry resigned his position as commissioner with the Dandridge Regional Planning Commission.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Benny & Linda Byrd (Vertex Development TN), Shrader Road, Map 67, Parcel 87, 50+ Lot Subdivision

Item was pulled from the agenda.

- Richard Talley, Crescent Bend Campground, Map 76, Parcel 66, Site Plan Review

Originally approved site plan is being amended to include additional 26 campsites and gravel access road. (Site plan presented did not include site nor road size/specs.)

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the amended site plan.

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

- USPS Cluster Box Units (CBU's) 4C Style Central Boxes Use and Installation for New Subdivisions/Developments (Centralized Delivery)

A draft resolution was presented to update the Subdivision Regulations. Commission asked that additional information be researched/provided to include site area approval, parking, maintenance, etc.

No action taken at this time.

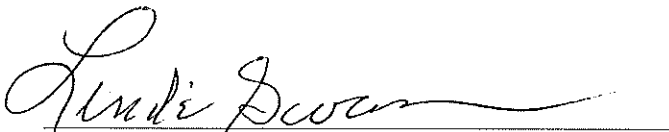
VII. MISCELLANEOUS

- Realtor Mark Jackson asked for an opinion on parcels on Circle Drive that include an old small 10'—12' access road that currently serves approximately 5 properties. Asked that the road be expanded to at least 50' so that in the future it would accommodate a new street that might join Hillview and Circle Drive. The town could entertain that a separate parcel be dedicated to the town and if the lots were ever developed any further or re-subdivided or re-zoned, at which time the access road would be constructed to town standards by the developer. A formal plan will be presented to Planning Commission for approval.

VIII. ADJOURNMENT

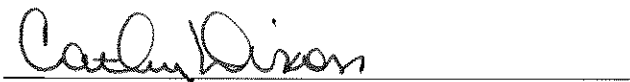
It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the November 29, 2018 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-112918

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
25 October 2018**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, October 25, 2018 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner MARK CHAMBERS
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner LOU WILLOUGHBY

ABSENT: Alderman MIKE NELSON
Commissioner ROBBIE McMAHAN
Commissioner RUSTY WHILLOCK

- 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 Commissioner RENEAU, seconded by Commissioner WILLOUGHBY, that the Regular Meeting Minutes of September 27, 2018 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Dandridge Golf and Country Club Inc. (Jack Glenn), 1142 Valley Home Road, Map 58, Parcel 57, 31-50 Lot Final Subdivision (Urban Growth Area)

39 lots

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to approve the final subdivision plat.

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

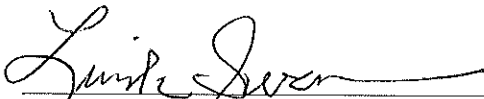
VII. MISCELLANEOUS

- Planning Commissioner Training "Private Property Rights", Tuesday, October 30th, 6:00-8:00 p.m., Jefferson City (Gantte and Swann interested in going)
- It was the consensus of the commission that the combined meeting for November/December be held on Thursday, November 29, 2018.
- Planner, Jordan Rockwell informed commission of the recent changes with USPS and the use and installation of cluster box units for new development. Subdivision regulations will be amended to include this recent mandate.

VIII. ADJOURNMENT

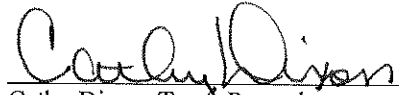
It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the October 25, 2018 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-102518

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 September 2018**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, September 27, 2018 at 5:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner MARK CHAMBERS
- Commissioner TERRY RENEAU
- Commissioner LOU WILLOUGHBY

ABSENT: Commissioner CECIL FRANKLIN
Commissioner ROBBIE McMAHAN
Commissioner RUSTY WHILLOCK

- 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 Commissioner RENEAU, seconded by Commissioner WILLOUGHBY, that the Regular Meeting Minutes of July 26, 2018 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- **Public Hearing & Resolution No. 18/19-03** Amending the Subdivision Regulations (Article IV, Letter D. Sidewalks, Number 4)

No one present for the public hearing.

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to approve Resolution No.18/19-03.

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

- **Annexation Request** – Randy M. Adkins, 643 Hart Road, Map 58, Parcel 21, Tract 1 (5.01 acres)

Inquiry only – no action needed at this time.

Randy Adkins (currently resides out of state) is interested in purchasing property (approx. 5 acres) at 643 Hart Road (Map 58, Parcel 21, Tract 1). Asking for commission's opinion on if he purchased the property could it be considered for annexation? The property would require a pump station. Mayor GANTTE stated the inquiry appears to be a reasonable request for proposed annexation.

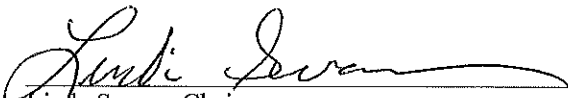
VII. MISCELLANEOUS

- Planning Commissioner Training “Private Property Rights”, Tuesday, October 30th, 6:00-8:00 p.m., Jefferson City (Gantte and Swann interested in going)

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to adjourn the September 27, 2018 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-092718

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 July 2018**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, July 26, 2018 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner MARK CHAMBERS
- Commissioner CECIL FRANKLIN
- Commissioner ROBBIE McMAHAN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK
- Commissioner LOU WILLOUGHBY

- 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 Commissioner RENEAU, seconded by Commissioner WHILLOCK, that the Regular Meeting Minutes of May 24, 2018 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE introduced Matt Rudder as Town Administrator.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Millstone Subdivision – Phase III

Developer would like to combine lots 29-48 and make one lot 29R (17.11 acres).

Jordan Rockwell, Planner (via email): The plat needs to say explicitly in the notes that the dashed lines are the old lot lines, and that lots 29-48 are being combined to form the new lot 29R, which is 17.11 acres.

It came on a motion by Commissioner RENEAU, seconded by Commissioner FRANKLIN, to approve the lot combination with the above plat notes as suggested by the planner.

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

- **Ordinance No.18/19-03** Amending the Zoning Ordinance, Chapter 6, Section 14-604.7.2e by increasing the maximum wall or roof sign size allowable in the B-2 district

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner WILLOUGHBY, to approve the Ordinance and recommend to BMA for passage.

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

- **Ordinance No.18/19-04** Amending the Zoning Ordinance, Chapter 3, Section 14-313 by increasing rear setback requirements for commercial, industrial, and multi-family uses that abut a residential district and requiring a landscaped buffer

It came on a motion by Commissioner RENEAU, seconded by Mayor GANTTE, to approve the Ordinance and recommend to BMA for passage.

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

- **Ordinance No.18/19-05** Amending the Zoning Ordinance, Chapter 3, Section 14-313 by adding a requirement that each commercial/industrial/multi-family site plan include one (1) digital copy and three (3) paper copies

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to approve the Ordinance and recommend to BMA for passage.

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

- **Resolution No. 18/19-03** Amending the Subdivision Regulations Re: Sidewalks

No action taken. This item will roll to the September meeting in order to publish proper public notice.

VII. MISCELLANEOUS

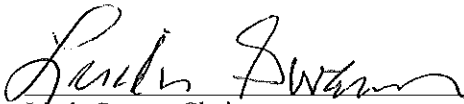
- Mayor GANTTE informed the commission that Music on the Town was upcoming and will be held on Thursday evenings. It was suggested to move the meeting time in order to accommodate the Music on the Town activities. It was the consensus of the commission to hold the August and September meeting time at 5:00 p.m.
- Commissioner RENEAU asked for an update on the annexation inquiry at the BMA meeting. Mayor Gantte reported that the item was presented for informational purposes only, no action was taken. Several citizens attended to voice their concerns with such an annexation and business proposal.
- Election of Vice-Chair:
It came on a motion by Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, that Commissioner MARK CHAMBERS fill the Vice-Chair position.

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

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to adjourn the July 26, 2018 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-072618

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 June 2018**

I. CALL TO ORDER

The Dandridge Regional Planning Commission was scheduled to met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, June 28, 2018 at 7:00 p.m.

II. ROLL CALL

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

- Commissioner MARK CHAMBERS
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU

ABSENT: Chairman LINDA SWANN
Mayor GEORGE GANTTE
Alderman MIKE NELSON
Commissioner ROBBIE McMAHAN
Commissioner RUSTY WHILLOCK
Commissioner LOU WILLOUGHBY

B. With no quorum being present the meeting was cancelled.



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-062818

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 May 2018**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, May 24, 2018 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Commissioner MARK CHAMBERS
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK
- Commissioner LOU WILLOUGHBY

ABSENT: Mayor GEORGE GANTTE
Alderman MIKE NELSON
Commissioner CECIL FRANKLIN
Commissioner ROBBIE McMAHAN

- 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 Commissioner RENEAU, seconded by Commissioner WILLOUGHBY, that the Regular Meeting Minutes of April 26, 2018 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Dandridge Golf and Country Club Inc. (Jack Glenn), 1142 Valley Home Road, Map 58, Parcel 57, 31-50 Lot Subdivision (Urban Growth Area)

Fairways at Dandridge - Will be developed with home sites (39 lots).

Planner Jordan Rockwell reported that he reviewed the plan, received the drainage plan, recommends approval.

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner RENEAU, to approve the subdivision.

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

- Millstone Subdivision – Phase III

No representative was present. Lots at rear will be combined into one lot (not clear how many lots will be combined). Building Inspector/Codes Enforcement officer will get clarification on the number of lots to be combined.

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner WILLOUGHBY, to table this item until the next regular scheduled meeting in order that a representative can be present.

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

- Signage Size Zoning Revision

An Ordinance amending the Zoning Ordinance, Chapter 3, Section 14-604.7.2e by increasing the maximum wall or roof sign allowable in the B-2 district.

Proposed amendment as follows:

14-604.7.2e – Each business establishment shall be allowed one wall or one roof sign for on-premise advertising provided that each sign per business shall not exceed forty seventy-five square feet or no more than 25% of the face of the wall upon which the sign is erected, or portion of the wall occupied by the business establishment, whichever is greater.

Approved amendment:

Up to 25% of the face of the wall and no greater than 75 sq.ft. total.

Proposed ordinance will be revised and presented at the next regular scheduled meeting for approval.

- Sidewalk Subdivision Regulations Revision

Proposed amendment as follows:

3. In single-family residential areas, concrete sidewalks shall be four (4) feet wide and four (4) inches thick. In multi-family or group housing developments, sidewalks shall be five (5) feet wide and four (4) inches thick. In commercial areas, sidewalks shall be a minimum of six (6) feet wide and four (4) inches thick.

4. Sidewalk requirements may be waived if the subdivision is not in one of the three ‘activity centers’ as shown in Figure 4-1 of the Core of Dandridge Pedestrian and Bicycle Master Plan (2016) and has very little future potential to generate significant pedestrian/bicycle traffic. This shall be on an analysis of future land use anticipated, future density and intensity of residential/commercial development in the vicinity, and proximity of other pedestrian-generating uses such as parks, schools, or retail business.

7. The installation of sidewalks shall be required when at least seventy-five (75) percent of the subdivision is built-out to minimize the likelihood of damage to sidewalks during construction. In the event of a delayed build-out, the planning commission may require the developer to pay a fee-in-lieu of sidewalk construction for the full amount of sidewalk construction per the Public Works Director’s estimate, which shall be placed in a separate account and used for sidewalk construction when buildout has surpassed 75%. This fee shall be collected at time of final plat approval.

Approved amendment:

7. Amend to state for residential (no option for fee in-lieu-of) and B-1 and B-2 commercial zones.

Proposed resolution will be revised and presented at the next regular scheduled meeting for approval.

- **Cell Tower Ordinance**

Amendment needs to address cell tower antennas being installed on electric poles. Would have concerns with antennas being installed on downtown metal poles. Regulation has been clarified in order to control such installments within the historic district.

A fee schedule will need to be devised for such installations.

No action needed from the Planning Commission. Fees will be set and approved by BMA.

An update will be given at the next regular scheduled meeting.

- **Commercial Buffer Ordinance**

An Ordinance amending the Zoning Ordinance Chapter 3, Section 14-313 by increasing rear setback requirements for commercial, industrial and multi-family uses that abut a residential district and requiring a landscape buffer

Proposed amendment as follows:

f. If the proposed use is commercial, industrial, or multi-family, the side and/or rear yard setbacks for parking areas, structures and buildings shall be twenty-five (25) feet when adjacent land is in a residential district. This twenty-five (25) feet shall be permanently maintained as a landscaped buffer/screening area. This landscaped screening shall be planted so as to reduce and minimize negative effects of noise and lights of the establishment on the adjacent land parcel.

If the setback area is an unimproved area with existing vegetation acting as a natural buffer, or if the lot orientation is such that there exists already a sufficient natural buffer due to topography or other factors, the planning commission may approve the site plan without requiring additional landscaping for a buffer, so long as the intent of this part is met.

Approved amendment:

Include height of buffer

Proposed ordinance will be revised and presented at the next regular scheduled meeting for approval.

- **Added to the agenda**

An Ordinance amending the Zoning Ordinance Chapter 3, Section 14-313, by adding a requirement that each commercial/industrial/multi-family site plan include one (1) digital copy and three (3) paper copies

Any commercial, industrial use or apartments consisting of four (4) or more apartment units prior to commencing construction of a new building structure or any addition to an existing building structure shall be required to submit three (3) paper copies and one (1) digital copy of the site plan, and obtain approval of the site plan from the Planning Commission prior to the issuance of a building permit to allow commencing the construction of a new structure or addition to an existing structure.

Approved amendment:

Designate digital format (ex: PDF)

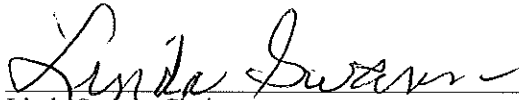
VII. MISCELLANEOUS

Planner Jordan Rockwell suggested that Mitch Loomis of ETDD attend one of the meetings to talk and brainstorm economic development as Mayor Gantte has voiced economic development as a priority.

VIII. ADJOURNMENT

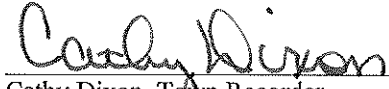
It came on a motion by Commissioner WHILLOCK, seconded by Commissioner WILLOUGHBY, to adjourn the May 24, 2018 meeting of the Dandridge Regional Planning Commission.

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



Linda Swan, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-052418

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
26 April 2018**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, April 26, 2018 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner MARK CHAMBERS
- Commissioner CECIL FRANKLIN
- Commissioner ROBBIE McMAHAN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Commissioner LOU WILLOUGHBY

- 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 McMAHAN, to adopt the Regular Meeting Minutes for the September 27, 2016 meeting.

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

It came on a motion by Commissioner RENEAU, seconded by Commissioner WHILLOCK, to adopt the Special Called Meeting Minutes for the March 15, 2018 special called meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

Broadway Group/Gary Hayes (Neon Service Co.), 113 W. Price Rd., Sign Variance Request (9.8 sq.ft. x2 due to 2 street frontages)

Business is on a corner lot with two street frontages (Hwy 92/Cline Road). Planner Jordan Rockwell stated the request technically does not qualify or meet the requirements for a variance. It was recommended to review, possibly revise the sign code for such situations.

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner RENEAU, to approve the variance request.

On a voice vote, the motion passed 7-1, with Commissioner FRANKLIN voting NO, and was so ordered.

VII. MISCELLANEOUS
None

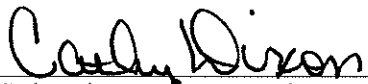
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to adjourn the April 26, 2018 meeting of the Dandridge Board of Zoning Appeals.

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



Linda Swann, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-042618

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 April 2018**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, April 26, 2018 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner MARK CHAMBERS
- Commissioner CECIL FRANKLIN
- Commissioner ROBBIE McMAHAN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Commissioner LOU WILLOUGHBY

- 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 Commissioner RENEAU, seconded by Alderman NELSON, that the Regular Meeting Minutes of February 23, 2017 be approved as presented.

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

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, that the Special Called Meeting Minutes of October 17, 2017 be approved as presented.

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

It came on a motion by Commissioner RENEAU, seconded by Commissioner WHILLOCK, that the Special Called Meeting Minutes of February 1, 2018 be approved as presented.

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

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, that the Special Called Meeting Minutes of March 15, 2018 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

Town Administrator Melissa Peagler introduced Lee Brooks as the new Building Inspector/Codes Enforcement Officer for the Town.

VI. NEW BUSINESS

- David Hayes/A.E. Jolley, Sharon Drive, Map 67, Parcel 52.02, 3-5 lots subdivision

Sidewalk details are included in the plan, but the intent is not to sidewalk the particular section. Sidewalks are currently NOT on any property along Sharon Drive. The particular lots being currently presented are at the end of the street/cul-de-sac.

Planner Jordan Rockwell explained that sidewalks are required per the subdivision regulations and 10' wide in a commercial area. A fee in lieu of sidewalks could be considered and Mr. Rockwell recommended a fee in lieu of sidewalks be assessed. Mr. Rockwell also recommended denial of the subdivision since sidewalks are required and Mr. Hayes is not willing to build them or pay a fee in lieu of the sidewalks.

Town Administrator Melissa Peagler and Building Inspector/Codes Enforcement Lee Brooks explained that there are no existing sidewalks on Sharon Drive. The street is a 30' existing road with a turn lane. If 10' sidewalks and required space between grass were installed on each side of Sharon Drive at approximately 14'-15' would be close to the front doors of existing businesses. Requiring the current property to install sidewalks would not match the existing area. The existing road is 30' in width and suggest keeping the newly requested proposal also at 30'. It will be verified that the existing fire hydrant will not be more than 500' away. There is an existing easement for water, but it needs to be shown on the plat. A 20' landscape barrier will not be required as the property owner lives on the adjoining property.

It was suggested that the Pedestrian Plan be referred to for recommendations regarding sidewalks.

Commissioner WHILLOCK recuses himself.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the preliminary/final subdivision subject to all signatures being on the plat, bond being issued and automatically renewed 60 days prior to termination time of the bond unless 100% completed (water, sewer and roads). Public Works Superintendent and DWMF Superintendent will determine the amount of the bonds based upon cost. Road width will be 30' (6/2/1 paving thickness). Requirement for sidewalks is waived. Fire Hydrant will be determined and water lines installed.

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

- Discussion of placing a landscape buffer within the B-2 zone

Planner Jordan Rockwell presented a draft in regards to a commercial landscape buffer by suggesting to increase the setbacks to 25' on commercial parcels that abuts residential parcels that would be presented via a site plan. The landscape requirement would aid as a noise and visual buffer. Plant materials are left vague as requirements with the option to also use a natural buffer.

It was suggested that the new planner and building inspector work together for six months and re look at site plans being approved in house if meeting all requirements.

VII. MISCELLANEOUS

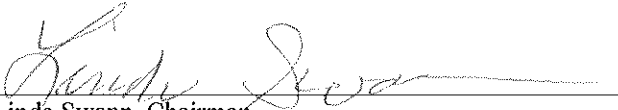
- Cell towers on utility poles – permits can be issued, but the Town can set perimeters, particularly within the historic district. It was suggested that the commission look at and review the wireless communication ordinance in regards to these cell towers. This item will be further discussed at the next regular scheduled meeting.

- Mayor Gantte asked the planner for assistance and ideas in retail development and downtown promotion in order to help boost sales tax revenues.

VIII. ADJOURNMENT

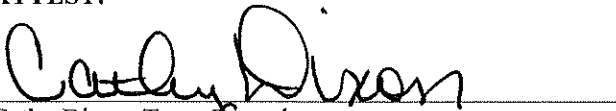
It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the April 26, 2018 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-042618

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
SPECIAL CALLED MEETING
15 March 2018**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in a special called session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, March 15, 2018 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner LOU WILLOUGHBY

ABSENT: Alderman MIKE NELSON
Commissioner MARK CHAMBERS
Commissioner ROBBIE McMAHAN
Commissioner RUSTY WHILLOCK

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

III. NEW BUSINESS

- Herbert & Betty Dockery (Ed Franklin), 858 Isabell Drive, Map 68I, Group B, Parcel 43, Request Variance for Set Back

Property is on the backside of Pam Dockery's house, Hillside Drive. Required set back is 30 feet, request is for 15 feet. Property is located at the end of a dead-end street. Request setback variance to help with drainage. Per regulations, does not meet the criteria for a variance. The two lots will be combined into one.

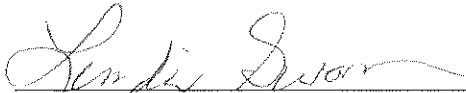
It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to grant the variance request.

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

IV. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to adjourn the March 15, 2018 special called meeting of the Dandridge Board of Zoning Appeals.

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



Linda Swann, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-031518

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
SPECIAL CALLED MEETING
15 March 2018**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in a special called session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, March 15, 2018 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner LOU WILLOUGHBY

ABSENT: Alderman MIKE NELSON
Commissioner MARK CHAMBERS
Commissioner ROBBIE McMAHAN
Commissioner RUSTY WHILLOCK

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

III. NEW BUSINESS

- Herbert & Betty Dockery (Ed Franklin), 858 Isabell Drive, Map 68I, Group B, Parcel 43, 3 Lot Subdivision

It came on a motion by Commissioner RENEAU, seconded by Commissioner WILLOUGHBY, to approve the subdivision subject to the appropriate signatures being applied to the plat.

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

- James Naylor (Rod McCarter), 740 E. Meeting St., Map 69, Parcel 2, Site Plan Review

Propose 3 additional structures (storage units) to the five already existing. Plan was reviewed by the Fire Dept and updated to show turn-around for emergency apparatus and a fire hydrant.

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to approve the site plan.

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

- Caroline Swann, Hwy 25/70, Map 68O, Group A, Parcel 6, Rezone Request (R-1 to B-2)

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner RENEAU, to recommend to BMA the rezoning request.

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

- Dandridge Golf and Country Club Inc. (Jack Glenn), 1142 Valley Home Road, Map 58, Parcel 57, Rezone Request (A-1 to R-1) Urban Growth Area

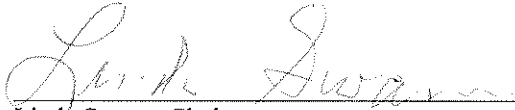
It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to recommend to the Jefferson County Commission the rezone request.

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

IV. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the March 15, 2018 special called meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-031518

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
22 February 2018**

I. CALL TO ORDER

- A.** The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, February 22, 2018 at 7:00 p.m.
- B.** Chairman LINDA SWANN 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 LINDA SWANN
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU

ABSENT: Mayor GEORGE GANTTE
Alderman MIKE NELSON
Commissioner MARK CHAMBERS
Commissioner ROBBIE McMAHAN
Commissioner RUSTY WHILLOCK
Commissioner LOU WILLOUGHBY

- B.** With no quorum being present, the meeting was cancelled.

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
SPECIAL CALLED MEETING
1 February 2018**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in a special called session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, February 1, 2018 at 6:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner MARK CHAMBERS
- Commissioner CECIL FRANKLIN
- Commissioner ROBBIE McMAHAN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK
- Commissioner LOU WILLOUGHBY

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

III. NEW BUSINESS

- Randy K. Giles/Terry Reneau, Pine Drive, Map 58, Parcels 71 & 72, Rezone Request from R-1 to M-1.

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to approve the rezone and forward to BMA for consideration.

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

- H.David Hayes/DeAnna Hyche, The Broadway Group, Hwy.92/W.Price Road, Map 57, Parcel 52, Site Plan Approval

9,100 sq.ft commercial retail facility, metal building, block front, detention pond/catch basin in front area, meets all landscaping requirements, appropriate number of parking spaces (36), fire hydrant near entrance of drive, entrance will be off of Price Road. Site plan meets the requirements of the zoning ordinance.

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

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

IV. ADJOURNMENT

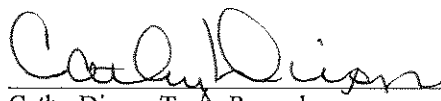
It came on a motion by Mayor GANTTE, seconded by Commissioner McMAHAN, to adjourn the February 1, 2018 special called meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-020118

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
SPECIAL CALLED MEETING
17 October 2017**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in a special called session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Tuesday, October 17, 2017 at 7:00 p.m.
- B. Commissioner CECIL FRANKLIN 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:

- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RICHIE RIDLEY
- Commissioner RUSTY WHILLOCK
- Commissioner LOU WILLOUGHBY

ABSENT: Chairman LINDA SWANN
Commissioner ROBBIE McMAHAN

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

III. NEW BUSINESS

- Jill Talley & Mike Howard, 333 Serenity Overlook, Map 078G, Group C, Parcel 012.00, Site Plan Review (addition of a 30' x 36' garage, 1,080 sq. ft.)

Matching roof line and pitch of existing garage, matching brick and mortar of existing garage, matching shingles of existing garage. Rear of garage will be approximately 9 ft. within the ground. 30' from adjoining property line, exactly in line and across from existing garage, matching garage doors and gutters.

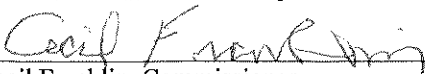
It came on a motion by Commissioner WHILLOCK seconded by Mayor GANTTE, to approve the site plan for a garage.

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

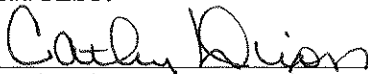
IV. ADJOURNMENT

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner RENEAU, to adjourn the October 17, 2017 special called meeting of the Dandridge Regional Planning Commission.

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


Cecil Franklin, Commissioner

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-101717

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 February 2017**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, February 23, 2017 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Alderman MIKE NELSON
- Commissioner CECIL FRANKLIN
- Commissioner ROBBIE McMAHAN
- Commissioner TERRY RENEAU
- Commissioner RICHIE RIDLEY

ABSENT: Mayor GEORGE GANTTE
Commissioner RUSTY WHILLOCK
Commissioner LOU WILLOUGHBY

- 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 Commissioner FRANKLIN, seconded by Commissioner McMAHAN, that the Regular Meeting Minutes of October 27, 2016 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- David Hayes/A.E. & Joyce Jolley, Neighborhood Lane/Sharon Drive, Map 67, Parcel 52.02, Annexation Request (Rezone A-1 to B-3)

It came on a motion by Alderman NELSON, seconded by Commissioner RENEAU, to approve the annexation request.

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

- **Resolution No.16/17-16** Adopting a Plan of Service by the Town of Dandridge, TN for Approximately 20.78 Acres of Proposed Annexed Property on Neighborhood Lane/Sharon Drive (Map 67, Parcel 52.02)

It came on a motion by Commissioner RENEAU, seconded by Commissioner FRANKLIN, approve Resolution No.16/17-16.

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

- **Resolution No.16/17-17** To Annex Approximately 20.78 Acres of Property on Neighborhood Lane/Sharon Drive to Incorporate within the Corporate Boundaries of the Town of Dandridge, TN (Map 67, Parcel 52.02) (Rezone A-1 to B-3)

It came on a motion by Commissioner RENEAU, seconded by Commissioner FRANKLIN, to adopt Resolution No.16/17-17.

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

- Approval of the Core of Dandridge Pedestrian and Bicycle Master Plan

It came on a motion by Commissioner RENEAU, seconded by Commissioner McMAHAN, to approve the Core of Dandridge Pedestrian and Bicycle Master Plan.

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

- **Jefferson County Resolution** Amending the "Zoning Resolution of Jefferson County, TN" by Changing the Notice of Public Hearing Requirement for Amendments from Thirty (30) to Fifteen (15) Days

It came on a motion by Commissioner RENEAU, seconded by Commissioner FRANKLIN, approve the Jefferson County Resolution.

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

VII. MISCELLANEOUS

None presented

VIII. ADJOURNMENT

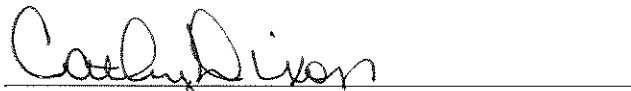
It came on a motion by Commissioner FRANKLIN, seconded by Commissioner RENEAU, to adjourn the February 23, 2017 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-022317

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 October 2016**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, October 27, 2016 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Vice-Mayor MIKE NELSON
- Commissioner CECIL FRANKLIN
- Commissioner ROBBIE McMAHAN
- Commissioner RICHIE RIDLEY

ABSENT: Mayor GEORGE GANTTE
Commissioner JESSIE ELDER
Commissioner TERRY RENEAU
Commissioner RUSTY WHILLOCK

- 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 Vice-Mayor NELSON, seconded by Commissioner McMAHAN, that the Regular Meeting Minutes of September 27, 2016 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- First Baptist Church Dandridge (Chris Headley/Bob Rohde), 951 S.Hwy.92, Lot 43R, Parcels 15, 23-26, Rezone Request (R-1 to B-2)

It came on a motion by Vice-Mayor NELSON, seconded by Commissioner FRANKLIN, to approve the rezone request and recommend to BMA for passage.

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

- Jefferson County Resolution No.2016-46 Amending the “Zoning Resolution of Jefferson County” by Establishing Regulations for Campgrounds, Travel Trailers, and Recreational Vehicles within Jefferson County

It came on a motion by Vice-Mayor NELSON, seconded by Commissioner McMAHAN, to support the resolution and recommend to Jefferson County Commission.

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

- Jefferson County Resolution No.2016-47 Amending the “Zoning Resolution of Jefferson County” by Establishing Regulations for Indoor and Outdoor Shooting Ranges within Jefferson County

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner RIDLEY, to recommend the resolution to the Jefferson County Commission.

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

- Jefferson County Resolution No.2016-48 Amending the “Zoning Resolution of Jefferson County” by Establishing Regulations for Distilleries, Breweries, and Wineries within Jefferson County

It came on a motion by Vice-Mayor NELSON, seconded by Commissioner FRANKLIN, to pass the resolution and recommend to the Jefferson County Commission.

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

- Set Meeting Date of November/December

November/December combined meeting date will be held: Tuesday, November 29, 2016.

VII. MISCELLANEOUS

Commission members were given information regarding UT Institute for Public Service (MTAS) Online Training re: Introduction to Planning + Zoning.

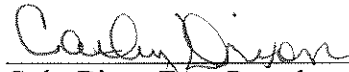
VIII. ADJOURNMENT

It came on a motion by Vice-Mayor NELSON, seconded by Commissioner FRANKLIN, to adjourn the October 27, 2016 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-102716

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
27 September 2016**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Tuesday, September 27, 2016 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner JESSIE ELDER
- Commissioner CECIL FRANKLIN
- Commissioner ROBBIE McMAHAN
- Commissioner RICHIE RIDLEY
- Commissioner RUSTY WHILLOCK

ABSENT: Vice-Mayor MIKE NELSON
Commissioner TERRY RENEAU

- 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 Commissioner ELDER, seconded by Mayor GANTTE, to adopt the Regular Meeting Minutes for the August 27, 2015 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Franklin Realty/Southern Development (Ed Franklin), Patriot Drive/Goose Creek Road (Patterson Heirs), Map 57, Parcel 77, Clarification of Permitted Uses in a B-3 Zone

Van Lester, Storage for equipment used to clear timber. Structures will be built to house most equipment, but some equipment could be exposed to the outdoors if allowable.

Planner Joe Barrett explained permitted uses within the B-3 district that does include contract construction services and storage/mini storage for household and recreational items. The Commission

will determine interpretation whether it will be a consistent use with other permitted uses within the B-3 district. The Commission would also have the discretion to attach conditions if so needed as a special exception.

It was the consensus of the Commission that the proposed use would comply as a contract construction service use.

It came on a motion by Commissioner WHILLOCK, seconded by Mayor GANTTE, that the proposal (equipment storage) is a permitted use within the B-3 district as a contract construction service.

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

- Daniel & Katherine Morrison (Alicia Solinger), 1029 Hwy.92 S, Variance on Signage, Request an Additional Wall Sign (39 sq.ft)

District Manager - O'Reilly Auto Parts: requests a variance to allow an additional wall sign for the right elevation with 24" O'Reilly all channel with 16" Auto Parts internally illuminated wall sign. The sign on the left elevation is needed to gain visibility of motorist to the only entrance of the property. A variance for an additional wall sign on the right elevation will also increase visibility from the main road due to site/building setback location (topography) off the main road. A variance is requested as only one wall sign is allowed. Planner Barrett states this is a reasonable request.

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner ELDER, to approve the variance request due to topography.

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

- RWF Real Estate Partners for Rusty Wallace Ford (Greg VonCannon), 134 Sharon Drive, Map 57, Parcel 77.05, Variance on Signage

This item was withdrawn from the agenda.

VII. MISCELLANEOUS

It was announced that due to ETDD consolidation and shifting planners around, Joe Barrett will no longer be the planner for the Dandridge Regional Planning Commission. The new planner will be David Williams.

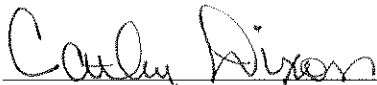
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to adjourn the September 27, 2016 meeting of the Dandridge Board of Zoning Appeals.

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



Linda Swann, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-092716

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 September 2016**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Tuesday, September 27, 2016 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner JESSIE ELDER
- Commissioner CECIL FRANKLIN
- Commissioner ROBBIE McMAHAN
- Commissioner RICHIE RIDLEY
- Commissioner RUSTY WHILLOCK

ABSENT: Vice-Mayor MIKE NELSON
Commissioner TERRY RENEAU

- 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 ELDER, that the Regular Meeting Minutes of June 30, 2016 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

It was announced that due to ETDD consolidation and shifting planners around, Joe Barrett will no longer be the planner for the Dandridge Regional Planning Commission. The new planner will be David Williams.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Randy Giles (Terry Reneau), Pine Drive, Map 58, Parcels 71 & 72, Rezone Request R-1 to R-3

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, due to the unique situation of the request that action be taken at this time without a representative.

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

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to deny the rezone request.

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

- **Ordinance No.16/17-06** Amending Title 14 to Create Chapter 6 "Annexation" of the Town of Dandridge Municipal Code by Classifying Newly Annexed Property to be Zoned at the Time of Annexation with a Recommendation by the Dandridge Planning Commission

It came on a motion by Commissioner ELDER, seconded by Commissioner FRANKLIN, to recommend approval to the BMA for passage.

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

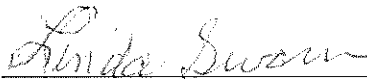
VII. MISCELLANEOUS

None presented.

VIII. ADJOURNMENT

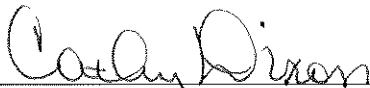
It came on a motion by Commissioner WHILLOCK, seconded by Commissioner ELDER, to adjourn the September 27, 2016 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-092716

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
30 June 2016**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, June 30, 2016 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Vice-Mayor MIKE NELSON
- Commissioner CECIL FRANKLIN
- Commissioner ROBBIE McMAHAN (arrives at 7:20)
- Commissioner TERRY RENEAU

ABSENT: Commissioner JESSIE ELDER
Commissioner RICHIE RIDLEY
Commissioner RUSTY WHILLOCK

- 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 RENEAU, that the Regular Meeting Minutes of May 26, 2016 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Patterson Heirs (Ed Franklin), Patriot Drive/Goose Creek Road, Map 57, Parcels 77 & 77.02, 2 lots or less Subdivision

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the subdivision subject to gaining proper signatures on the plat and bond posted for paving.

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

- Resolution No.16/17-01 Adopting a Plan of Service by the Town of Dandridge for Approximately 10.47 Acres of Annexed Property on Pine Drive (Map 58, Parcels 71 & 72)

Commissioner RENEAU recuses himself.

Request annexation for public utility access.

It came on a motion by Mayor GANTTE, seconded by Vice-Mayor NELSON, to approve the resolution and recommend to BMA for passage.

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

- Resolution No.16/17-02 To Annex Approximately 10.47 Acres of Property on Pine Drive to Incorporate within the Corporate Boundaries of the Town of Dandridge (Map 58, Parcels 71 & 72).

It came on a motion by Mayor GANTTE, seconded by Vice-Mayor NELSON, to approve the resolution and recommend to BMA for passage.

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

- Draft Ordinance Amending the Zoning Ordinance of the Town of Dandridge by Revising Sections 14-408(1) and 14-409(1) to Include Professional Offices as a Permitted Use in the B-2, General Business District and B-3, Interstate Business District.

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to approve the ordinance and recommend to BMA for passage.

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

- Review of Tiny Homes Guidelines

Commissioner McMahan arrives.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the guidelines as presented from the planner and to convert into ordinance form and recommend to BMA for passage.

On a voice vote, the motion passed 5-1, with Chairman SWANN voting NO, and was so ordered.

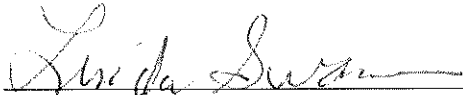
VII. MISCELLANEOUS

None presented.

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to adjourn the June 30, 2016 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-063016

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 May 2016**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, May 26, 2016 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Vice-Mayor MIKE NELSON
- Commissioner JESSIE ELDER
- Commissioner CECIL FRANKLIN
- Commissioner ROBBIE McMAHAN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Commissioner RICHIE RIDLEY

- 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 Commissioner RENEAU, seconded by Commissioner ELDER, that the Regular Meeting Minutes of April 28, 2016 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte welcomed Vice-Mayor Mike Nelson to the planning commission replacing David Jones.

Tapped recording begins at this point.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Patterson Heirs (Ed Franklin), Patriot Drive/Goose Creek Road, Map 57, Parcels 77 & 77.02, Final Subdivision

Landowners not looking for a final subdivision at this time. Looking at locating a kennel operation (dog resort) on approximately 1 acre of the property. Construct a

50'x100' building (metal on a concrete slab) with a two car drive thru porch with a cover, rear property area to be a run area. Ask for interpretation on being able to go forward with such plans for the property? Concerned with water pressure for the property and willing to install a pump station. Building would not have to have a sprinkler system due to size. The fire department would be the one to answer any water pressure issues.

Two issues to address:

- 1. Subdivision Preliminary Plat approval*
- 2. Site Plan approval (to be addressed later)*

It came on a motion by Mayor GANTTE, seconded by Vice-Mayor NELSON, to approve the subdivision preliminary plat.

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

- Discussion of Tiny Homes

Discussion only, no action taken.

VII. MISCELLANEOUS

Planner Joe Barrett will be out of town on the fourth Thursday of June, but could attend the planning commission meeting if rescheduled for Thursday, June 30th.

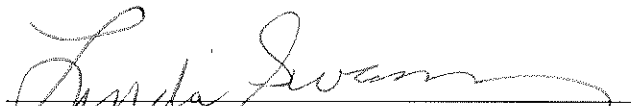
It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, that regular scheduled meeting date for June be rescheduled to the fifth Thursday (June 30th) (instead of the fourth Thursday).

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

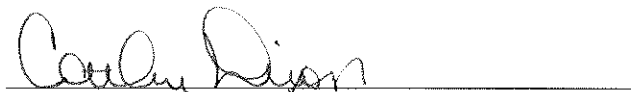
VIII. ADJOURNMENT

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner ELDER, to adjourn the May 26, 2016 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-052616

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 April 2016**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, April 28, 2016 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner JESSIE ELDER
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU

ABSENT: Alderman DAVID JONES (passed away 4/17/16)
Commissioner ROBBIE McMAHAN
Commissioner RICHIE RIDLEY
Commissioner RUSTY WHILLOCK

- 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 Commissioner FRANKLIN, seconded by Commissioner ELDER, that the Regular Meeting Minutes of March 24, 2016 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte reported that Governor Haslam has signed legislation which will give the Town of Dandridge 2% hotel/motel tax effective July 1, 2016, projected to net the town an extra \$135,000 annually. Revenues must be used for economic development and tourism. Acknowledged Senator Frank Niceley and State Representatives Faison and Farmer for their help and support in getting the legislation passed.

The BMA will be appointing someone to replace the position held by David Jones.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- J.D. Newman, Reflection Way, Map 58, Parcel 65.13, 2 lot Subdivision (Urban Growth area)

Planner, Joe Barrett recommends approval. The turn-around still has to be completed.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the 2 lot subdivision subject to a surety being posted for completion of the turn-around.

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

- George T. Newman (Mark Chambers), 944 Nichols Road, Map 68F, Group B, Parcel 1, Special Exception – Garage over 900 sq.ft.

32x64 garage

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to approve the garage.

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

- Mark Jackson (Michael Ogle), 862 Hwy.92 S, Map 68G, Group A, Parcels 1 & 2, Site Plan Review

Jackson Real Estate, building currently has a flat rubber roof, replace with a new gable styled roof, will incorporate another floor to be used as storage, rear outside access.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner ELDER, to approve the site plan.

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

- Derek Wolfe & Nick Lakins, 331 Milldale Road, Map 57, Parcel 74, 16-30 lot Subdivision

Planner, Joe Barrett –

Background:

A lot of record over 5 acres off Milldale Road with an existing house on it within an R-3 District. The applicant is proposing to subdivide the lot of record into individual lots with duplexes, triplexes, and multi-family residential housing. There is also a new street that is planned for construction with two access points onto Milldale Road. The applicant has indicated that this will be a Planned Unit Development that involves a subdivision. Therefore, the planning commission will be involved with the (1) subdivision plat review process, and (2) site plan review process.

Situation:

- Access/Traffic Circulation: *There are two access points that are proposed; one near Milldale Square and the second near Elmer Lane. The Access Control requirements in the zoning code prohibits a point of access within 150 feet of a public intersection (ROW). The proposed entrances have a minimal off-set from the existing intersections under 50 feet.*
- *Based on preliminary design, there will be over 50 units in this development, which will generate a significant amount of traffic. A Traffic Impact Analysis may be needed due to the resulting additional traffic and the existing residential development that has been established across the street.*
- *The plans indicate this street will be dedicated to the town upon completion. Unclear if private streets are an option.*
- *All street grades are under 6%, but there may be a blind spot as motorists travel southeast nearing Units 12 & 13.*
- *Based on the development design, sidewalks are not practical.*
- *Non-residential parking lots are to be designed to avoid backing directly onto a street. However, even though these are residential parking lots, the multiple parking space design still creates the same issues associated with backing directly onto a public street.*
- *Developers need to coordinate with the town regarding adequate street drainage and street design during the preliminary phases of development to ensure adequate grades, culverts, etc. are installed.*
- *Due to the potential stopped traffic in a small area, there may be a need for greater "flare" at the street intersections.*
- *Proposed street lights also need to be discussed.*
- Drainage: *There is a proposed drainage basin at western section of the development to temporarily collect, retain, and release storm water runoff at acceptable rates. There needs to be drainage calculations submitted with the drainage plan. There also seems to be encroachment of steep/berm areas of the drainage basin onto Lots 6 & 9.*
- Utilities: *There is a proposed 6-inch waterline that will connect to an existing water main along Milldale Road. There are also proposed sewer lines that will be extended into the development from the 8-inch trunk line on the opposite side of Milldale Road.*
- Fire Protection: *A proposed fire hydrant is located near Lot 13. The location of the fire hydrant affords all lots to be within 500 feet per regulation. However, it is recommended*

that 500 feet of street distance be utilized, instead of straight-line distance, due to the development design and an additional fire hydrant be installed. Locations of any existing fire hydrants on Milldale Road need confirmation.

- Site Plan Design: The majority of the lots do not meet the minimum lots size based on the number of units per building. However, the overall density appears to be under the maximum allowed. Due to substandard lot sizes, conformation needs to be provided for the gross acreage and net developed acreage of the site. If the lot of record is accurately listed at 5.9 acres, according to the listed tax card, the overall density should be within an acceptable range. There are approximately 56 units being proposed. Each unit requires 2 parking spaces and is required to have a minimum 9,000 sq. ft. /2 units. Therefore, the minimum area allocated for all the units would be 252,000 sq. ft. or 5.78 acres. However, this is based on the gross density and does not account for the right-of-way acreage.
- The plan does not account for any common open space in the design.
- The building site for Lot 11 appears to be relatively steep for development.
- Exterior lots are required to maintain a 25-foot side and rear setback. Lots 2, 12, 13, 14, 15 & 16 do not maintain either one or both of these required setbacks.
- Due to this being a multi-family development, there needs to be some landscaping proposed.
- Unit 9 appears to be the dimensions of a duplex, but affords parking spaces for a triplex.

Staff Comments:

This is a preliminary site plan that was submitted at the last minutes and there are still some aspects of the development that need to be clarified and some issues addressed. Staff also has only seen a faxed copy of a portion of the preliminary subdivision plat. These are preliminary review comments prior to the meeting and some may not be applicable once more information is provided.

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, that preliminary plat approval be approved.

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

3-5 year buildout, \$625-\$650 for 2-bedroom unit.

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, for preliminary approval.

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

Mayor GANTTE leaves at 8:00

- Discussion of Tiny Homes

No action taken, discussion only. Planner Joe Barrett will present regulations at next month's meeting for review. (Regulate as a permanent structure, attached to a foundation, to be taxed, attached to utility service, segregated on one lot, as their own separate community similar to a RV/mobile home park, R3 zone). Main and overriding purpose should be to uphold the value of the people who live in this town and this county, so that these do not devalue their property or the property next to them.

- Annual Report

No action taken.

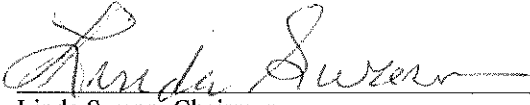
VII. MISCELLANEOUS

None presented.

VIII. ADJOURNMENT

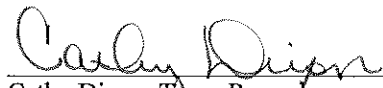
It came on a motion by Commissioner FRANKLIN, seconded by Commissioner ELDER, to adjourn the April 28, 2016 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-042816

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 March 2016**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, March 24, 2016 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner JESSIE ELDER
- Commissioner CECIL FRANKLIN
- Commissioner ROBBIE McMAHAN
- Commissioner RUSTY WHILLOCK

ABSENT: Alderman DAVID JONES
Commissioner TERRY RENEAU
Commissioner RICHIE RIDLEY

- 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 ELDER, that the Regular Meeting Minutes of February 25, 2016 be approved as presented.

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

Tapped recording begins at this point.

IV. BUSINESS PRESENTED BY THE MAYOR

Welcomed newest Commissioner Robbie McMahan, replacing Mari Entwistle who resigned. Robbie represents the Oak Grove Community within the Urban Growth Boundary.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- J.D. Newman, Reflection Way, Map 58, Parcel 65.13, 3 lot Subdivision (Urban Growth area)

Plans to develop 9.1 acres into 3 separate lots for single family dwellings. Cul-de-sac was approved by the county as suggested in the previous month's meeting.

Planner Joe Barrett: as reviewed last month, the roadway has been re-designed but the proposed third lot is still problematic for road frontage, as being in the urban growth boundary, county zoning requires 50' of minimum road frontage, Jefferson County Board of Zoning Appeals would need to grant a variance before being considered by this planning commission.

No action taken by the Regional Planning Commission.

- James & Gail Rule (Eddie Garrett), 2049 Majestic Circle (Majestic Bay), Map 76B, Group B, Parcel 5&6, 2 lots or less Subdivision

Combining two lots into one

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, that the 2 lot subdivision be approved.

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

- Ray Riffle (Rodney Martin), Hwy.92, Map 58, Parcel 34.02, Site Plan Review

Plan for a used car lot next to Weigel's.

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, that the site plan be approved subject to current landscaping requirements being met and dumpster/waste removal being noted on the site plan.

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

- John E. King (Kenny Carr), Majestic Bay, Map 76B, Group E, Parcels 10 & 11, Lots 100 & 101, 2 lots or less Subdivision

Combining two lots into one.

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner ELDER, to approve the 2 lot subdivision.

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

- Annual Work Program

Preliminary presentation/discussion, no action taken.

VII. MISCELLANEOUS

- Appointment to Historic Planning Commission to replace Mari Entwistle, who resigned.

It came on a motion by Mayor GANTTE, seconded by Commissioner ELDER, that Cecil Franklin be appointed to the Historic Planning Commission.

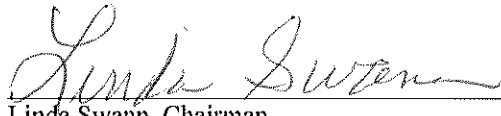
On a voice vote, the motion passed unanimously, and was so ordered.

- Planner Joe Barrett gave a legislative update.
- TDOT Training, "Linking Land Use and Transportation," March 31st at Jefferson City Library, 6:00-8:00p.m.

VIII. ADJOURNMENT

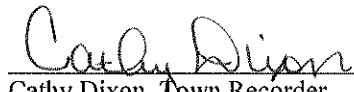
It came on a motion by Mayor GANTTE, seconded by Commissioner ELDER, to adjourn the March 24, 2016 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-032416

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
25 February 2016**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, February 25, 2016 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Alderman DAVID JONES
Commissioner JESSIE ELDER
Commissioner MARI ENTWISTLE
Commissioner RICHIE RIDLEY

- 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 Commissioner RENEAU, seconded by Mayor GANTTE, that the Regular Meeting Minutes of January 28, 2016 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte gave an update on Alderman Jones.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Presentation – TDOT Pedestrian Plan

Applied for a grant through TDOT to complete a pedestrian master plan.

Kevin & Mike Sullivan, consulting firm contracted via TDOT for the pedestrian bicycle plan.

- *3 Key activity/destinations have been identified to connect*

- *Downtown and waterfront*
 - *Field of Dreams and Activity Center*
 - *Maury Middle School*
 - *Task is to make bicycle/pedestrian connections between all three destination*
 - *3 step process*
 - *Develop options, collect input, alignment, information for informed decisions, cost, property tax, time frame, connections, users*
 - *Public feedback workshop (April)*
 - *Recommendation, project, phasing, plan development (June)*
 - *Long term plan*
- Jamie Roberts, 1025 Woodland Way, Map 68P, Group A, Parcel 12, Special Exception for a Garage over 900 square feet (960 sq.ft.)

Storage shed, 7' door, 2 regular 30 doors, 4' door, stick built, metal roof, will match house, wooded area, not seen from the street.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the 960 sq. ft. garage.

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

- David & Brenda Williamson (Rodney Martin), 703 Hope Lane, Map 68D, Group C, Parcels 1 & 2 (Lots 1 & 2 of Creekmore Heights), 2 lots or less Subdivision (Urban Growth)

Changing lot line

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to accept the subdivision.

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

- J.D. Newman, Reflection Way, Map 58, Parcel 65.13, 3 lot Subdivision (Urban Growth)

Mr. Cox, project manager, 9 acres, road frontage issue,

Planner, Joe Barrett – county zoning requires 50' minimum road frontage, currently there is approximately 86' of frontage as the lot of record stands, regulations cannot be met, a variance would be needed from the county board of zoning appeals.

Commissioner Reneau – suggested that the end of the street be dedicated as a cul-de-sac which would then possibly give the needed road frontage as the county does allow 2 tracks to be operated off of a 25' right-of-way

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to deny the subdivision.

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

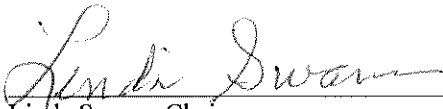
VII. MISCELLANEOUS

- TDOT Training, "Linking Land Use and Transportation," March 31st at Jefferson City Library, 6:00-8:00p.m.

VIII. ADJOURNMENT

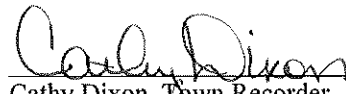
It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the February 25, 2016 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-022516

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 January 2016**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, January 28, 2016 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU

ABSENT: Alderman DAVID JONES
 Commissioner RICHIE RIDLEY
 Commissioner RUSTY WHILLOCK

- 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 Commissioner RENEAU, seconded by Commissioner ENTWISTLE, that the Regular Meeting Minutes of December 7, 2015 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Approximately two months ago, BMA approved a Resolution asking Jefferson County not to move the county courthouse offices out of downtown Dandridge. The Mayor had been confronted by a business owner asking why the Town was going to sell the Courthouse and Board of Education Building. Mayor Gantte wanted to inform the planning commission that such a rumor was not correct.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Ollie Livesay, 719 Video Drive, Map 76H, Group D, Parcel 14 (.75 acres), Annexation Request

Request annexation in order to hook on to city sewer, current field line is failing and has no other area to place another one. Water service is already provided by DWMF.

It came on a motion by Commissioner RENEAU, seconded by Commissioner FRANKLIN, to recommend to BMA that the requested property be considered for annexation.

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

- Adopting a Plan of Service by the Town of Dandridge, Tennessee for Approximately .75 acres of Annexed Property at 719 Video Drive

It came on a motion by Mayor GANTTE, seconded by Commissioner ENTWISTLE, to recommend approval to BMA for passage.

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

- To Annex Approximately .75 acres of Annexed Property at 719 Video Drive to Incorporate Within the Corporate Boundaries of the Town of Dandridge, Tennessee

It came on a motion by Mayor GANTTE, seconded by Commissioner ENTWISTLE, to recommend approval to BMA for passage.

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

- To Amend the Dandridge Municipal Zoning Ordinance and Map to Zone .75 acres of Annexed Property at 719 Video Drive

It came on a motion by Mayor GANTTE, seconded by Commissioner ENTWISTLE, to recommend approval to BMA for passage.

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

VII. MISCELLANEOUS

- Town Administrator Melissa Peagler: BMA had voted last year to enter into a grant to do a bicycle/pedestrian master plan (goals are to connect Maury Middle School to downtown and then to the Field of Dreams). TDOT has selected a consultant that is beginning to collect data. A representative will be at the next Planning Commission meeting to present their plans. Time will be delegated before the meeting for stakeholders to talk with the representatives.
- Planner Joe Barrett informed commission of a 2 hour training session to be held at the end of March with TDOT.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner ELDER, to adjourn the January 28, 2016 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-012816

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
7 December 2015**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Monday, December 7, 2015 at 7:00 p.m.
- B. Mayor GEORGE GANTTE called the meeting to order, called for roll, and asked for nominations to designate an acting chair for the meeting.

It came on a motion by Commissioner RENEAU, seconded by Commissioner FRANKLIN, to nominate Commissioner ENTWISTLE as acting chair.

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

II. ROLL CALL

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

- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RICHIE RIDLEY
- Commissioner RUSTY WHILLOCK

ABSENT: Chairman LINDA SWANN
Commissioner JESSIE ELDER

- 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 Commissioner FRANKLIN, seconded by Commissioner WHILLOCK, that the Regular Meeting Minutes of October 22, 2015 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte invited all commissioners to the Employee Christmas Lunch on December 18th at 12:00 at the FODAC. Thanked all for serving on the Commission.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Richard & Pam Lee, 898 & 900 Lakeshore Drive, Map 68H, Group A (Mountain View Subdivision), 6-15 lot Subdivision

Tapped recording stops at this point.

Harold Cannon of Cannon & Cannon represented Richard Lee on the request for a subdivision approval. Mr. Cannon stated there would be a note on the plat regarding the joint permanent easement to be maintained by the property owner. TVA will not give a commitment on approval until the existing town street is abandoned.

Discussion was held regarding the hammerhead being dedicated to the town before approval. It was stated that a letter stating the town would not be responsible for any impact or damages to the private driveway. Formal acceptance of the closing of the street will be required.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the subdivision subject to the above items.

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

- Donald Kerr, Hwy25/70 & Goose Creek Road, Map 67, Portion of Parcel 67.02, Rezone from A-1 to C-2 (Urban Growth Boundary)

Glenn Randell presented this item (Donald Kerr, property owner, was present). Requesting a rezone so a tire shop could be opened on the site. Tire shops require a C-2 zone. Planner Joe Barrett stated this as a reasonable request.

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to recommend the rezone request to the Jefferson County Commission.

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

VII. MISCELLANEOUS

None presented.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to adjourn the December 7, 2015 meeting of the Dandridge Regional Planning Commission.

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



Mari Entwistle, Acting Chair

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-120715

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
22 October 2015**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, October 22, 2015 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Alderman DAVID JONES
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RICHIE RIDLEY
- Commissioner RUSTY WHILLOCK

ABSENT: Mayor GEORGE GANTTE
Commissioner JESSIE ELDER

- 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 Commissioner RENEAU, seconded by Commissioner ENTWISTLE, that the Regular Meeting Minutes of August 27, 2015 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Rusty & Kristi Whillock, 1040 Enchanted Drive (Majestic Bay), Map 76G, Group C, Parcels 22 & 23, 2 lots or less Subdivision

Commissioner WHILLOCK recuses himself from this agenda item.

Request to combine lots 22 & 23.

Planner Joe Barrett: a simple subdivision to abolish lot line. Since public sewer is available, the septic system certificate can be removed from the plat. Recommends approval.

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to approve the 2 lot subdivision.

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

Commissioner ELDER arrives at meeting.

- Rusty & Kristi Whillock, 1040 Enchanted Drive (Majestic Bay), Map 76G, Group C, Parcels 22 & 23, Review and Approval of Garage over 900 sq.ft.

Commissioner WHILLOCK recuses himself from this agenda item.

Garage (accessory building) will be constructed even/aligned with front of house, pool to the left of garage.

Planner, Joe Barrett:

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to approve the garage subject to applying with all current requirements/codes.

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

- Jefferson County Resolution 2015-33 – Amending the “Zoning Resolution of Jefferson County, Tennessee” by Defining and Relegating Payday Loan Businesses to the I-1, Industrial District within Jefferson County, Tennessee

Commissioner RENEAU recuses himself from this agenda item.

It came on a motion by Commissioner ENTWISTLE, seconded by Commissioner WHILLOCK, to approve Jefferson County Resolution 2015-33 and recommend to the Jefferson County Commission for passage.

On a voice vote, the motion passed 6-1, with Alderman JONES voting NO, and was so ordered.

- Jefferson County Resolution 2015-34 – Amending the “Zoning Resolution of Jefferson County, Tennessee” by Establishing Regulations for Solar Energy Systems and Wind Farms within Jefferson County, Tennessee

Commissioner RENEAU recuses himself from this agenda item.

It came on a motion by Commissioner ENTWISTLE, seconded by Commissioner ELDER, to approve Jefferson County Resolution 2015-35 and recommend to the Jefferson County Commission for passage subject to the definition of solar farms to be the same as the state definition and the solar farms, if abandoned, are cleaned up the same as the wind farms.

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

- Annual Report

Discussion only, no action taken.

- Set Meeting Date of November/December

The combined meeting for November/December will be held on Monday, December 7, 2015.

VII. MISCELLANEOUS

None presented.

VIII. ADJOURNMENT

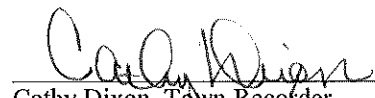
It came on a motion by Commissioner WHILLOCK, seconded by Commissioner ELDER, to adjourn the October 22, 2015 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-102215

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
27 August 2015**

I. CALL TO ORDER

A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, August 27, 2015 at 7:00 p.m.

B. Chairman LINDA SWANN 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 LINDA SWANN
- Alderman DAVID JONES (arrives at 7:05)
- Commissioner JESSIE ELDER
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RICHIE RIDLEY
- Commissioner RUSTY WHILLOCK

ABSENT: Mayor GEORGE GANTTE
Commissioner MARI ENTWISTLE

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 Commissioner RENEAU, seconded by Commissioner WHILLOCK, to adopt the Regular Meeting Minutes for the September 25, 2014 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Greg Voncannon (Blankenship & Partners), Sharon Drive, Map 58, Parcel 32, Signage variance (zoning interpretation)

New Ford dealership, one side of building (main featured/grand wall for signage) faces oncoming traffic on Sharon Drive, a second side (grand wall) of the building faces I-40. Asking for approval of a variance for the second grand wall. Also exceeds the square footage by 34.17 sq.ft. including the second side wall.

Alderman JONES arrives.

Such a request has been previously approved for other businesses along the I-40 corridor. The ordinance may be reviewed and considered for revision for such circumstances along I-40, as this circumstance is a relatively common problem. Current ordinance allows one wall signage not to exceed 40% of the face of the area. Proposed signage does not exceed the 40% requirement, but does exceed the aggregate square footage allowed. The variance request is fairly common and not an excessive/unreasonable request.

It came on a motion by Commissioner RENEAU, seconded by Commissioner ELDER, to grant a variance for the extra sign and the additional square footage for the sign due to the unique location of the building along the I40 corridor.

A roll call was asked for and the Planning Commission responded as follows:

Chairman SWANN	AYE	Commissioner RENEAU	AYE
Alderman JONES	NO	Commissioner RIDLEY	AYE
Commissioner ELDER	AYE	Commissioner WHILLOCK	ABSTAIN
Commissioner FRANKLIN	NO		

On a roll call vote, the motion passed 4-2 with Alderman JONES & Commissioner FRANKLIN voting NO, and was so ordered; Commissioner WHILLOCK abstained.

- Setback Interpretation

Greg Vancannon requests an interpretation of the setbacks. Whether the setbacks are directly facing the front of the building as the front setback? With south side of building being side setback.

Planner, Joe Barrett: normally the setbacks are determined on the orientation of the building. Front yard established in the front of the building. There is no clear definition within the zoning ordinance based on right-of-way. The front setbacks are standard in being greater within all zoning districts, not development specific.

Interpretation is however the front of the building is oriented would be front setback.

It came on a motion by Commissioner RENEAU, seconded by Commissioner ELDER, that the setback be oriented parallel to the front of the building, as shown on the plat, and be site specific for the particular parcel due to road frontage and orientation of building.

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

VII. MISCELLANEOUS

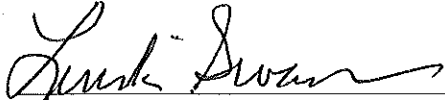
Planner, Joe Barrett – suggests that the BZA have an official application in order to know specific requests in order to make an informed decision and determination within the scope of the zoning.

There are three basic powers of the board of zoning appeals...administrative review of a variance, special exception, and within state law enabling legislation two additional powers that the board could have as long as the zoning code incorporates those and authorizes the board to such powers; one is interpretation (mainly of lot lines/zoning district boundaries) and special questions. Most requests are lumped under administrative reviews in allowing BZA to make interpretations. Zoning code must authorize such an administrative power and reference should be made to such.

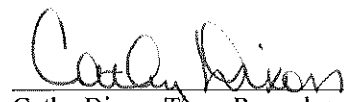
VIII. ADJOURNMENT

It came on a motion by Commissioner ELDER, seconded by Commissioner WHILLOCK, to adjourn the August 27, 2015 meeting of the Dandridge Board of Zoning Appeals.

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



Linda Swann, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-082715

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 August 2015**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, August 27, 2015 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RICHIE RIDLEY
- Commissioner RUSTY WHILLOCK

ABSENT: Mayor GEORGE GANTTE
Commissioner MARI ENTWISTLE

- 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 Commissioner FRANKLIN, seconded by Commissioner RENEAU, that the Regular Meeting Minutes of July 23/27, 2015 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Discuss Signage Regulations

Signs within state right-of-way...it is within the Town's contract with TDOT that signs will not be allowed in the right-of-way and what time signs will be removed from right-of-way.

Signage regulations will be reviewed regarding two sided road frontage in the B3 zone along the 140 corridor.

No action taken. Information/Update only.

- Discuss Density in a B-1 District

Current ordinance does not specify density requirements within the B1 district. A citizen had expressed concern with no specific requirements.

No action taken. Discussion only with no further discussion to be held, pursue no further, satisfied with current structure.

- Annual Report

No action taken. Information only. Review for approval at next regular scheduled meeting.

VII. MISCELLANEOUS

Town Administrator, Melissa Peagler gave an update on the status of the Urban Growth Boundary. Mediation was held in July. Jefferson County Commission has requested additional presentation on September 14th, with meeting on September 21st.

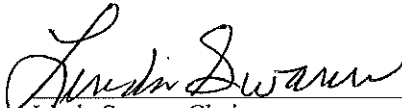
The new Town website is up and active that now includes the zoning regulations and subdivision regulations (www.dandridgetn.gov).

Training on September 29th in Jefferson City (Addressing Storm water and Drainage Issues) and October 22nd (Private Property Rights).

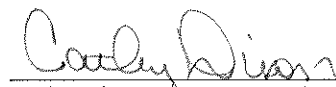
VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner RENEAU, to adjourn the August 27, 2015 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-082715

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 July 2015
Re-Convene 27 July 2015**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, July 23, 2015 at 7:00 p.m.
- B. Commissioner JESSIE ELDER 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:
 - Commissioner JESSIE ELDER
 - Commissioner RUSTY WHILLOCK
 - ABSENT: Chairman LINDA SWANN
Mayor GEORGE GANTTE
Alderman DAVID JONES
Commissioner MARI ENTWISTLE
Commissioner CECIL FRANKLIN
Commissioner TERRY RENEAU
Commissioner RICHIE RIDLEY
- B. With no quorum being present, the meeting was recessed to reconvene on Monday, July 27, 2015 at 6:00 p.m.

III. CALL TO ORDER

- A. The Dandridge Regional Planning Commission reconvened the regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Monday, July 27, 2015 at 6:00 p.m.
- B. Chairman LINDA SWANN called the meeting to order and called for roll.

IV. ROLL CALL

- A. A roll call of the Planning Commission was conducted with the following members responding:
 - Chairman LINDA SWANN
 - Mayor GEORGE GANTTE
 - Alderman DAVID JONES
 - Commissioner JESSIE ELDER
 - Commissioner MARI ENTWISTLE
 - Commissioner CECIL FRANKLIN
 - Commissioner TERRY RENEAU
 - Commissioner RICHIE RIDLEY
 - Commissioner RUSTY WHILLOCK
- B. A quorum being present, the following business was conducted and entered on the record:

V. READING OF THE MINUTES

It came on a motion by Commissioner RENEAU, seconded by Commissioner ENTWISTLE, that the Regular Meeting Minutes of April 23, 2015 be approved as presented.

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

VI. BUSINESS PRESENTED BY THE MAYOR

None presented.

VII. OLD BUSINESS

None presented.

VIII. NEW BUSINESS

Taped recording begins at this point.

- Greg Vonnannon/Hayes & Associates (Harold Doughty), Sharon Drive, Lot 10, Map 58, Parcel 32, Site Plan Review

Commissioner WHILLOCK recuses himself from all items in relation to the Ford Dealership.

Bill Blankenship, President, Bill Blankenship & Partners – approx. 19,000 sq.ft of building, Ford will dictate size of signage, building is not required to have a sprinkler system,

Town Administrator Melissa Peagler – recommend approval subject to,

- *approval of change in configuration of the plat with relocating a right-of-way/temporary Y-turn around,*
- *relocation of fire hydrants,*
- *receive a variance on signage for ten additional square footage and placement on two sides prior to receiving sign permit,*
- *Reserve strips to be combined with adjoining property.*

It came on a motion by Alderman JONES, seconded by Commissioner RENEAU, to approve the site plan subject to exceptions as stated by the Town Administrator.

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

- It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, that the rules be suspended and the following two items be added to the agenda:

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

- David Hayes, Request to Close Right-of-Way/Cul-de-Sac on Sharon Drive

Current cul-de-sac to be relocated and transformed into a temporary Y-turn around with a 3 year bond for paving to be posted.

It came on a motion by Commissioner RENEAU, seconded by Commissioner ELDER, to recommend to BMA, closure of the current right-of-way.

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

- David Hayes, Request Approval of Subdivision Plat

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to approve the plat revisions subject to the turn-around revisions being approved by the BMA and bond being submitted.

On a voice vote, the motion passed 8-1, with Alderman JONES voting NO, and was so ordered.

- Brandy M. Harman Jones, Lot 2 North Gay St, Map 68, Group J, Parcel 1.01, Rezone Request (B-2 to A-1)

It came on a motion by Mayor GANTTE, seconded by Commissioner ENTWISTLE, to approve the rezone request and recommend to BMA for passage.

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

- Discussion Pertaining to Density in the B-1 District

B-1 district does not have a residential density requirement. Suggest two options for justification of either a density requirement or no density requirement.

Discussion/Direction only, no action taken.

- Discussion of Sign Regulations

Recent signage issues:

- *Hwy. 92 right-of-way*
- *Temporary signage, possibly limit number of temporary signs on each property/acreage*
- *Enforceable*

Discussion only, no action taken.

Taped recording ends at this point.

- Annual Zoning Ordinance

Item not addressed, will be included in the next regular meeting agenda.

- *Added Agenda Item:* Cal Smith (Majestic Bay, Lots 120 & 121), Request Special Exception of an Accessory Building (Detached Garage over 900 sq.ft.) and Two Lot Subdivision (Combining 2 lots into 1)

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the above request.

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

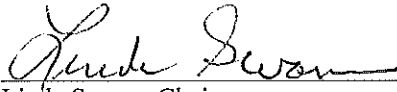
IX. MISCELLANEOUS

None presented.

X. ADJOURNMENT

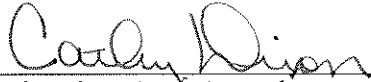
It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to adjourn the July 23/27, 2015 meeting of the Dandridge Regional Planning Commission.

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

A handwritten signature in cursive script, appearing to read "Linda Swann", written over a horizontal line.

Linda Swann, Chairman

ATTEST:

A handwritten signature in cursive script, appearing to read "Cathy Dixon", written over a horizontal line.

Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-072715

From: Cathy Dixon [<mailto:cdixon@dandridgetn.gov>]

Sent: Wednesday, June 24, 2015 2:48 PM

To: Linda Swann; Mayor George Gantte; David Jones; Jessi Chambers Elder; Mari Entwistle; Cecil Franklin; Terry Reneau; Richie Ridley; Rusty Whillock; Jim Gass; Joe Barrett; gsatterfield@dandridgetn.gov; mpeagler@dandridgetn.gov; Gregg Gann; Andy Riley; Mike Norton

Subject: CANCELLED - No Meeting for Dandridge Regional Planning Commission for June 25th

The only agenda item for the Dandridge Regional Planning Commission to be held on Thursday, June 25, 2015 has been withdrawn at this time, therefore the meeting is cancelled.

The next regular scheduled monthly meeting should be Thursday, July 23rd.

Cathy

PUBLIC NOTICE

The ***Dandridge Historic Planning Commission*** will meet on Thursday, May 28, 2015 at 6:00 p.m. at the Dandridge Public Works/Police Department Building to review the following:

- Kent Maples, 1221 & 1223 Circle Drive, Map 68N, Group E, Parcels 001 & 001.01, Residential Rehabilitation and Addition

There will be no regular meeting of the ***Dandridge Regional Planning Commission*** held for the month of May (5/28/15) due to no items being submitted for the agenda. The next regular monthly meeting will be June (6/25/15).

Publish, Thursday, May 21, 2015. Send affidavit of publication to:

Town of Dandridge
PO Box 249
Dandridge TN 37725

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 April 2015**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, April 23, 2015 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RICHIE RIDLEY

- ABSENT: Commissioner RUSTY WHILLOCK

- 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 Alderman JONES, seconded by Mayor GANTTE, that the Regular Meeting Minutes of March 26, 2015 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Aqueel Kouser/David Styles, Nichol's Road and Valley Home Road, Map 68F, Group B, Parcel 6, 2 lots or less Subdivision

Tapped recording begins during this discussion.

Proposed 5 rental units (10 families), brick fronts/vinyl sides. Location and expense of fire hydrant was discussed.

Town Administrator, Melissa Peagler proposed that she be allowed to direct the water department to dig down to determine the size of the current water line in question.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, that this item be placed on the agenda for the next regular scheduled meeting with no additional fee.

It was confirmed that the water line in question is a 6" line. With such, a fire hydrant could be placed at the end of Gaby Drive. Commissioner Reneau suggested another location for the hydrant that would not disturb any current driveways.

Mayor GANTTE removes his previous motion, and seconded by Commissioner FRANKLIN.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the 2 lot subdivision contingent upon fire hydrant being placed at the discretion of the DVFD fire chief.

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

- Traffic Impact Analysis Regulations

Updated to include language for sidewalks and pedestrian ways.

It came on a motion by Mayor GANTTE, seconded by Commissioner ELDER, to approve the regulations and forward to the BMA for passage.

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

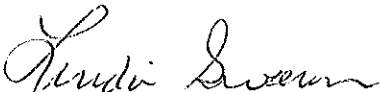
VII. MISCELLANEOUS

None presented.

VIII. ADJOURNMENT

It came on a motion by Commissioner ENTWISTLE, seconded by Commissioner ELDER, to adjourn the April 23, 2015 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-042315

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 March 2015**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, March 26, 2015 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner CECIL FRANKLIN
- Commissioner RICHIE RIDLEY
- Commissioner RUSTY WHILLOCK

- ABSENT: Commissioner JESSIE ELDER
 Commissioner MARI ENTWISTLE
 Commissioner TERRY RENEAU

- 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 Alderman JONES, that the Regular Meeting Minutes of March 10, 2015 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte reported that the Town has received an appraisal from TDOT regarding the library property. BMA has decided to have the appraisal reviewed by another general appraiser in addition to having a new appraisal completed by Don White, Certified General Appraiser out of Knoxville.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- First United Methodist Church (William Schneider), 121 E. Meeting St., Map 68N, Group D, Parcel 12, Site Plan Review

Item will be rolled to the next regular scheduled meeting.

- Review of Traffic Impact Analysis Regulations

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to place this item on the next regular scheduled agenda for action.

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

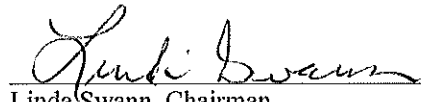
VII. MISCELLANEOUS

Planner Joe Barrett presented information regarding Vested Property Rights Act of 2014.

VIII. ADJOURNMENT

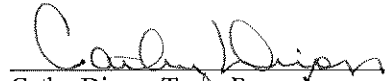
It came on a motion by Mayor GANTTE, seconded by Alderman JONES, to adjourn the March 26, 2015 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-032615

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
10 March 2015**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Tuesday, March 10, 2015 at 6:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Alderman DAVID JONES
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU

- ABSENT: Mayor GEORGE GANTTE
Commissioner JESSIE ELDER
Commissioner RICHIE RIDLEY
Commissioner RUSTY WHILLOCK

- 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 Commissioner RENEAU, seconded by Commissioner ENTWISTLE, that the Regular Meeting Minutes of December 4, 2014 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Nick Lakins & Derrek Wolfe, Milldale Road, Map 57, Parcel 74, Rezone Request (R-1 to R-3)

Mayor GANTTE arrives at 6:05.

Proposed market rate apartments, not low income housing, 1,000 sq.ft., not sure of floor plans at this time.

It was mentioned that the owners of Parcel 74.01 were not against transitioning to a higher density. The Town Administrator recommended that Parcel 74.01 be included in the rezone request since the landowners have indicated no objection to rezone.

State Planner Comments: The proposed rezoning is from low density residential to planned high density residential district. The R-3 district is not strictly a high density residential district, but a district specifically for Planned Unit Developments. There is a mix of low density and high density residential uses and commercial activities in the general vicinity with three different types of zoning districts established. There is a limited number of R-3 districts in the town and this is an ideal location for this type of district (or PUD). Permitted uses by right include single family residential, duplexes, apartments, and condos.

The zoning district is not inconsistent with the mix of land use activities or the zoning scheme in the general vicinity and should encourage additional innovative residential development in the area.

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to approve the rezone request from R-1 to R-3 for parcels 74 & 74.01 and recommend to BMA for passage.

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

VII. MISCELLANEOUS

- None presented.

VIII. ADJOURNMENT

It came on a motion by Commissioner ENTWISTLE, seconded by Commissioner FRANKLIN, to adjourn the March 10, 2015 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-031015

PUBLIC NOTICE

The Town of Dandridge Historic Planning Commission and Regional Planning Commission WILL NOT be held on Thursday, February 26, 2015 as originally scheduled. The meetings will be rescheduled as follows:

The **Dandridge Historic Planning Commission** will meet on Thursday, March 5, 2015 at 5:30 p.m. at the Dandridge Public Works/Police Department Building to review the following:

- Mary Alice Schmitt, 113 E. Main St., Approval of Fence/Arbor, Walkway/Stairs, Doors
- Elizabeth Lovelace/Shari Adams, 105 W. Meeting St., Map 68N, Group B, Parcel 8, Demolition of Shed (remove shed behind house and regrade for parking and detached garage), addition of stained concrete parking between Middle Alley and house
- Richard Ridley, 1208 Gay St., Demolition (rear block building)
- Gary Lindsey (Max Frye), 137 E. Meeting St., Map 68N, Group D, Parcel 4, Approval of Mechanical Vending Ice House
- First United Methodist Church (William Schneider), 121 E. Meeting St., Map 68N, Group D, Parcel 12, Approval of Parking Lot

The **Dandridge Regional Planning Commission** will meet on Thursday, March 5, 2015 at 7:00 p.m. at the Dandridge Public Works/Police Department Building to review the following:

- First United Methodist Church (William Schneider), 121 E. Meeting St., Map 68N, Group D, Parcel 12, Site Plan Review
- Nick Lakins & Derrek Wolfe, Milldale Road, Map 57, Parcel 74, Rezone Request (R-1 to R-3)
- Review of Traffic Impact Analysis Regulations
- Training (Planning & Zoning & Board of Appeals Meetings), Knoxville, March 11, 2015, 8:30-12:30

Publish, Thursday, February 26, 2015. Send affidavit of publication to:

Town of Dandridge
PO Box 249
Dandridge TN 37725

Feb. 26th rescheduled due to inclement weather
Mar. 5th rescheduled due to inclement weather
Mar. 10th - Plng. Comm. - Nick Lakins / Derrek Wolfe only, so rezone Ord. could be presented to BMA.
Mar. 26th - Plng Comm. - remaining agenda items.
(reg. mtg.)

Mar. 19th - HPC recessed + reconvened on 3/26.

PUBLIC NOTICE

The ***Dandridge Historic Planning Commission*** will meet on Thursday, January 22, 2015 at 6:00 p.m. at the Dandridge Public Works/Police Department Building to review the following:

- Elizabeth Lovelace & Shari Adams, 105 W. Meeting St., Map 68N, Group B, Parcel 8, Demolition of Shed and Other (regrade, detached garage, stain concrete, landscape improvements, historic signage)
- Jefferson County Board of Education (David Longmire), 1221 Gay St., Map 68N, Group B, Parcel 1, Approval of new roof

There will be no regular meeting of the ***Dandridge Regional Planning Commission*** held for the month of January (1/22/15) due to no items being submitted for the agenda. The next regular monthly meeting will be February (2/26/15).

Publish, Thursday, January 15, 2015. Send affidavit of publication to:

Town of Dandridge
PO Box 249
Dandridge TN 37725

