

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
1 December 2009**

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, December 1, 2009 at 5:30 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT: Alderman MIKE CHAMBERS
Commissioner ANNA GRAY

- 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 SWANN, seconded by Commissioner FRANKLIN, to adopt the Regular Meeting Minutes as written for the September 22, 2009 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

- Eddie Collins, 1011 N.Gay St., Map 68J, Group D, Parcel 14, Variance on Signage

Request a variance to allow an additional ground sign to be placed in front of his business on Old Hwy. 92/Gay St. Tractor trailer trucks often miss the business and then end up trying to make a turn at the intersection of Gay/Meeting St. Sign is requested to assist trucks into business. Sign will be 2 sided and 4x3.

State Planner, Joe Barrett: The business has double property frontage.

It came on a motion by Commissioner HASTY, seconded by Commissioner SWANN, to grant the variance and allow the sign on Gay St.

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

- Shanna Phillips/Tina Woods, 110 Peyton Drive, Variance on Signage

A Nu U Concept, does not have roadside property frontage for signage. Has requested permission from 1st TN Bank to place a sign beneath the 1st TN sign. Would be willing to remove sign from A Nu U building if a sign could be placed at the highway.

State Planner, Joe Barrett: The business currently only has a wall sign, no ground sign. Allowing an additional sign would be dependent on an agreement with the frontage property owners to allow a sign to be placed on their property. Variance request would be for an off premise sign in lieu of an on premise sign. Business would be allowed to keep wall sign.

Town Attorney, Jim Gass: Recommended an agreement be in place from the frontage property owner (1st TN Bank) to allow the sign on their property and receive specifics of what type of sign would be allowed before any action is made by the BZA.

This item was withdrawn from the agenda until which time an agreement can be made with 1st TN to allow the sign.

A Nu U requested permission to place a temporary Re-Grand Opening sign until which time an agreement can be made to allow a permanent sign. A Nu U was informed this would be an administrative issue, and to speak with the Building Inspector/Codes Enforcement officer regarding this.

VII. MISCELLANEOUS

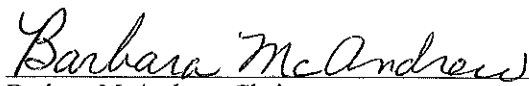
- Jeremy Lawson, H&R Block: Requesting a variance for a seasonal non-permanent sign. The requested sign will not be placed near the road; it will be placed by the door to the business. Requested sign is designed as that of a sandwich board on wheels. The sign will be placed during business hours for approx. 3 ½ months, during heavy tax season.

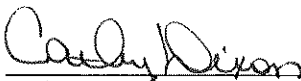
No action was needed from this board for this request.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to adjourn the December 1, 2009 meeting of the Dandridge Board of Zoning Appeals.

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


Barbara McAndrew, Chairman


Cathy Dixon, Town Recorder
MINUTES-BZA-120109

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
1 December 2009**

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, December 1, 2009 immediately following the BZA meeting.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT: Alderman MIKE CHAMBERS
Commissioner ANNA GRAY

- 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 SWANN, that the Regular Meeting Minutes be approved as presented for the September 22, 2009 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE welcomed Barbara McAndrew to another term on the Regional Planning Commission (her term expired 12/1/09).

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Charles & Linda Atchley/Judy Jones, 383 Goose Creek Rd., Map 67, Parcel 55, Rezone Request (A-1 to C2) (Urban Growth Area)

Plans to have a garden center and sell tractors and lawn mowers, etc.

Mayor GANTTE: Concerned that infrastructure could not handle such a rezone. DWMF Superintendent, Mike Norton stated that water is provided by Shady Grove Utility in that particular area and no sewer would be available.

State Planner, Joe Barrett: This is not a permitted use within either district, but allows discretion for the BZA to make a determination whether it would be a similar use to other uses allowed in such a district. Such a use could be established either in A-1 or C-2. If the property is rezoned to C-2, there is no other connecting property that is currently C-2; closest is a B-3 district within the city limits on the other side of the interstate, therefore, the property could then be considered as spot zoning. Mr. Barrett stated that the property is not suitable for a C-2 zone, and does not recommend such rezone request. A garden center would be more consistent within the A-1 district.

County Zoning, Tim Seals stated that he had previously discussed with Ms. Atchley that he believed a garden center would be allowed in the A-1 district, but Ms. Atchley still requested the rezone.

Ms. Atchley stated that the desire of the property is for it to be rezoned to C-2.

It came on a motion by Commissioner DOCKERY, seconded by Commissioner FRANKLIN, to deny the rezone recommendation.

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

- Eddie Collins, 1011 N.Gay St., Map 68J, Group D, Parcel 14, Site Plan Review

Future plans are to add another floor (2nd story) to the existing building for more storage. There will be no change to the use of the building.

State Planner, Joe Barrett: The footprint of the building will not be changed, nor will the use be altered, but recommends to go through the permitting process.

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

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

- Charles & Marsha McSpadden, 613 E.Meeting St., Map 69A, Parcel 1, Site Plan Review

Chuck McSpadden: Requesting a 25'x28' addition to existing office (south end of warehouse). This request was previously approved in 2006.

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

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

- Capstone Development/Larry Churchwell, Sunrise Ridge Blvd., Map 58, Parcel 69, Rezone Request (R-1 to M-1)

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

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

- Brazelton Lodge/Jack Glenn, 964 S.Hwy.92, Map 68J, Group A, Parcel 2.01, Rezone Request (R-1 to B-2)

Lot 1

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

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

- Brazelton Lodge/Jack Glenn, 964 S.Hwy.92, Map 68J, Group A, Parcel 2.01, 2 lots or less Subdivision

Combining lots 1 & 2 into one.

State Planner recommends approval.

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

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

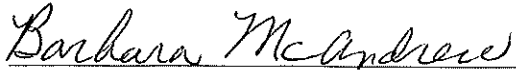
VII. MISCELLANEOUS

No business presented.

VIII. ADJOURNMENT

It came on a motion by Commissioner DOCKERY, seconded by Mayor GANTTE, to adjourn the December 1, 2009 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-120109

PUBLIC NOTICE

The *Dandridge Historic Planning Commission, Board of Zoning Appeals, and Dandridge Regional Planning Commission* will not meet for the month of October due to no items being submitted for the agenda.

The meetings of the *Dandridge Historic Planning Commission, Board of Zoning Appeals, and Dandridge Regional Planning Commission* will combine for the months of November and December and be held on Tuesday, December 1, 2009. Historic Planning Commission will meet at 5:00 and Regional Planning Commission will meet at 6:00.

Agenda items for this meeting date must be received in Town Hall by Thursday, November 12, 2009 at 5:00 p.m.

Publish, Thursday, October 15, 2009. Send affidavit of publication to:
Town of Dandridge
PO Box 249
Dandridge TN 37725

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
22 September 2009**

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 22, 2009 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
 - Commissioner PAM DOCKERY
 - Commissioner CECIL FRANKLIN
 - Commissioner MARK JACKSON
 - Commissioner LINDA SWANN

 - ABSENT: Mayor GEORGE GANTTE
Alderman MIKE CHAMBERS
Commissioner ANNA GRAY
Commissioner JACK HASTY

- 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 SWANN, seconded by Commissioner DOCKERY, to adopt the Regular Meeting Minutes as written for the August 25, 2009 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

State Planner, Joe Barrett, was not in attendance at this meeting, but he did submit review comments to commission members beforehand.

VI. NEW BUSINESS

- Dandridge Ministerial Association/John Thompson, Industrial Park Road, Point of Clarification

Applicant's request is to determine that the use is consistent with other permitted uses and grant a special exception. The proposal calls for operating a Halfway House, which will be run from an existing building in the Industrial Park (M-1 District). Activities of the Halfway House will include counseling for troubled teens with a live-in counselor. The food pantry will be moved from its current location to this facility in order to expand and house everything at one facility. Cubicles will be built (dormitory type setting with bed, nightstand, & closet) to assist those coming out of the workhouse to transition. Means to earn income

will be provided along with on-site security. Youth will also be trained to build things they can sell, hygiene, etc. in order to make it in society.

State Planner comments/recommendation: The zoning does not specifically list the proposed use as a permitted use. The board has the discretion to review the proposed use as a special exception. In considering approval as a special exception, the board considers "any use which, in the opinion of the board of zoning appeals, would be of the same character as the above and could not destroy the intent of the code will be permitted." Planner recommends the BZA be consistent with uses that are not suitable for residential areas and determine that the use is consistent with other permitted uses and upholds the intent of the zoning ordinance.

It came on a motion by Commissioner SWANN, seconded by Commissioner JACKSON, to grant the special exception.

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

- Ronald L. Hill, Nichols Rd., Map 68F, Group B, Parcel 6, Duplex Special Exception

The applicant is requesting a special exception for duplexes in an R-1 district. The proposal calls for 4 duplexes on 4 lots (3 ½ acres total); 1 duplex per lot on property located between Valley Home Road & Nichols Road in an R-1 district.

State Planner comments/recommendations: The zoning permits duplexes in the R-1 district as a special exception following review and approval by the BZA. Any plat or plan is for reference purposes only to afford members to make an informed decision regarding approval or denial of the special exception. A plat would be reviewed by the planning commission at a later date. The concept plat that staff reviewed was in conformance with the regulations. Recommend granting the special exception request.

It came on a motion by Commissioner JACKSON, seconded by Commissioner DOCKERY, to approve the special exception request.

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

- Michael Bossert, 714 E. Meeting St., Map 69, Parcels 2.01 & 2.02, Parking variance

Request is for a variance from Section 11-309 for the number of off-street parking spaces. Proposal calls for an expansion of an existing business on 2 lots of record in the same ownership.

State Planner comments/recommendations: The zoning does not specify this particular use in order to calculate the number of off-street parking spaces. The closest use would be a commercial building, which requires 1 space per 250 square feet of floor area. However, considering the large storage buildings, this would require 75 spaces on the lot with the existing building and 174 spaces for the adjoining lot. This is not reasonable or necessary. The most appropriate formula would be for the number of employees related to the storage buildings and a commercial building for the showroom. This would require two different formulas for two different uses. Number of parking spaces based on number of employees plus 1 space/250 sq.ft floor area for lot with existing business. Number of spaces for adjoining lot would be based on number of employees. The difference between the 75 and 174 required spaces and this formula would be the specific variance from the parking requirements. Recommend granting the variance based on current parking standards are unsuitable for this particular use. Also recommend basing the parking by number of employees for the storage and a commercial building for the showroom.

It came on a motion by Commissioner SWANN, seconded by Commissioner DOCKERY, to grant the variance based on the current use and parking spaces based on the number of employees for the storage and a commercial building for the showroom.

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

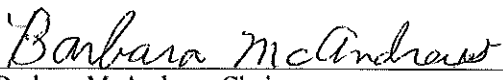
VII. MISCELLANEOUS

None

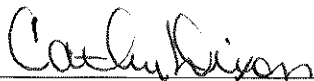
VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner DOCKERY, to adjourn the September 22, 2009 meeting of the Dandridge Board of Zoning Appeals.

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



Barbara McAndrew, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-092209

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
22 September 2009**

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 22, 2009 immediately following the BZA meeting.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT: Mayor GEORGE GANTTE
Alderman MIKE CHAMBERS
Commissioner ANNA GRAY
Commissioner JACK HASTY

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 JACKSON, that the Regular Meeting Minutes be approved as presented for the August 25, 2009 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

State Planner, Joe Barrett, was not in attendance at this meeting, but he did provide comments/recommendations for commission members review before the meeting.

VI. NEW BUSINESS

- Southview Development/Eddy Garrett, Majestic Bay II, Map 76, Parcel 61, Rezone Request from R-3 to R-1

State Planner comments/recommendations: This request is considered a "down zoning" or zoning to a less intensive or dense use. The most significant change if the property were rezoned, would be to change from a permitted 7,500 sq.ft (R-3) lots to 22,000 sq.ft (R-1) lots and condominiums would be prohibited. This section was originally planned for condominiums. The current lot configuration has been designed for low density residential housing. Recommend rezoning the property from R-3 to R-1 consistent with the Phase One section of the subdivision.

It came on a motion by Commissioner JACKSON, seconded by Commissioner SWANN, to approve the rezone request and submit to BMA for passage.

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

- Southview Development/Eddy Garrett, Majestic Bay II, Map 76, Parcel 61, Preliminary 42 lot Subdivision

Request approval for a preliminary plat for a 42 lot subdivision.

State Planner comments/recommendations: The subdivision is an expansion of the Majestic Bay Subdivision with 2 access points that are currently on a temporary cul-de-sac. There is a proposed boat launch and lot sizes range from 0.57 acre to 1.43 acres of buildable area above 1002 contour (lots are much bigger overall). There is a proposed road that will be approximately 3,600 feet long. There are 2 road sections that are close to a 10% grade (lots 103, 104, 93 & 94), but proposed road grades are under the maximum 10% grade. Public water and sewer will be extended into the subdivision. Recommend granting preliminary approval subject to the following revisions:

- *Submit erosion control & drainage plan (submitted)*
- *Note zoning district (will note once rezone is passed through BMA)*
- *Correct rear setback (will note once rezone is effective)*
- *Depict proposed road names (Majestic Bay Circle will continue through this section)*
- *Submit utility layouts showing connections to existing lines, line sizes, approximate locations and fire hydrant locations (submitted)*
- *Depict proposed drainage improvements along proposed road (i.e. culverts) (submitted)*

It came on a motion by Commissioner JACKSON, seconded by Commissioner SWANN, to approve preliminary subdivision.

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

- Michael Bossert, 714 E. Meeting St., Map 69, Parcels 2.01 & 2.02, Site Plan Review

Request site plan approval for two lots of record.

State Planner comments/recommendations: The existing business will be expanded to include a showroom and additional indoor storage. Currently, the business contains some outdoor storage, which is prohibited. Recommends granting approval for the site plan subject to the following revisions:

- *Depict topography of existing and finished grades*
- *Note distance to nearest fire hydrant (completed)*
- *Note access to and from adjoining lots (completed, both lots are owned by M.Bossert and ingress/egress will not be limited between the lots)*
- *Depict dumpster locations (completed)*
- *Note type of vegetation for landscaping (completed)*
- *Submit a drainage plan*
- *Depict a designated loading/unloading area for the storage buildings (completed)*

It came on a motion by Commissioner DOCKERY, seconded by Commissioner SWANN, to approve the site plan subject to depicting topography of existing and finished grades & submitting a drainage plan.

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

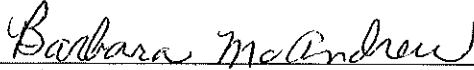
VII. MISCELLANEOUS

Town Administrator Jim Hutchins: Informed commission of the Religious Freedom Restoration Act which was passed by state legislature on July 1, 2009.

VIII. ADJOURNMENT

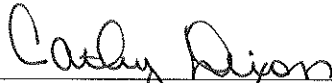
It came on a motion by Commissioner DOCKERY, seconded by Commissioner FRANKLIN, to adjourn the September 22, 2009 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-092209

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
25 August 2009**

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, August 25, 2009 at 7:00 p.m.
- B. Vice-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:
- Mayor GEORGE GANTTE
 - Alderman MIKE CHAMBERS
 - Commissioner PAM DOCKERY
 - Commissioner CECIL FRANKLIN
 - Commissioner JACK HASTY
 - Commissioner MARK JACKSON
 - Commissioner LINDA SWANN
- ABSENT: Chairman BARBARA McANDREW
Commissioner ANNA GRAY

- 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 Alderman CHAMBERS, to adopt the Regular Meeting Minutes as written for the July 23, 2009 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 Point/Richard Talley, 122 Marina Drive, Request Special Exception under Planned Unit Development, Variance for concrete RV sites, Variance for the construction standards of the access road.

It came on a motion by Alderman CHAMBERS, seconded by Mayor GANTTE, to table this item until which time The Point requests that the item be placed back on the agenda.

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 Alderman CHAMBERS, to adjourn the August 25, 2009 meeting of the Dandridge Board of Zoning Appeals.

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



Linda Swann, Vice-Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-082509

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
25 August 2009**

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, August 25, 2009 immediately following the BZA meeting.

B. Vice-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:

- Mayor GEORGE GANTTE
- Alderman MIKE CHAMBERS
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT: Chairman BARBARA McANDREW
Commissioner ANNA GRAY

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 DOCKERY, seconded by Commissioner FRANKLIN, that the Regular Meeting Minutes be approved as presented for the July 23, 2009 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

Chairman McANDREW arrives at meeting and assumes chair of meeting.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- The Point/Richard Talley, 122 Marina Drive, Final Site Plan Review

It came on a motion by Mayor GANTTE, seconded by Alderman CHAMBERS, to table this item until which time The Point requests that the item be placed back on the agenda.

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

- Richard & Tammy Tarvers/Batson & Himes, Maps 76DA & 76DB, Parcels 1 & 12, 2 lots or less subdivision

*Mark Stinley, Batson & Himes: Request to combine 2 lots into 1 in Dandridge Landing Subdivision.
State Planner, Joe Barrett: There is an old lot line through the middle of the plat and are doing away with old lot line. The total acreage will be 2.67, and plenty of room for a building site. No deficiencies found, recommend approval.*

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

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

- Olive Johnson/Gregg Gann, 150 W.Dumplin Valley Rd., Map 57, Parcel 15, 2 lots or less subdivision

This item was removed from the agenda.

- Gary Lindsay (Lindsay's Mkt.), 135 E.Meeting St., Point of Clarification re: Permits

Request that building permit fees be waived if and when he decides to rebuild store that previously burned. Hopes to be able to make a decision within the next 6 months, depending on clean-up and business.

Town Attorney, Jim Gass: There are two legal issues at hand; (1) time frame of when building will be reconstructed from time of loss, (2) determination of total/partial loss of building. Mr. Lindsay was advised to make the request for a permit once he knows for sure that reconstruction would be completed within a 12 month time span. It will then be at the discretion of the BZA to determine if the building was a total or partial loss and whether fees will be assessed.

It came on a motion by Commissioner JACKSON, seconded by Alderman CHAMBERS, to table this issue until action by the BZA upon Mr. Lindsay's request.

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

- Darrin Wilson (Sugar Shack Bakery), 876 Hwy.92N, Point of Clarification re: Signage

Mr. Wilson stated that he was not aware of the requirement for a grease trap nor the signage regulations and the signage situation at his business location when he started his bakery business. Requesting to keep the temporary sign in place or a variance to allow a smaller permanent sign at the highway. Without a sign at the highway, is afraid that he will have no business.

State Planner, Joe Barrett: Does not meet the criteria for a variance. Suggest that a temporary extension for the temporary sign be granted until the revision of sign regulations is complete. As is, current regulations do not allow temporary signs at all, but the Town usually allows a new business to place a temporary sign for 14 days, if requested.

Commissioner JACKSON recuses himself as he is an owner within the same shopping center.

Commissioner JACKSON explains the shopping center's sign issue. Approx. 15-16 years ago the property went into bankruptcy. There were several businesses within the center including Mark's real estate business (Jackson Real Estate). At that time, no other businesses were interested in signage and all other owner's signed over their signage rights to Mark, henceforth, the reason Jackson Real Estate has all 144 sq.ft. of signage for the center. Mr. Jackson produced the actual document. As the years have gone by, the center has expanded and new businesses have come, but they do not have signage available.

A discussion was held regarding temporary signage throughout the Town, signs that are placed on state right-of-way, and suggestions regarding a common sign for the shopping center at hand where the property owners will need to get together and come up with a solution so that other businesses within the center can be recognized, if wanted.

Commissioner HASTY also recuses himself as he is a property owner within the shopping center also.

It came on a motion by Commissioner DOCKERY, seconded by Commissioner FRANKLIN, to grant a 120 day extension of the temporary sign right for the Sugar Shack Bakery, during which time the signage regulations are being reviewed/revised. The current sign will need to be relocated and moved off of the state right-of-way.

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

VII. MISCELLANEOUS

- John Thompson, Vice-President of Dandridge Ministerial Association: Seeking advice – The DMA is looking at purchasing the old Keith Dennis building on Industrial Park Road and using the building as a facility to work with non-violent individuals as they are released from jail to help them prepare to re-enter society. The facility will provide beds, training, reacclimation to work, interview techniques, and to start earning an income, GED preparation, along with A&D counseling if needed. Supervision will be provided along with an onsite caretaker

to enforce rules. Asking for clarification whether the current zone (M-1) allows such a facility, or will the DMA need to request a rezone, requesting a point of clarification. The Commission advised that the facility would not be in specific prohibition of the current zone in initially using the facility for their stated purpose until which time the request can be officially placed as an agenda item for rezone clarification, if need be, with the understanding that final authority/approval for a rezone would be made by the Board of Mayor and Aldermen.

- Commissioner Mark Jackson – Jefferson County Land Use Plan – instrumental that Dandridge and Jefferson City plays a role in the growth of planning for the county. Mr. Jackson voiced his opinion that he felt that Dandridge and Jefferson City should have growth and input on the county plan before the plan is completed, submitted and approved by County Commission.
- Mayor Gantte – Signage Regulation Review/Revisions – It came on a motion by Mayor GANTTE, seconded by Alderman CHAMBERS, that a Signage Committee be created to review/revise the signage regulations for recommendation to the planning commission. The Committee will consist of Gary Satterfield, Mark Jackson, Pam Dockery, Cecil Franklin, and the State Planner. The Committee will hold its first work session on September 8, 2009 at 5:30 p.m.

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

VIII. ADJOURNMENT

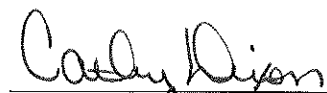
It came on a motion by Mayor GANTTE, seconded by Alderman CHAMBERS, to adjourn the August 25, 2009 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-082509

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
23 July 2009**

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, July 23, 2009 at 7:00 p.m.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT: Mayor GEORGE GANTTE
Alderman MIKE CHAMBERS
Commissioner PAM DOCKERY
Commissioner JACK HASTY

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 JACKSON, seconded by Commissioner FRANKLIN, to adopt the Regular Meeting Minutes as written for the June 25/29, 2009 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 Point/Richard Talley, 122 Marina Drive, Request Special Exception under Planned Unit Development, Variance for concrete RV sites, Variance for the construction standards of the access road.

No action taken, this item will roll to the August meeting.

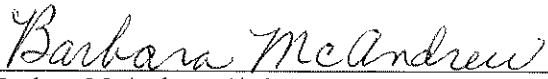
VII. MISCELLANEOUS

None

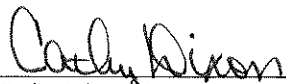
VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to adjourn the July 23, 2009 meeting of the Dandridge Board of Zoning Appeals.

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



Barbara McAndrew, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-072309

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 July 2009**

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, 2009 immediately following the BZA meeting.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT: Mayor GEORGE GANTTE
Alderman MIKE CHAMBERS
Commissioner PAM DOCKERY
Commissioner JACK HASTY

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 GRAY, that the Regular Meeting Minutes be approved as presented for the June 25, 2009 meeting.

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

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, that the Re-Convened Meeting Minutes be approved as presented for the June 29, 2009 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- The Point/Richard Talley, 122 Marina Drive, Final Site Plan Review

No action taken, this item will roll to the August meeting.

- The Point/Athanasios K. Angelopoulos (Angelo's at the Point), 122 Boat Dock Dr., Site Plan Review (addition of 2 sections of roof over patio)

*Proposing to extend two gable ended sections of the roof over the rear patio area (right (18x30) and left (18x20) of the bar area). Purpose is for shade and weather protection over existing seating area.
State Planner, Joe Barrett: more of a building code issue, procedural, no reason to grant approval.*

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

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

- 09/10 Annual Report and Planning Program Design

It came on a motion by Commissioner JACKSON, seconded by Commissioner FRANKLIN, to adopt the annual report and planning program design for 2009/2010.

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

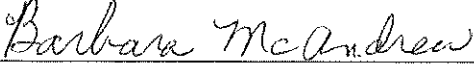
VII. MISCELLANEOUS

- Commissioner JACKSON: voiced his appreciation of the State Planner, Joe Barrett and the professional job he does and thanked & complimented him for what he does for Dandridge – consensus of the board! It was suggested that a written letter be sent to Joe's supervisor regarding such.
- Due to Music on the Town being held on Thursday's during the months of August & September, it was decided that the Planning Commission meetings for those months would be held on the fourth Tuesday instead.
- Reminder: Planning Commission Training Session, Jefferson County Growth Readiness for Water Quality (Presented by TVA), Thursday, August 20th, 5:30-7:30 p.m., Jefferson County Health Dept. (Findings and recommendations of the county sponsored growth readiness program)
- Commissioner JACKSON: asked if the intermodal rail system proposed for New Market was a done deal? Town Administrator, Jim Hutchins, will provide commission members with copies of a power point presentation that was given at a recent public meeting regarding such.

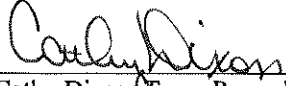
VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to adjourn the July 23, 2009 meeting of the Dandridge Regional Planning Commission.

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


Barbara McAndrew, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-072309

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
25 June 2009**

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, June 25, 2009 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON

ABSENT: Mayor GEORGE GANTTE
Alderman MIKE CHAMBERS
Commissioner PAM DOCKERY
Commissioner ANNA GRAY
Commissioner LINDA SWANN

- B. With no quorum being present, the meeting was adjourned to re-convene on Monday, June 29, 2009 at 6:15 p.m.

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
Re-Convene
29 June 2009**

III. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals re-convened session was held at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Monday, June 29, 2009 at 6:15 p.m.
- B. Chairman BARBARA McANDREW called the meeting to order and asked for roll call.

IV. ROLL CALL

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

- Chairman BARBARA McANDREW
- Alderman MIKE CHAMBERS
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON

ABSENT: Mayor GEORGE GANTTE
Commissioner ANNA GRAY
Commissioner LINDA SWANN

- 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 Alderman CHAMBERS, seconded by Commissioner FRANKLIN, to adopt the Regular Meeting Minutes as written for the May 28, 2009 meeting.

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

VI. BUSINESS PRESENTED BY THE MAYOR

None

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

- The Point/Richard Talley, 122 Marina Drive, Request Special Exception under Planned Unit Development, Variance for concrete RV sites, Variance for the construction standards of the access road.

No action taken, this item will roll to the July meeting.

IX. MISCELLANEOUS

None

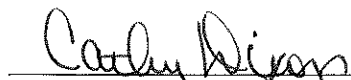
X. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner DOCKERY, to adjourn the June 29, 2009 meeting of the Dandridge Board of Zoning Appeals.

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



Barbara McAndrew, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-062909

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
25 June 2009**

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 25, 2009 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON

ABSENT: Mayor GEORGE GANTTE
Alderman MIKE CHAMBERS
Commissioner PAM DOCKERY
Commissioner ANNA GRAY
Commissioner LINDA SWANN

- B. With no quorum being present, the meeting was adjourned to re-convene on Monday, June 29, 2009 immediately following the BZA meeting (6:15 p.m.)

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
Re-Convene
29 June 2009**

III. CALL TO ORDER

- A. The Dandridge Regional Planning Commission re-convened session was held at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Monday, June 29, 2009 immediately following the BZA meeting.
- B. Chairman BARBARA McANDREW called the meeting to order and asked for roll call.

IV. ROLL CALL

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

- Chairman BARBARA McANDREW
- Alderman MIKE CHAMBERS
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON

ABSENT: Mayor GEORGE GANTTE
Commissioner ANNA GRAY
Commissioner LINDA SWANN

- 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 Alderman CHAMBERS, seconded by Commissioner FRANKLIN, to adopt the Regular Meeting Minutes as written for the May 28, 2009 meeting.

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

VI. BUSINESS PRESENTED BY THE MAYOR

None

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

- The Point/Richard Talley, 122 Marina Drive, Final Site Plan Review

No action taken, this item will roll to the July meeting.

Commissioner LINDA SWANN arrives at meeting.

- John Rimmer, Hwy.92 South, Map 68, Parcels 11.12 & 11.06, 3-5 lot subdivision

Propose to make 3 parcels out of 2 (Rimmer Realty business on Hwy.92).

State Planner, Joe Barrett: minor revisions needed.....2 certificates need to be placed on the plat and side setback needs to be changed from 10' to 20', recommend approval.

It came on a motion by Commissioner SWANN, seconded by Commissioner HASTY, to approve the subdivision, subject to the correct certificates being on the plat and side setbacks being changed.

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

- Jefferson County Air Park Resolution

Tim Seals: County proposes an amendment to the previous air park resolution (length of runways from 3,000 ft. to 3 options of 3,000/4,500/6,000')

Commission's concern in some wording re: Airstrips vs. Airparks (page 2 Airstrips heading) and the limits of the number of airplanes allowed.

It came on a motion by Commissioner SWANN, seconded by Commissioner HASTY, to approve the resolution with the recommendation that further modification be made to eliminate item #2 on page 2 under the heading "Airstrips."

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

IX. MISCELLANEOUS

None

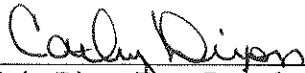
X. ADJOURNMENT

It came on a motion by Alderman CHAMBERS, seconded by Commissioner FRANKLIN, to adjourn the June 29, 2009 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-062909

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
28 May 2009**

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 28, 2009 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman MIKE CHAMBERS
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner MARK JACKSON

ABSENT: Commissioner LINDA SWANN

- 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 CHAMBERS, seconded by Commissioner FRANKLIN, to adopt the Regular Meeting Minutes as written for the April 23, 2009 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

- Hardee's/Principle USA, Jean Shutt, 509 Patriot Dr., Variance on wall sign

Louann Henderson, Principle USA: Building is being upgraded. Requests to place a sign on the building (mounted on roof by brackets, 48 sq.ft.) facing the interstate, in addition to the current pylon sign and relocating the current wall sign. This in hopes will create more visibility to the restaurant.

State Planner, Joe Barrett: Regulations allow one ground sign and the option to have one wall or roof sign. If the proposed sign would not be attached to the building, it would be considered a ground sign; therefore the business would have 2 ground signs and 1 wall sign. Since the sign will be attached/mounted via brackets, the business will then have 1 ground sign and 2 wall/roof signs. Regulations only allow 2 signs maximum, not to exceed 400 sq.ft. This is a reasonable request, but does not meet variance criteria. This is a unique situation.

It came on a motion by Commissioner HASTY, seconded by Commissioner JACKSON, to grant the variance request due to the unique specific location of the property, limited visibility of the property, and the current lack of adequate signage compared to other neighboring businesses. (The total signage request does not exceed the total square footage allowed per regulations.)

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

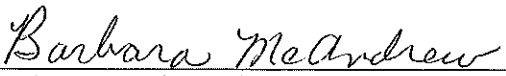
VII. MISCELLANEOUS

None

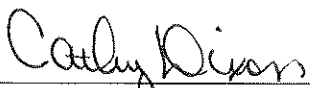
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman CHAMBERS, to adjourn the May 28, 2009 meeting of the Dandridge Board of Zoning Appeals.

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



Barbara McAndrew, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-052809

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 May 2009**

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 28, 2009 immediately following the BZA meeting.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman MIKE CHAMBERS
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner MARK JACKSON

ABSENT: Commissioner LINDA SWANN

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 CHAMBERS, that the Regular Meeting Minutes be approved as presented for the April 23, 2009 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- The Point/Richard Talley, 122 Marina Drive, Preliminary Site Plan Review

1st phase of campground, 38 spots for RV/camper (to be located to the right and rear of the restaurant), request preliminary approval. Excavation permit has already been issued. The access road will initially be gravel then paved to city specs and privately maintained. Plans fall within the requirements of TVA.

State Planner, Joe Barrett: The proposal is for a RV park within the B-4 district, containing a looped access road with a 20' wide wearing surface to accommodate approx. 39 RV sites with access to an existing boat ramp. The permitted uses section in the B-4 district does not specifically include RV parks as a permitted use. The RV park is required to be developed in accordance with Section 11-609, Location & Development Standards for Travel Trailer Parks. The proposal will likely need to be developed as a PUD. If the BZA is considering this proposal as a special exception/conditional use, standards can be imposed by the commission as a condition for approval. The site plan submitted cannot meet the zoning requirements in several sections. The current standards for RV parks contained in the zoning code appear ineffective and out-dated and are in need of revision (RV parks are not a common review item for the town). However, the layout of the proposed Point Development RV Park is not well designed and does not conform to even these standards contained in Section 11-609. Since the site plan cannot meet the requirements in their current form, staff is commenting on the plan and making recommendations not based solely on the current regulations, but effective standards by today's standards. Deficiencies under zoning requirements.....

- Minimum size of RV park site is 3 acres. The total acreage is not noted on the site plan, but site designated for RV park is well under 3 acres. (As a PUD, this would not be applicable)
- Exceeds required maximum density of 22 sites per acre. Accounting for 39 sites, the minimum acreage of the site would need to be close to 2 acres. (As a PUD, this would not be applicable)
- The required perimeter buffer strip is not suitable due to vicinity of the lake. (Based on the location of the RV park, the only space that a buffer strip may be needed would be along one end at the parking lot, all other areas are surrounded by the lake)
- The design of several sites would not afford 10' separation between RV's and many sites do not contain at least 1,000 sq.ft. per site due to insufficient site width. (Mr. Talley stated that most sites are 20'x75')
- Public restrooms & showers are required, but not depicted on the site plan. (Current restroom at the pavilion and showers are located at the marina)
- Water facilities & refuse storage are not depicted on the site plan.
- Scale is incorrect.
- Fire hydrants are not depicted (will need 1, possibly 2) (Per Gary Satterfield, Building Inspector/Codes Enforcement – Fire Chief has stated that 1 additional fire hydrant will be sufficient)

State Planner recommendations:

- Re-design the sites to afford 25' widths.
- Re-design the traffic flow & site design by re-designing the access road by including an interior access road that provides pull-thru sites for the interior sites and change the directional flow on the depicted access road in the opposite direction and angling the sites in the opposite direction to afford for angled backing of RV's on the driver's side.
- Submit utility plans for water with proposed fire hydrants; 1 near site 35 & site 29, for a total of 2 fire hydrants, should afford for adequate fire protection throughout the park.
- Submit a landscaping plan that includes all proposed landscaping and a buffer strip adjacent to the existing parking lot.
- Establish an entrance control station at the beginning of the access road. (not applicable within a PUD)
- Account for public restrooms and showers outside of the interior loop, but within 300 feet of all sites.
- Submit finished grades for the sites depicting a level site.
- Adjust the angle of some of the exterior sites to 45-60 degrees for easier maneuvering into the site.
- Depict a concrete pad for 50% of individual sites for approximately 10x50 concrete pad (gravel should be adequate for the remaining site to accommodate for vehicles).
- Depict accommodations for refuse collection for the park.
- Decrease the overall density of the site by reducing the total number of sites. (Not applicable within a PUD)
- Include amenities for the common areas.
- Note the total acreage of the site and overall density.
- Provide a blow-up of the individual site dimensions and layout.

If the campground is tied in as a PUD with the restaurant and everything else, then the 3 acre minimum requirement would not be an issue. The B4 zone is the most suitable zone for a RV park/campground and is compatible within the uses of the zone. If the site is developed as a PUD the following will be needed:

- Landscaping plan
- Utility plan
- Garbage plans

As the zoning is tailored within the B4 district, a PUD would be allowed as a special exception, if approved by the BZA.

DWMF Superintendent, Mike Norton: Sewer line currently runs through the site and will have to be re-routed.

Town Administrator, Jim Hutchins: The B4 zone does not allow for campgrounds, but since the lease with The Point provides a campground, the B4 zone needs to include that RV's/camp sites may be brought in as a special exception, approved by the BZA and complying with travel park regulations. An ordinance can be designed and presented to the BMA for such.

It came on a motion by Commissioner DOCKERY, seconded by Alderman CHAMBERS, to approve the preliminary site plan as a PUD, subject to.....

- Granting of a Special Exception under the Planned Unit Developments by the BZA;
- Granting of a variance for the concrete RV sites;

- Granting of a variance for the construction standards of the access road;
- Submittal of a Planned Unit Development Plan including the entire development on the property;
- Submittal of a Utility Plan;
- Submittal of a Landscaping Plan;
- Plat note requiring all sites be at least 20' in width;
- Plat note stating public restrooms & showers are available at the applicable location;
- Including a refuse collection (trash receptacles) location on site;
- Depicting a fire hydrant with adequate coverage;
- Correcting the graphic scale;
- Including a blow-up of the individual site layout;
- Evaluate the sites for adequate maneuverability and spacing;
- Note the zoning district.

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

- Annual Program Design

No action taken, draft design was presented for review and action will be taken in July.

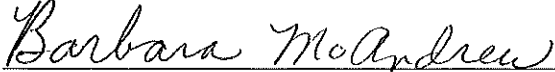
VII. MISCELLANEOUS

No business presented.

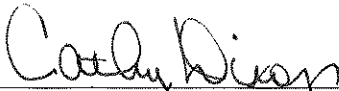
VIII. ADJOURNMENT

It came on a motion by Alderman CHAMBERS, seconded by Commissioner DOCKERY, to adjourn the May 28, 2009 meeting of the Dandridge Regional Planning Commission.

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


 Barbara McAndrew, Chairman

ATTEST:


 Cathy Dixon, Town Recorder
 MINUTES-PLANNING COMMISSION-052809

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
23 April 2009**

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 23, 2009 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman MIKE CHAMBERS
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

- ABSENT: Commissioner PAM DOCKERY
Commissioner CECIL FRANKLIN
Commissioner ANNA GRAY
Commissioner JACK HASTY

- 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 CHAMBERS, to adopt the Regular Meeting Minutes as written for the February 26, 2009 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

- Duff & Dawson Construction/Sean Glenn, 254-266-268 W.Main St., Map 68N A, Parcels 6 & 9, Variance on 10' side set backs to zero lot lines

The bank has requested the development (each unit) be placed into individual lots. There are 5 buildings/10 lots. Request zero lot line variance.

State Planner, Joe Barrett: One lot line side will be going directly down the middle of each building. There is nothing currently in zoning that allows the flexibility in the zero lot line. A good design has been presented and there is no problem with the zero lot lines.

It came on a motion by Commissioner SWANN, seconded by Commissioner JACKSON, to approve the zero lot line variance based on the plan as presented, and in the event something should change, the variance approval would be revoked in the event the presented plan would not be fulfilled.

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

VII. MISCELLANEOUS

None

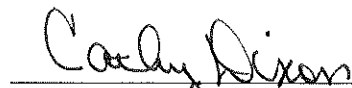
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman CHAMBERS, to adjourn the April 23, 2009 meeting of the Dandridge Board of Zoning Appeals.

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



Barbara McAndrew, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-042309

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 April 2009**

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, 2009 immediately following the BZA meeting.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman MIKE CHAMBERS
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT: Commissioner PAM DOCKERY
Commissioner CECIL FRANKLIN
Commissioner ANNA GRAY
Commissioner JACK HASTY

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 CHAMBERS, seconded by Mayor GANTTE, that the Regular Meeting Minutes be approved as presented for the March 26, 2009 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Re: newly implemented parking ordinance.....asked if anyone on the planning commission had recommendations to the BMA.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Duff & Dawson Construction/Sean Glenn, 254-266-268 W.Main St., Map 68N A, Parcels 6 & 9, 6-15 lot subdivision

Previously approved site plan is being changed to a PUD. A HOA will be formed and will maintain landscaping, lawns, and detention basin.

State Planner, Joe Barrett: Dealing with a subdivision plat/creating individual lots, and PUD plan.

It came on a motion by Commissioner SWANN, seconded by Mayor GANTTE, to approve the final plat, subject to changes in designations of units to lots, certifications, and all necessary signatures being obtained.

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

State Planner: Needs overall density, average lot size. Recommends approval subject to HOA documents being submitted for approval

It came on a motion by Commissioner JACKSON, seconded by Alderman CHAMBERS, to approve the PUD subject to the HOA documents being presented, footnotes to include the overall density and average lot size.

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

- TGI/Jim Schreiber, 682 S.Hwy.92, Map 92, Parcel 34.01, Site Plan Review

Arby's: (Chris Evans, Architect Director – Tom Johnson, Owner – Jim Schreiber)

State Planner: Formatting revisions needed, list building square footage, seating capacity, note approved 50' setback variance, side & rear setbacks, loading/unloading zone. Recommend approval subject to stated revisions made to site plan and bonds being posted.

It came on a motion by Mayor GANTTE, seconded by Alderman CHAMBERS, to approve the site plan, subject to the above mentioned revisions being made and bonds being in place for landscaping, utilities, parking, and drainage improvements.

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

- Scenic Highways

State Planner: Has spoke with the coordinator, and there are no funds available for designation at the state level. Designation has to be made at the state level before applying for federal level. But funds would be available from the federal level.

Proposed designation: Hwy.411, Hwy.92 south from Chestnut Hill to Dandridge and through Dandridge corporate limits to include Hwy.25/70 and Hwy.139.

It came on a motion by Commissioner JACKSON, seconded by Alderman CHAMBERS, to recommend to the BMA to petition the scenic highways designation.

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

- Signage Regulations

It came on a motion by Mayor GANTTE, seconded by Alderman CHAMBERS, to schedule a work shop at 6:00 p.m., just before the June planning commission meeting, to discuss signage regulations.

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

- Annual Program Design

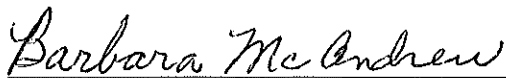
A partial draft was presented for review. A complete draft will be presented for review next month for action/approval in July.

VII. MISCELLANEOUS

VIII. ADJOURNMENT

It came on a motion by Alderman CHAMBERS, seconded by Commissioner SWANN, to adjourn the April 23, 2009 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-042309

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 March 2009**

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, 2009 at 7:30 p.m.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman MIKE CHAMBERS
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner MARK JACKSON

ABSENT:

- Commissioner LINDA SWANN

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 GRAY, that the Regular Meeting Minutes be approved as presented for the February 26, 2009 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Jefferson County/Tim Seals, Shale Road, Map 68, Parcels 29, 30, parts of 28, 31 & 31.07, Rezone Request from A-1 to I-1 (Urban Growth Area)

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

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

- Scenic Highways

No action taken. Item will be placed on April agenda. Members will look at criteria for designation and then determine whether to pursue or not.

- Signage Regulations

No action taken. Item will be placed on April agenda. State planner requests general recommendations from the commission before stating specific requirements (ideas, focus, direction, achievement).

- Annual Program Design

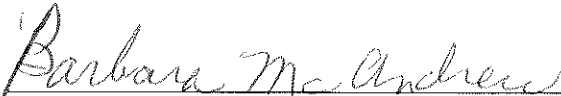
No action taken. Item will be placed on April agenda. Draft was presented for review.

VII. MISCELLANEOUS

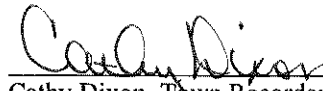
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to adjourn the March 26, 2009 meeting of the Dandridge Regional Planning Commission.

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


Barbara McAndrew, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-032609

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
26 February 2009**

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 26, 2009 at 7:00 p.m.
- B.** Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

- ABSENT:
Alderman MIKE CHAMBERS
Commissioner PAM DOCKERY

- 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 SWANN, to adopt the Regular Meeting Minutes as written for the January 22, 2009 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

- JJJ & Associates/Jim Schreiber, 682 S. Hwy.92, Map 58, Parcel 34.01, Variance on front setback &

(Arby's) – Request a front setback variance from 50' to 35' based on the location of the property. Request a monument type sign on the front of the property on the ground (no more than 10' high) to replace a sign that would normally be on the building. Required signage square footage would still be met. This in turn would help with visibility of the business due to the topography. State Planner, Joe Barrett: With the variance the building would be 35' from the edge of the right-of-way, but 105' from the actual road, which should be no issue in the future.

It came on a motion by Mayor GANTTE, seconded by Commissioner GRAY, to grant both variance requests.

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

- B-NAP-LLC/Nancy Roberts, Lot 7 – Sharon Drive (417 Southwest Commercial Park), Map 58, Parcel 3212, Variance on Parking Space Size

Site plan has been adjusted to accommodate 10' wide parking spaces by 18 ½ ' deep. Request variance on the depth of the parking spaces from 20' to the 18 ½ '.

State Planner: Suggests to eliminate the 6 spaces on the ends of the building entirely, to allow for 60 total spaces, and request variance for total number of spaces.

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

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

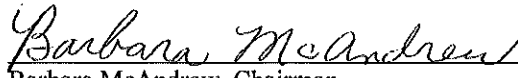
VII. MISCELLANEOUS

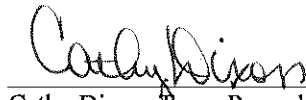
None

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to adjourn the February 26, 2009 meeting of the Dandridge Board of Zoning Appeals.

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


Barbara McAndrew, Chairman


Cathy Dixon, Town Recorder
MINUTES-BZA-022609

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 February 2009**

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 26, 2009 immediately following the BZA meeting, which began at 7:00 p.m.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT:

Alderman MIKE CHAMBERS
Commissioner PAM DOCKERY

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 SWANN, that the Regular Meeting Minutes be approved as presented for the January 22, 2009 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. RECESS

VI. PUBLIC HEARING

- Resolution No. 08/09-16 A Resolution Amending Article IV, Section D, of the Dandridge Municipal Subdivision Regulations (Development Prerequisite to Final Approval, Sidewalks)

No comments were made.

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to close the public hearing.

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

VII. RECESS

VIII. RECONVENE & CALL TO ORDER

IX. OLD BUSINESS

No business presented.

X. NEW BUSINESS

- B-NAP-LLC/Nancy Roberts, Lot 7 – Sharon Drive (417 Southwest Commercial Park), Map 58, Parcel 3212, Site Plan Review Revisions

(Comfort Inn) – State Planner, Joe Barrett – Everything is in order. Per discussion in the BZA meeting, the curbing will be expanded to allow for a 14' lane for fire truck accessibility. Recommend approval subject to bonding for landscaping, parking/paving, utilities (fire hydrant & booster pump), and drainage.

It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to accept the site plan revisions subject to the mentioned bonds being in place.

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

- Process of Designating Scenic Highways in the Corporate Limits of Dandridge

Information/Discussion only, no action taken. Commissioner JACKSON requests that information be sought to improve the beautification of Dandridge's future scenic highway designation.

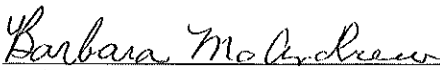
XI. MISCELLANEOUS

- Reminder.....MTAS Training – Knoxville, Planning & Zoning, Thursday, April 9th, 8:30-12:30
- Commissioner JACKSON would also like to see if there is money from TVA/TWRA for an aerator like what is on Cherokee Lake/Douglas Lake Dam areas for water quality improvement. He would like to see one placed around the dike area.
- Commissioner FRANKLIN requests that the signage regulations be reviewed.

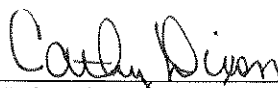
XII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner GRAY, to adjourn the February 26, 2009 meeting of the Dandridge Regional Planning Commission.

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


Barbara McAndrew, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-022609

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
22 January 2009**

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, January 22, 2009 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner LINDA SWANN
- ABSENT:
 - Alderman MIKE CHAMBERS
 - Commissioner ANNA GRAY
 - Commissioner JACK HASTY
 - Commissioner MARK JACKSON

- 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 SWANN, to adopt the Regular Meeting Minutes as written for the September 23, 2008 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

- LKM Properties (Weigel's)/Gary Hayes, Neon Service Co., 657 S.Hwy.92, Map 58, Parcel 34.07, Variance on signage.

Request the installation of a logo sign on front of store.

State Planner, Joe Barrett: If considered a sign, would exceed maximum signage, but considered a logo, there would be no problem.

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

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

- Bharat & Paresh Patel/Nancy Roberts, 417 Southwest Commercial Park, Lot 7, Sharon Drive, Map 58, Parcel 3212, Variance on parking space size.

Chairman McANDREW recuses herself and Vice-Chairman SWANN takes over as Chair of the meeting.

The site plan shows 9x18 parking spaces to keep with the required number of spaces. State Planner: 10x20 are required parking space sizes, one space per room plus one space per maximum number of employees per shift; with this requirement, would lose 20 parking spaces. Using 10x18 spaces would lose 8 parking spaces. Options would be to use either 10x20 or 9x18 parking spaces.

It came on a motion by Commissioner SWANN, to grant a variance for 9x18 parking spaces due to lot size and design.

The motion failed for lack of a second.

Tape recording of this meeting begins at this point.

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, that this item will be placed on the February agenda at no additional charge.

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

VII. MISCELLANEOUS

- Election of Officers

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to nominate and re-elect Barbara McAndrew as Chairman of the Regional Planning Commission

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY to close nominations.

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

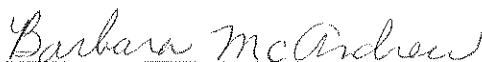
It came on a motion by Chairman McANDREW, seconded by Commissioner FRANKLIN, to retain all other officers: Linda Swann, Vice-Chairman and Cecil Franklin, Secretary

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

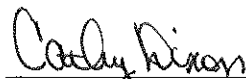
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to adjourn the January 22, 2009 meeting of the Dandridge Board of Zoning Appeals.

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



Barbara McAndrew, Chairman



Cathy Dixon, Town Recorder

MINUTES-BZA-012209

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
22 January 2009**

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 22, 2009 immediately following the BZA meeting, which began at 7:00 p.m.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner LINDA SWANN

ABSENT:

Alderman MIKE CHAMBERS
Commissioner ANNA GRAY
Commissioner JACK HASTY
Commissioner MARK JACKSON

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 be approved as presented for the December 2, 2008 meeting and the January 6, 2009 Special Called Session.

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

IV. BUSINESS PRESENTED BY THE MAYOR

- Election of Officers

It came on a motion by Commissioner DOCKERY, seconded by Commissioner FRANKLIN, that Mark Jackson be nominated to the Historic Planning Commission for a one year term.

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

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, that all officers be retained as elected from the BZA meeting.

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

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Bharat & Paresh Patel/Nancy Roberts, 417 Southwest Commercial Park, Lot 7, Sharon Drive, Map 58, Parcel 3212, Site Plan Revisions

This item was rolled to the February meeting.

- Donnie & Gloria Clevenger, Mountain Crest Subdivision, Lot 18, 2 lots or less Subdivision

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, that this item be rolled to the end of the agenda since no one is present for representation.

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

- Sidewalks

State Planner, Joe Barrett: Public Hearing will need to be scheduled in regards to change in the subdivision regulations regarding sidewalks.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner DOCKERY, to schedule the public hearing and place public notice in the local newspaper

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

- Major Road Plan

State Planner: Requested revisions have been made, Mayor and Chairman will need to sign plan and then the plan should be recorded at the court house.

It came on a motion by Commissioner DOCKERY, seconded by Mayor GANTTE, to adopt the revised major road plan.

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

- Process of Designating Scenic Highways in the Corporate Limits of Dandridge

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to roll this item to the February meeting.

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

- Guidance on Extension of Residential Building Permits

It came on a motion by Commissioner DOCKERY, seconded by Commissioner FRANKLIN, to recommend changes for review to the BMA for passage.

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

- MTAS Training – Knoxville, Planning & Zoning, Thursday, April 9th, 8:30-12:30

- Donnie & Gloria Clevenger, Mountain Crest Subdivision, Lot 18, 2 lots or less Subdivision

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to deny the subdivision as no one was in attendance to present the request.

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

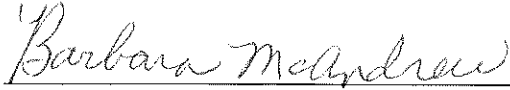
VII. MISCELLANEOUS

No business presented.

VIII. ADJOURNMENT

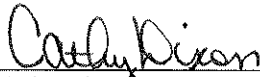
It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to adjourn the January 22, 2009 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-012209

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
SPECIAL CALLED MEETING
6 January 2009**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in special called session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Tuesday, January 6, 2009 at 6:30 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Vice-Mayor MIKE CHAMBERS
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY

ABSENT:

Commissioner PAM DOCKERY
Commissioner MARK JACKSON
Commissioner LINDA SWANN

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

III. NEW BUSINESS

- A Resolution Amending the "Zoning Resolution of Jefferson County, Tennessee" by Establishing Districts and Conditions for Airstrips, Air Parks, and Airports within Jefferson County, Tennessee

Commissioner MARK JACKSON arrives.

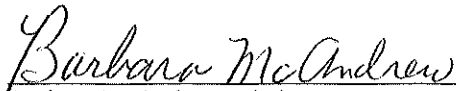
It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to approve the resolution and recommend to Jefferson County for passage.

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

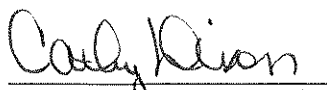
IV. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Vice-Mayor CHAMBERS, to adjourn the January 6, 2009 special called meeting of the Dandridge Regional Planning Commission.

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


Barbara McAndrew, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-010609

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
2 December 2008**

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, December 2, 2008 at 6:00 p.m.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Vice-Mayor MIKE CHAMBERS
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner MARK JACKSON

ABSENT:

Commissioner ANNA GRAY
Commissioner JACK HASTY
Commissioner LINDA SWANN

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 DOCKERY, seconded by Mayor GANTTE, that the Regular Meeting Minutes be approved as presented for the October 23, 2008 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte welcomed Vice-Mayor Chambers to the Commission replacing Alderman Ken Thornhill whose term expired 12/1/08.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Terry Taylor, 978 Valley Home Road, Map 68, Parcel 52, 2 lots or less Subdivision

*Requested preliminary & final approval on a lot to be divided into 2 lots.
State Planner, Joe Barrett: This is a simple subdivision within the County.*

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

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

*Commissioner LINDA SWANN arrives.
Commissioner JACK HASTY arrives.*

- United Hospitality Corp/Paul Williams, Sharon Drive, Map 58, Parcel 32, Site Plan Review

Will be a Hampton Inn, facing I40. Building is 33'8" in height, will have subsurface detention, sewer is on the property and will tie onto a manhole, water runs on the other side of the road, will install a booster fire pump due to insufficient pressure. The motel will consist of an indoor pool, hot tub, patio. Signage approval will be

requested at a later date. The building square footage = 41,550, lot size = 1.612 acreage. This will be a 62 unit, 3 story motel, with a flat roof. Plans are to start construction after the first of the year, with an opening date of July/August. An average of 6' of material will need to be removed from the property and replaced (heavy excavation), has TDEC approval. Awaiting plan approval from the Health Dept. and Fire Marshall. State Planner: Recommends approval, subject to posting drainage calculations and bond to cover utilities, booster pump, landscaping, and paving.

It came on a motion by Commissioner DOCKERY, seconded by Commissioner FRANKLIN, to approve the site plan subject to posting drainage calculations and bond to cover utilities, booster pump, landscaping, and paving.

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

- Sidewalks

No action taken, item was rolled to the next regular scheduled meeting.

Commissioner ANNA GRAY arrives.

- Major Road Plan

No action taken, item was rolled to the next regular scheduled meeting.

VII. MISCELLANEOUS
No business presented.

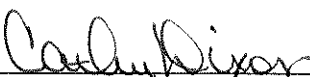
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to adjourn the December 2, 2008 meeting of the Dandridge Regional Planning Commission.

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


Barbara McAndrew, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-120208

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 October 2008**

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 23, 2008 at 7:00 p.m.

B. Mayor GEORGE GANTTE 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 KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner MARK JACKSON

ABSENT:

Chairman BARBARA McANDREW
Commissioner LINDA SWANN

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 DOCKERY, seconded by Alderman THORNHILL, that the Regular Meeting Minutes be approved as presented for the September 23, 2008 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

No business presented.

VII. MISCELLANEOUS

- Jefferson County Zoning Recommendation on Flood Plain Regulations

It came on a motion by Alderman THORNHILL, seconded by Commissioner JACKSON, to suspend the rules and add this item to the agenda.

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

It came on a motion by Commissioner JACKSON, seconded by Commissioner HASTY, to recommend to the Jefferson County Commission to adopt the flood plain regulations and the new flood insurance rate maps.

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

- Sidewalks

This item is rolled to the December meeting.

- Flood Plain Maps

No action taken, review only.

- Nov/Dec Meeting Date

The meeting for the combined months of November/December will be held on Tuesday, December 2, 2008 at 6:00 p.m.

- Dick Curran, Rebecca's Run: Heads up, this coming Tuesday, the Jefferson County Zoning Commission will be voting on revised zoning regulations covering airports, airparks, and airstrips. Asks for the support of the Town of Dandridge in the County's proposed changes to the zoning regulations.

VIII. ADJOURNMENT

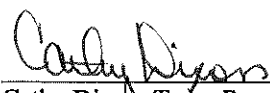
It came on a motion by Commissioner FRANKLIN, seconded by Commissioner DOCKERY, to adjourn the October 23, 2008 meeting of the Dandridge Regional Planning Commission.

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



George Gantte, Mayor

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-102308

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
23 September 2008**

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 23, 2008 at 7:00 p.m.
- B. Vice-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:

- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner JACK HASTY
- Commissioner LINDA SWANN

- ABSENT:
 - Chairman BARBARA McANDREW
 - Commissioner CECIL FRANKLIN
 - Commissioner ANNA GRAY
 - Commissioner MARK JACKSON

- 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 THORNHILL, seconded by Mayor GANTTE, to adopt the Regular Meeting Minutes as written for the August 28, 2008 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

- Jerry Wallace & Vinston Rickman/Rodney Martin, Hwy.25/70 & Valley Home Rd., Map 68-E, "A", Parcels 20 & 21, 1.5' variance request on side setback for 2 lots.

Rodney Martin: The Rickman property is no longer involved in the request. There are 2 existing non-conforming lots, where lot lines will be moved for lot improvement. Request 5' and 10' variances on setbacks

State Planner, Joe Barrett: The current lot line is approximately 1' off the corner of the building and then runs through the existing carport. A variance can be granted based on making the lot a better situation by straightening the existing lot line.

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

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

VII. MISCELLANEOUS
None

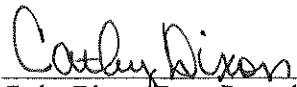
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to adjourn the September 23, 2008 meeting of the Dandridge Board of Zoning Appeals.

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



Linda Swann, Vice-Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-092308

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 September 2008**

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 23, 2008 immediately following the BZA meeting.
- B. Vice-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:

- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner JACK HASTY
- Commissioner LINDA SWANN

ABSENT:

Chairman BARBARA McANDREW
Commissioner CECIL FRANKLIN
Commissioner ANNA GRAY
Commissioner MARK JACKSON

- 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 THORNHILL, seconded by Commissioner HASTY, that the Regular Meeting Minutes be approved as presented for the August 28, 2008 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Jerry Wallace & Vinston Rickman/Rodney Martin, Hwy.25/70 & Valley Home Rd., Map 68-E, "A", Parcels 20 & 21, 2 Lots or Less Subdivision

Rodney Martin: The Vinston Rickman property is no longer involved in the request. Request is for a resubdivision by moving of lot lines.

State Planner, Joe Barrett: Recommend approval subject to obtaining proper signatures.

It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to approve the subdivision subject to obtaining the proper signatures.

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

- Klote International Inc./BJS North America, 992 Industrial Park Rd., Map 68, Parcel 8, Final Site Plan Review

Dale Rimmer: Building an additional building. BJS will be building a 91,000sf manufacturing plant adjacent to KLOTE International and attaching to an existing building. In addition to the new building, phase 2 will involve adding additional construction to KLOTE International.

State Planner: Will need to bond water, sewer, parking, and landscaping. Recommend approval.

It came on a motion by Alderman THORNHILL, seconded by Commissioner DOCKERY, to approve the final site plan, subject to bond being posted on improvements.

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

- Bharat & Paresh Patel/Nancy Roberts, PE, 417 Southwest Commercial Park, Sharon Drive, Lot 7, Map 58, Parcel 32.12, Final Site Plan Review

Nancy Roberts, Civil Engineer Land Water Engineering: Proposing a 3 story 60 room motel, 1.3 acre lot, maximum of 5 employees per shift.

State Planner: Bond needs to be posted on landscaping and parking.

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to grant final site plan approval, subject to bond being posted for landscaping, water, sewer, parking, asphalt, and pump.

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

- Municipal Floodplain Zoning Ordinance

It came on a motion by Commissioner DOCKERY, seconded by Alderman THORNHILL, to recommend the ordinance to BMA for passage.

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

- Review Sidewalk Regulations

Draft sidewalk regulations were passed out, no action taken, will table and return on the October agenda.

VII. MISCELLANEOUS
No business presented.

VIII. ADJOURNMENT

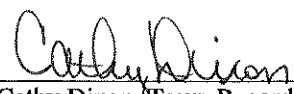
It came on a motion by Commissioner DOCKERY, seconded by Mayor GANTTE, to adjourn the September 23, 2008 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Vice-Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-092308

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
28 August 2008**

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 28, 2008 at 7:00 p.m.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner MARK JACKSON

• ABSENT:

Commissioner JACK HASTY
Commissioner LINDA SWANN

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 Alderman THORNHILL, to adopt the Regular Meeting Minutes as written for the July 24, 2008 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

- Change date of September 25, 2008 meeting

The date of this meeting will be changed to Tuesday, September 23, 2008 at 7:00 p.m. due to a special event being held in the town on the evening of the 25th.

It came on a motion by Commissioner DOCKERY, seconded by Commissioner FRANKLIN, to change the September 2008 meeting date.

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

V. OLD BUSINESS

None

VI. NEW BUSINESS

- King Brothers Coffee/Ed Franklin, Epco Drive, Map 68, Parcel 11.11, Office in M-1 Zone

Melody Chafin, owner of Corporate Service Consultants, LLC (cost reduction consulting firm): Wants to relocate business to 822 Epco Drive (old King Brothers Coffee building), which is in the M-1 Industrial Park District. Request variance to allow professional office in the M-1 district.

State Planner, Joe Barrett: A use variance cannot be granted, the commission would need to determine, as a special exception, if the business is a similar use as other permitted uses within the district and whether the business will distract from the intent of the district.

It came on a motion by Commissioner DOCKERY, seconded by Commissioner JACKSON, to grant a special exception based on the interpretation that the business will not distract from the overall use of the M-1 district.

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

- Jefferson County Nursing Home/Roger Mynatt, 914 Industrial Park Rd., Map 68, Parcel 7.01, Variance on landscaping strip

Jake Greer, McGill Assoc.: Request 7' variance on the landscaping strip, due to embankment of property and future widening of Industrial Park Road, to allow trees to be planted throughout property as shown on site plan instead of within the landscape strip.

It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to grant variance.

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

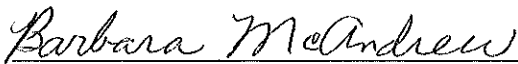
VII. MISCELLANEOUS

None

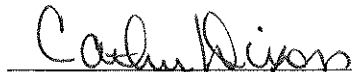
VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to adjourn the August 28, 2008 meeting of the Dandridge Board of Zoning Appeals.

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



Barbara McAndrew, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-082808

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 August 2008**

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 28, 2008 immediately following the BZA meeting.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner MARK JACKSON

ABSENT:

Commissioner JACK HASTY
Commissioner LINDA SWANN

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 GRAY, that the Regular Meeting Minutes be approved as presented for the July 24, 2008 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Kent Woods, Southview Development/Eddy Garrett, Hwy 25/70 & High St., Map 68E/23, 68D "A" Parcels 18 & 19, Extension of Preliminary 50+ lot Subdivision

John Walsh: Due to the slow economy and the need for additional time to work out a sewer easement, request an extension of the preliminary approval.

State Planner, Joe Barrett: A 6 month extension was previously requested and granted.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to grant another 6 month extension on the preliminary subdivision.

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

- Leonard & Helen Opeil, Red Bud Dr., Map 68I, Group C, Part of Parcel 10, 3-5 lot Subdivision

Leonard Opeil: 4 lot subdivision

A signed contract is needed from the person who intends to purchase tract 4, a closing agent should then set the closing based on the signed contract, holding a signed plat approved until the closing agent requests the plat for recording and deeding simultaneously. This would safeguard tract 4 from being land locked.
State Planner: Two revisions are needed; the correct certificate for public sewer is needed along with showing the centerline on Red Bud Drive.

It came on a motion by Commissioner DOCKERY, seconded by Commissioner JACKSON, to approve the subdivision, subject to a supervised closing where the surrender of a signed plat with requested modifications is executed by the Chairman and delivered by a Town official for recording simultaneously with the sale of tract 4.

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

- Klote International Inc./BJS North America, 992 Industrial Park Rd., Map 68, Parcel 8, Site Plan Review

Randy, Wilbur Smith Assoc.: Presenting a concept plan for approval in order to get grading and fast track grant. The grading plan is being presented for approval as plans are to break ground in mid October in order for products to start delivery in January of 2010.

State Planner: Action can be taken as presented as a preliminary site plan.

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

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

- An Ordinance Amending the "Zoning Ordinance of the Town of Dandridge, Tennessee" by Revising Section 11-411(3), to Include Tattoo Parlors as a Special Exception

State Planner: Zoning text amendment.

It came on a motion by Alderman THORNHILL, seconded by Commissioner FRANKLIN, to recommend the ordinance to the BMA for passage.

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

VII. MISCELLANEOUS

- Change date of September 25, 2008 meeting

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to move the September date of the meeting to Tuesday, September 23rd due to special events being held in downtown on the evening of the 25th.

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

- Subdivision Sidewalk Requirements/Mailboxes: This item will be placed on the September agenda for more discussion.

VIII. ADJOURNMENT

It came on a motion by Commissioner DOCKERY, seconded by Mayor GANTTE, to adjourn the August 28, 2008 meeting of the Dandridge Regional Planning Commission.

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

Barbara McAndrew
Barbara McAndrew, Chairman

ATTEST:

Cathy Dixon
Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-082808

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
24 July 2008**

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, July 24, 2008 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner MARK JACKSON

- ABSENT:
 - Commissioner PAM DOCKERY
 - Commissioner JACK HASTY
 - Commissioner LINDA SWANN

- 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 THORNHILL, seconded by Commissioner FRANKLIN, to adopt the Regular Meeting Minutes as written for the June 26, 2008 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

- Duff & Dawson, Inc./Sean Glenn, 254 W.Main St., Map 68N "A", Parcels 6 & 9, Variance on Landscaping Buffer

*Requesting a variance on the buffer for the back and left side of the property as the side of the property already adjoins a R-2 district and the back of the property is wooded and steep. A buffer will be completed on the right side of the property, if the adjoining property is not purchased.
State Planner, Joe Barrett: Typically a surety is posted and the buffer is planted once the project is complete.*

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

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

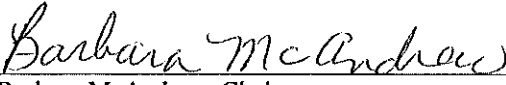
VII. MISCELLANEOUS

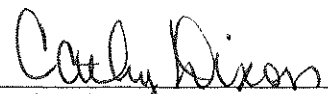
- Commissioner JACKSON: Asked about the progress of the storage facility of the new nursery business on Hwy. 92 in regards to yard/asphalt/grade work. Building Inspector, Gary Satterfield stated that the business had been approved for an extension on the building, but a bond has not been posted.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to adjourn the July 24, 2008 meeting of the Dandridge Board of Zoning Appeals.

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


Barbara McAndrew, Chairman


Cathy Dixon, Town Recorder
MINUTES-BZA-072408

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 July 2008**

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 24, 2008 immediately following the BZA meeting.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner MARK JACKSON

ABSENT:

Commissioner PAM DOCKERY
Commissioner JACK HASTY
Commissioner LINDA SWANN

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 Alderman THORNHILL, that the Regular Meeting Minutes be approved as presented for the June 26, 2008 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

- Commissioner JACKSON shared information from some articles he had read from the Knoxville News Sentinel. March 18, 2008 re: "Commission Hears about TIFs" and July 20, 2008 re: "More Land Needed to Compete"

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Kent Woods, Richard Talley/Garrett and Associates, Ailey Rd., Map 58, Parcel 59.03, Final 31-50 Lot Subdivision

*State Planner, Joe Barrett: Plat revisions have been made, everything has been constructed, except the top coat on the roads, the water lines have been extended. Recommend approval pending signatures and restricted covenants being submitted to the Town Attorney for review.
Detention pond maintenance will be covered in covenants and a bond will remain in place until the topcoat is in place after construction.*

It came on a motion by Alderman THORNHILL, seconded by Commissioner GRAY, to approve the final subdivision with the stipulation that signatures be in place and all bonds secured.

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

- Jefferson County Nursing Home/Roger Mynatt, 914 Industrial Park Rd., Map 68, Parcel 7.01, Site Plan Review

Greg Lusk, Woods Group & Jake Greer, McGill Assoc. Project Engineer: This is an expansion of the current facility.

State Planner: PUD setbacks should be listed on the site plan, regulations require a 7' landscaping strip, the site plan shows 10 trees outside the 7' landscaping strip between the road and proposed buildings, the number of required trees is met, but they are not within the 7' landscape strip. A variance could be requested regarding the landscape strip.

PW Superintendent, Gregg Gann: Advised that Industrial Park Road is proposed to be widened and if new trees are planted within the current 7' required landscape strip, they could soon be destroyed in upcoming road construction.

It came on a motion by Mayor GANTTE, seconded by Commissioner JACKSON, to approve the site plan with the exception of the landscaping which will be placed on the BZA agenda next month.

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

- Duff & Dawson, Inc./Sean Glenn, 254 W.Main St., Map 68N "A", Parcels 6 & 9, 2 lots or less Subdivision

Combining 2 lots into 1 (Shipley/Kinder).

State Planner: Recommend approval, subject to signatures and revising the ownership listed.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the subdivision, subject to the proper signatures (sewer, electric, surveyor) being received and the owner names being changed on the plat

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

- ERA Lakeway Real Estate Co./Sean Glenn, Main St., Map 68N "A", Parcels 6, 9 & part of 19, Final Site Plan Review

Duff & Dawson is the corporation/contractors. A bond will be posted for sidewalks since the Town plans to install sidewalks in the near future. Bond will be got for sewer, sidewalks, landscaping, parking.

State Planner: Other than surety being posted, there are no other deficiencies to the site plan, recommend approval.

It came on a motion by Commissioner JACKSON, seconded by Mayor GANTTE, to approve the site plan, subject to a surety being posted for sewer, sidewalks, landscaping and parking.

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

- John Parker/David Bohanan, 1015 N.Gay St., Map 68J, Group D, Parcel 12 & 13, 2 lots or less Subdivision

Combining lots 12 & 13 in order to construct a small addition to existing building.

State Planner: simple subdivision, no deficiencies on plat, recommend approval, subject to signatures.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the subdivision, subject to signatures being received.

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

- John Parker/David Bohanan, 1015 N.Gay St., Map 68J, Group D, Parcel 12 & 13, Site Plan Review

36'x 44' addition to existing building, will not be opened to the public, will be used as storage for family owned mail order business.

State Planner: No deficiencies found, recommend approval.

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

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

- Mrs.A.O. Burchfield/Jim Hutchins, 406 E.Meeting St., Map 68F, Group B, Parcel 20, Rezone from B-2 to R-1.

This property was mistakenly rezoned on January 18, 2000 (wrong parcel was marked on map).

History: In the minutes of the Planning Commission of October 28, 1999, Jon Woods asked for rezoning of property formerly known as Dandridge Seafood and the rezone was recommended to BMA. On January 18, 2000, Ordinance No. 99/00-13 was approved on third reading, however, the map showing the property showed the property of Mabel Burchfield as the property to be rezoned and therefore was placed on the zoning map as such. Notes of the July 24, 2003 planning commission show that the current state planner (Midge Jessimine) stated that the wrong property was rezoned in the original request which was approved, and this was a mistake that needed to be corrected. On November 11, 2003, Ordinance No. 03/04-07 was passed on third reading rezoning the property as requested by Jon Woods to a B-2 District, but the Burchfield property also still remained as B-2.

Owner does not request rezone, but commission wants to correct the mistake as the original intention of the legislative body was not for this parcel to be rezoned.

It came on a motion by Commissioner FRANKLIN, seconded by Alderman THORNHILL, to recommend the rezone request to the BMA for approval as a corrective measure to properly reflect previous intentions.

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

VII. MISCELLANEOUS

- Recommendation on Zoning Amendment

State Planner: Drafted a text amendment, proposing to amend the off street parking requirements for nursing homes, which will separate nursing homes from hospitals. This in turn will change parking requirements. The requirements for a nursing home will be one parking space for every bed plus one space for each employee per shift.

It came on a motion by Commissioner JACKSON, seconded by Alderman THORNHILL, to recommend the zoning amendment in ordinance form to the BMA for approval.

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

- Major Road Plan

State Planner: Revisions to the Major Road plan were made during a June workshop. The next step will require marking the recommended improvements on the map with symbols and putting in the legend what the symbol is. The planning region was also included on the revised map and included road classifications throughout the planning region. A copy of the plan will be left with the Town for review before the final copy is officially recorded.

No action is needed at this time.

- Miscellaneous

- Regulation of Tattoo Parlors

An ordinance will be drafted for review at the next monthly meeting.

- FEMA Map Ordinance

Mayor Gantte inquired as to the status of the FEMA map ordinance.

State Planner: Final copies have not been received as of date. If the new maps have not been received by September, reference will be made to the old panel for new model ordinance adoption.

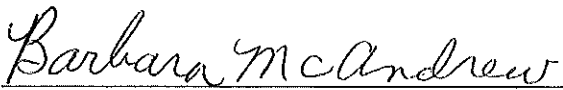
- Proposed Urban Growth Boundary Expansion

Commissioner Jackson inquired as to when the proposed expansion will go before county commission.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner GRAY, to adjourn the July 24, 2008 meeting of the Dandridge Regional Planning Commission.

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


Barbara McAndrew, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-072408

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
26 June 2008**

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, June 26, 2008 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner LINDA SWANN

- ABSENT:

Commissioner MARK JACKSON

- 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 SWANN, to adopt the Regular Meeting Minutes as written for the May 22, 2008 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

- Jefferson County Nursing Home, 914 Industrial Park Road, Map 68, Parcel 7.01, Variance Request on Parking

Presenters: Roger Mynatt, Administrator & Gregg Lusk, Architect

Requesting a variance on parking requirements due to the nursing home being different than that of a hospital as specified in the regulations.

Building 3 new green houses, 70,000 sq.ft. each, each building will provide housing for 10 residents, for a total of 30 residents. Note: Only 25 new beds will be added as 5 beds from the existing facility will be lost as these new homes are constructed. Residents will not have vehicles to park. Request one

parking space per 4 beds and staff (2 per building per shift) (3-4 spaces per building). A driveway will access these new buildings. The nursing home currently has 135 beds and plans are to increase the existing parking within the limitations of the site.

State Planner, Joe Barrett: This is a reasonable request as the current regulations do not take into consideration "nursing homes". Regulations for a hospital require one space per bed and one space per employee per shift, which would require 31 additional parking spaces for this new addition.

It came on a motion by Commissioner SWANN, seconded by Commissioner GRAY, to grant a variance for 10 parking spaces.

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

VII. MISCELLANEOUS
No business presented.

VIII. ADJOURNMENT

It came on a motion by Alderman THORNHILL, seconded by Commissioner DOCKERY, to adjourn the June 26, 2008 meeting of the Dandridge Board of Zoning Appeals.

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



Barbara McAndrew, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-062608

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 June 2008**

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 26, 2008 immediately following the BZA meeting.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner LINDA SWANN

ABSENT:

Commissioner MARK JACKSON

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 SWANN, seconded by Commissioner FRANKLIN, that the Regular Meeting Minutes be approved as presented for the May 22, 2008 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Leonard & Helen Opeil, Red Bud Drive, Map 68I, Group C, Parcel 10, 2 lots or less Subdivision

State Planner, Joe Barrett: 3 corrections need to be made to the plat. The centerline of Red Bud Drive needs to be shown and the rear setback needs to be corrected. The property is on public sewer, therefore the health department certificate needs to be removed and replaced with the public utility stamp. Recommend approval contingent upon requested revisions.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the subdivision subject to the recommended revisions as stated by the state planner.

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

- Jefferson County Nursing Home/Roger Mynatt-Administrator, 914 Industrial Park Rd., Map 68, Parcel 7.01, 2 lots or less Subdivision

Presenters: Roger Mynatt, Administrator & Gregg Lusk, Architect

The nursing home has acquired additional property from the county adjacent to the nursing home for the green house project.

State Planner: Minor changes are needed to the plat. The zoning district shows A-1 for 2.61 acres, this needs to show M-1 district with both lots combined. Building setbacks need to be changed. Appropriate to show the M-1 district setbacks for removal of the lot line, then the PUD setbacks would need to be listed for the actual site plan. Recommend approval, pending mentioned changes (zoning district and setbacks).

It came on a motion by Commissioner GRAY, seconded by Commissioner HASTY, to approve the 2 lot subdivision subject to the recommended revisions to the plat as stated by the state planner.

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

- ERA Lakeway Real Estates Co./Sean Glenn, Main St., Map 68N "A", Parcels 6, 9 and part of parcel 19.0, Preliminary Site Plan Review

Due to the slope of the property, nothing will be done in the back area. Six units will be built along the road. Each unit will be 2 duplex type units. There will be 6 driveways; one driveway for each set of 2. Construction will be done in phases, one building at a time. There will be 12 individual water taps, one for each unit.

State Planner: Zoning requires an evergreen buffer strip planted along the perimeter lot lines adjacent to an R-1 district. A buffer strip is shown halfway down the side lot line, this is reasonable, as the property drops down significantly toward the back. For legal purposes, a variance would need to be granted for the evergreen buffer. Drainage calculations need to be submitted. The three lots of record need to be combined into one before final approval.

Mayor Gantte suggested that Mr. Glenn work with the Building Inspector and Town Administrator in regards to the sidewalks, since plans are underway for the town to install sidewalks in the area.

It came on a motion by Mayor GANTTE, seconded by Commissioner GRAY, to grant preliminary site plan approval.

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

- **Ordinance No. 07/08-22** An Ordinance Establishing a B-5 Recreation Vehicle Park District to the Town of Dandridge Zoning Code

Commissioner HASTY: Suggested the concrete pads of 30'x60' be reduced in size, to 15'x60'.

It came on a motion by Commissioner SWANN, seconded by Commissioner DOCKERY, to amend the ordinance as stated above and recommend approval to the BMA for passage

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

- **Ordinance No. 07/08-23** An Ordinance Amending the "Zoning Map of the Town of Dandridge, Tennessee" a Component of the "Zoning Ordinance of the Town of Dandridge, Tennessee" by Rezoning an Area from an B-4 (Residential & Commercial Resort) District to a B-5 (Recreation Vehicle Park) District (The Point Resort, 122 Boat Dock Drive)

This item was rolled to the July meeting.

VII. MISCELLANEOUS

- Zoning Trends Report

Information only, no action taken.

- Discuss Annual Report & Planning Program Design

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner HASTY, to adopt the Annual Report & Planning Program Design.

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

- Town Administrator Jim Hutchins: Legislature passed a new bill whereby town's can set up a Design Committee. The Committee will have the authority to approve the exterior appearance of any non residential property, any multiple family residence, and entrances to non-residential developments. The Committee would be subordinate to the Planning Commission. Planning Commission would hear appeals. It is recommended to have 5 members (architect, landscaper, preservationist, and 2 local residents). BMA would have to approve.

It was the consensus of the Planning Commission to recommend such to BMA.

- A discussion was also held in regards to the location/district of tattoo parlors. Town Attorney Jim Gass recommended that the topic be researched and return next month with a recommendation.

VIII. ADJOURNMENT

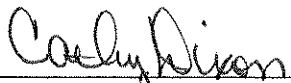
It came on a motion by Commissioner FRANKLIN, seconded by Commissioner DOCKERY, to adjourn the June 26, 2008 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-062608

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
22 May 2008**

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 22, 2008 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

- ABSENT:
Mayor GEORGE GANTTE
Alderman KEN THORNHILL
Commissioner ANNA GRAY
Commissioner JACK HASTY

- 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 SWANN, seconded by Commissioner FRANKLIN, to adopt the Regular Meeting Minutes as written for the March 27, 2008 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

- Lawrence & Karen House, 156 Danielle Drive (Franklin Ridge), 8' Variance on Front Set Back

Constructing a covered deck; placing a roof on an existing deck.

State Planner, Joe Barrett: The shape of the lot and existing right-of-ways are cutting into and reducing a buildable area, could meet the criteria of a variance, due to inheritance of the property itself. With a unique situation as this, should not set precedence.

It came on a motion by Commissioner SWANN, seconded by Commissioner DOCKERY, that it is determined that the side of the house that the mailbox is on is the front of the house, the side of the house that the deck is being covered is the rear of the house, therefore no variance is needed.

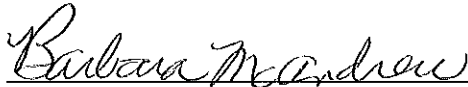
On a voice vote, the motion passed unanimously, and was so ordered.

VII. MISCELLANEOUS
No business presented.

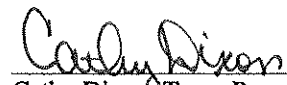
VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner DOCKERY, to adjourn the May 22, 2008 meeting of the Dandridge Board of Zoning Appeals.

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



Barbara McAndrew, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-052208

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
22 May 2008**

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 22, 2008 immediately following the BZA meeting.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT: Mayor GEORGE GANTTE
Alderman KEN THORNHILL
Commissioner ANNA GRAY
Commissioner JACK HASTY

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 DOCKERY, seconded by Commissioner FRANKLIN, that the Regular Meeting Minutes be approved as presented for the April 24, 2008 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Jerry King, Darrell Keen, Ron Ogle, Warren Hurst/Jerry King, W. Hwy.25/70/Cline Rd., Map 67, Parcel 44, Rezone Request A-1 to C-2 (Urban Growth Area)

Jerry King: Nothing planned for property at this time.

State Planner, Joe Barrett: The property is within the urban growth boundary. The request is consistent with the town encouraging this general area to develop as commercial.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to recommend the rezone request and forward to the Jefferson County Commission for final approval.

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

- Darrell & Lori Miller, 903 Cricket Drive, Map 68J / A, Parcel 37, Rezone Request R-1 to B-2

Town Attorney, Jim Gass: The land within the subdivision is restricted for residential purposes only via covenant.

Joe Barrett: There is an issue of spot zoning with this request.

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

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

- Brandon & Jessie Jenkins, 400 E. Meeting St., Map 68L, Group B, Parcel 21, Rezone Request R-1 to B-2

Joe Barrett: *The request is consistent with the zoning scheme and the mix of commercial uses already present on Meeting Street.*

Marty Whitson (adjoining neighbor, 408 East Meeting St.): *Opposes the rezoning request. Wants to keep the quaintness of the historical town. The area is a nice section of road where people maintain their homes. There is also concern of the congestion of the intersection with Maury Middle School.*

Brandon Jenkins: *Currently living in the residence, there is no specific plan for the property at present.*

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

On a voice vote, the motion was tied 2-2 (Commissioners SWANN & JACKSON opposing the motion to deny), Chairman McANDREW votes NO against the motion, and the motion to deny failed, and was so ordered.

It came on a motion by Commissioner JACKSON, seconded by Commissioner SWANN, to approve the rezone request and forward to the BMA for approval.

On a voice vote, the motion was tied 2-2 (Commissioners FRANKLIN & DOCKERY voting NO, Chairman McANDREW breaks the tie by voting AYE, and the motion to approve was so ordered.

- KLOTE International Corp/Ralph Pressley, 1018 Industrial Park Road, Map 68, Parcel 8, Site Plan Review

Ralph Pressley: *70' wide/40' long addition to back of building.*

Joe Barrett: *The site plan was originally drawn up in 2001 and revised in 2002. The applicant has submitted the previous site plan and drawn the addition on the plan. The original plan has the engineer stamp and signature and implies that this site plan being reviewed for the addition also was drawn up by the engineer, but this is not the case. Comments are to delete the "proposed" for the existing building, note the correct front and side setbacks, and note the dimensions of the addition. Recommends approval subject to revisions being made by an engineer.*

It came on a motion by Commissioner DOCKERY, seconded by Commissioner JACKSON, to approve the site plan subject to an engineer making the revisions that include the setbacks, the dimensions of the addition, and the "proposed" for the existing building removed.

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

- **Ordinance No. 07/08-22** An Ordinance Establishing a B-5 Recreation Vehicle Park District to the Town of Dandridge Zoning Code

This item is rolled to the June meeting.

- The Point Resort, 122 Boat Dock Drive, Map 76, Parcel 66, Rezone Request B-4 to B-5

This item is rolled to the June meeting.

- **Resolution No. 07/08-11** A Resolution Adopting Revisions to the Dandridge, Tennessee Urban Growth Boundary as Shown on the Proposed 2008 Jefferson County, Tennessee Growth Plan

It came on a motion by Commissioner JACKSON, seconded by Commissioner FRANKLIN, to approve Resolution No. 07/08-11 and recommend to the BMA for acceptance.

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

- **Resolution No. 07/08-12** A Resolution Ratifying the 2008 Jefferson County, Tennessee Growth Plan by the Town of Dandridge, Tennessee

It came on a motion by Commissioner SWANN, seconded by Commissioner DOCKERY, to approve Resolution No. 07/08-12 and recommend to the BMA for acceptance.

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

VII. MISCELLANEOUS

- Chairman McANDREW had received an invitation in regards to a series of Growth Readiness Workshops. Commission members are interested in attending these workshops.

- Major Road Plan

This item is rolled to the June meeting. A work session will be held on June 26th at 6:00 p.m.

- Zoning Trends Report

This item is rolled to the June meeting.

- TDOT Comments on Bridge

Item was not discussed.

- A draft copy of the Annual Report and Planning Program Design for 2008-2009 was distributed by the State Planner for review. This item will be placed on the June agenda for discussion, and then again on the July agenda for adoption.

VIII. ADJOURNMENT

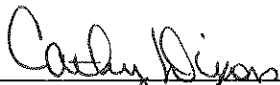
It came on a motion by Commissioner DOCKERY, seconded by Commissioner JACKSON, to adjourn the May 22, 2008 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-052208

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 April 2008**

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 24, 2008 at 7:00 p.m.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT: Mayor GEORGE GANTTE
Alderman KEN THORNHILL

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 DOCKERY, seconded by Commissioner FRANKLIN, that the Regular Meeting Minutes be approved as presented for the March 27, 2008 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

NOTE: State Planner, Joe Barrett, was not in attendance at this meeting, but did submit comments/recommendations prior to the meeting.

- Duff and Dawson – Bill Kinder/Lakeway Real Estate, 254 W. Main St., Map 68N, Group A, Parcel 6, Rezone Request R-1 to R-2

Presenter, Joel Jones

State Planner comments: The adjacent property (Clayton Shipley) was recommended to be rezoned from R-1 to R-2 at the January 2008 Planning Commission meeting. The request is now adjacent to an R-2 District and is consistent with the zoning scheme and land use of the area. The effect of the rezoning would be to expand the R-2 District east along Main Street towards the downtown area. This is a trend the planning commission should encourage since a district allowing higher densities is more suitable than the R-1 District in this area. Recommend the town grant the rezoning request from R-1 to an R-2 District.

It came on a motion by Commissioner HASTY, seconded by Commissioner GRAY, to recommend the rezone request to the BMA for approval.

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

- David Jones, 1990 Riverview Dr., Map 68F-B, Parcel 10, 2 lots or less Subdivision

State Planner comments: A 1.14 lot being subdivided into 2 lots within an R-1 district. The proposed lots will both be over 22,000 sq.ft. in size and all yard requirements can be met. The final plat meets all of the requirements of the subdivision regulations, but there are some issues worth noting:

1. *The existing house on Lot 4B has access from an existing 12-ft. ROW consisting of a gravel drive. The front portion of Lot 4A is relatively steep and the likelihood is that the existing gravel drive will serve Lot 4A also.*
2. *The minimum 100-ft lot width can be met, but only on the north side of the ROW.*
3. *The town will need to determine the most effective sewer connection to the newly-created lot. There may be the need for a surety to ensure no cost to the town. Mike will evaluate this issue and sign the certificate when this has been determined.*

The final plat meets all of the requirements and staff recommends approval subject to all of the signatures obtained.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to recommend the subdivision, subject to all of the signatures being obtained.

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

VII. MISCELLANEOUS

- Major Road Plan

Commission requests a copy of the Major Road Plan to be included in next months packets.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to roll this item to the next regular scheduled meeting.

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

- Zoning Trends Report

It came on a motion by Commissioner DOCKERY, seconded by Commissioner FRANKLIN, to roll this item to the next regular scheduled meeting.

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

- TDOT Comments on Bridge

Commissioner JACKSON: The current bridge is very dangerous. Citizens on the south side of the river do not care where the new bridge is located; they just want a safer bridge.

Commission requests to view the latest bridge maps and recommendations before submitting comments.

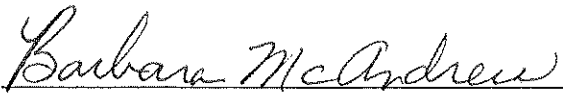
A lengthy discussion was held between commission members on what should be the focus for Dandridge in the future and what part the planning commission wants to be in that.

(The tape recording of this meeting ends at this point)

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner DOCKERY, to adjourn the April 24, 2008 meeting of the Dandridge Regional Planning Commission.

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


Barbara McAndrew, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-042408

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
27 March 2008**

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, March 27, 2008 at 7:00 p.m.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

- ABSENT:
Mayor GEORGE GANTTE
Commissioner ANNA GRAY
Commissioner JACK HASTY

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 Alderman THORNHILL, to adopt the Regular Meeting Minutes as written for the February 28, 2008 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

- Duane Slone, Price Rd., Map 57, Parcel 56.15, variance on setbacks

This item was pulled from the agenda.

- Edward LaFleur/Gary Mack, Hwy.92, Map 57, Parcel 74.03, variance on sidewalks

*Presenters: Michael Price, Architect and a representative from Vision Engineering
Request variance on sidewalks due to topography.*

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

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

- Ed Franklin, Special Exception in R-1

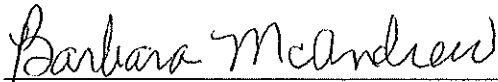
This item was pulled from the agenda

VII. MISCELLANEOUS
No business presented.

VIII. ADJOURNMENT

It came on a motion by Alderman THORNHILL, seconded by Commissioner DOCKERY, to adjourn the March 27, 2008 meeting of the Dandridge Board of Zoning Appeals.

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



Barbara McAndrew, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-032708

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 March 2008**

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 27, 2008 immediately following the BZA meeting.
- B.** Chairman BARBARA McANDREW called the meeting to order and called for roll.

II. ROLL CALL

- A.** A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman BARBARA McANDREW
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT: Mayor GEORGE GANTTE
Commissioner ANNA GRAY
Commissioner JACK HASTY

- 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 THORNHILL, seconded by Commissioner SWANN, that the Regular Meeting Minutes be approved as presented for the February 28, 2008 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Duane Slone, Price Rd., Map 57, Parcel 56.15, 50+ Lot Final Subdivision

***Presenters:** Duane Slone, Matt Hatfield, Johnny Kerr*

***State Planner, Joe Barrett:** The subdivision has recently been revised to include several large lots of records shown on the plat as blocks. There will be multiple units (townhouses) on the lots of records. The gross density is not being exceeded as lot sizes are approximately 8,056 sq.ft. There are 94 total lots. Attached units will be located within several blocks, with the "block" being the newly-created lots. Streets will be property of the city. A homeowner's association will be responsible for the common areas and retention areas. A financial guarantee would need to be posted for road improvements, water, sewer, and drainage. The plat format meets all regulations, pending issues with sewer connections. Recommend approval contingent upon having sewer connection to the development, obtaining all signatures and posting a financial guarantee for the water, sewer, any drainage improvements, and road improvements and following through with the agreements in regards to the temporary cul-de-sac and gravel along Price Road.*

***Town Attorney, Jim Gass:** Noted that there is currently no connection to city sewer. The town has obtained bond funding to expand the sewer which this area in question is included.*

Town Administrator, Jim Hutchins: Stated that the town will add 2' to each side of Price Road, the developer has agreed to put the rock on each side of the road and the town will put the top coat down once the majority of the construction is complete.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to approve the subdivision subject to having sewer connection to the development, obtaining all signatures and posting a financial guarantee for the water, sewer, any drainage improvements, and road improvements and following through with the agreements in regards to the temporary cul-de-sac and gravel along Price Road.

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

- Tom & Mitch Potter/Larry Anglea, Price Rd., Map 57, Parcel 56.17, Tracts 9 & 10, Final 16-30 Lot Subdivision

Larry Anglea: 18 acres, 28 lots, smaller homes, common areas.

Joe Barrett: Plat revisions are needed (name of adjoining property owners, proposed street name, common areas be listed as common lots, certificates). A financial guarantee would need to be submitted before final approval.

DWMF Superintendent, Mike Norton: Presented a drawing showing where the sewer system is proposed to be extended. A condemnation action is pending seeking to expand the sewer lines. The drawing showed the property where the sewer line will cross if the court grants possession. The current owners of the property opposed the taking by the Town of an easement for the sewer line. The proposed sewer line expansion will cross lots 12, 18, 19, & 28 of the proposed Willow Creek development if the court so grants. The developer is opposing the extension of such line and thus a legal issue the Town is currently facing.

Town Attorney, Jim Gass: Cannot recommend to the board to approve a subdivision knowing that several of the lots are going to be, given what the pending condemnation action is, several of the lots will be directly affected. Recommend that the Commission either votes to deny or approve, taking no action at all would be approval.

It came on a motion by Alderman THORNHILL, seconded by Commissioner FRANKLIN, to deny the subdivision request based on closure to current legal proceedings.

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

- Allen Surrett Hardware/Steve Surrett, 709 E. Mtg. St., Map 69A-A, Parcel 20.01, Site Plan Review

Joe Barrett: Location map needs to be added to the site plan. This is a 284 sq.ft. addition to an existing building. Recommend approval.

It came on a motion by Commissioner SWANN, seconded by Commissioner DOCKERY, to approve the site plan contingent upon the location map being added to the plan

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

- Edward LaFleur/Gary Mack, Hwy.92, Map 57, Parcel 74.03, Site Plan Review

Propose a landscape supply business for the property. Will bore under Hwy.92 for sewer with a E1 pump.

Joe Barrett: Financial guarantee to be posted for parking improvements, landscaping, sewer extensions and drainage. Meets site plan requirements.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to approve the site plan contingent upon state approval of a driveway permit and posting of a financial guarantee to cover all improvements.

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

- Mark Jackson/Glen Glafenhein, W.Hwy.25/70, Map 67, Parcel 42.05, Rezone Request (A-1 to C-2) (Urban Growth Area)

Commissioner JACKSON recused himself from the meeting at this time.

16 acre tract with billboard (Ellison Farm).

It came on a motion by Commissioner SWANN, seconded by Commissioner DOCKERY, to recommend the rezone request to the Jefferson County Commission for rezone.

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

Commissioner JACKSON rejoins the meeting.

- Clyde Rennie, 418 E.Mtg.St., Map 68F, Group B, Parcel 14.02, Site Plan Review

Proposing to add on to the side of the existing laundry mat (retail rental unit).

Joe Barrett: Location map is missing from the site plan along with topo of existing and finished grades. A financial guarantee will also need to be posted for parking expansion. Recommend approval based on changes such as location map, contour shown, and financial guarantee for improvements.

It came on a motion by Commissioner SWANN, seconded by Alderman THORNHILL, to approve the site plan subject to the mentioned changes as recommended by the state planner.

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

VII. MISCELLANEOUS

- Zoning Trends Report

Joe Barrett: Copies of report were distributed to commissioners. Commissioners were asked to review the report and comment at the next meeting.

- Major Road Plan

Joe Barrett: Request this item be placed on the next regular scheduled meeting agenda.

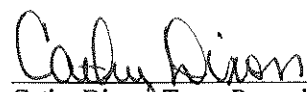
VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner JACKSON, to adjourn the March 27, 2008 meeting of the Dandridge Regional Planning Commission.

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


Barbara McAndrew, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-032708

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
28 February 2008**

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, 2008 at 7:00 p.m.
- B.** Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

- ABSENT:
Commissioner ANNA GRAY

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

Welcomed new Commissioner Mark Jackson who replaces Phil Pierson.

Also welcomed visitor Mike Faulk from Church Hill, Tennessee who is a candidate for State Senator.

III. READING OF THE MINUTES

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to adopt the Regular Meeting Minutes as written for the October 25, 2007 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

- Conard Frye/Dandridge West End Storage, 261 W.Hwy.25/70, Map 68, Parcel 31.05, Variance on paving and flood plan

Previously constructed facility is not paved.

State Planner, Joe Barrett: Since this is an expansion of the mini warehouses the previous flood plan would be grandfathered in. Paving request is reasonable since the existing lot is currently gravel, unless the Town has any drainage issues to address since it is unclear as to how much additional drainage, if any, of runoff would be created by the expansion. Defer to the Board's discretion on the drainage. Variance request on paving is reasonable.

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

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

- Allen Surrett/Steve Surrett, 709 E.Meeting St., Map 69A-A, Parcel 20.01, Variance on front set back

Purchased the John Cate property and will upgrade. Request 6' variance for the front left corner of the building (approx. 18'x 16') to even up with the rest of the building, to be no further out than the existing building.

State Planner: This is an existing/non-conforming building on a very small lot.

Alderman THORNHILL: Voiced his concerns in regards to exiting R.Williford Rd. Many times line of sight looking east of Hwy.25/70 is completely blocked when materials are being unloaded at the hardware store.

Mr.Surrett: Gary Satterfield, Codes Enforcement Officer, has spoken to me in regards to this concern and we are trying our best to prevent such.

It came on a motion by Commissioner SWANN, seconded by Commissioner DOCKERY, to grant the variance request.

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

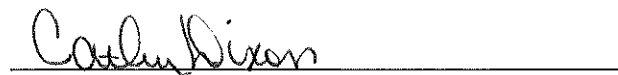
VII. MISCELLANEOUS
No business presented.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to adjourn the February 28, 2008 meeting of the Dandridge Board of Zoning Appeals.

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


Barbara McAndrew, Chairman


Cathy Dixon, Town Recorder
MINUTES-BZA-022808

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 February 2008**

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, February 28, 2008 immediately following the BZA meeting.

B. Chairman BARBARA McANDREW called the meeting to order and called for roll.

II. ROLL CALL

A. A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT: Commissioner ANNA GRAY

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 SWANN, seconded by Commissioner FRANKLIN, that the Regular Meeting Minutes be approved as presented for the February 12, 2008 meeting that was rescheduled from January 24, 2008 where no quorum was present.

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

IV. BUSINESS PRESENTED BY THE MAYOR

- Recommend adding RV Parks to the B-4 zone.

State Planner, Joe Barrett: RV parks are currently allowed in the B-2 zone and as a special exception in the B-3 zone. Recommend as a special exception to the B-4 zone versus including the RV parks without any requirements/conditions. The B-4 district would be an idea district for such a use.

It came on a motion by Commissioner SWANN, seconded by Commissioner DOCKERY, to recommend to BMA that the zoning ordinance be amended to include RV Parks as a special exception as a permitted use to the B-4 zoning district.

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

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Duane Slone, Price Road, Map 57, Parcel 56.15, 50+ lots Final Subdivision

Item was rolled to the next scheduled monthly meeting at the owner's request.

- Ronald & Betty Breeden, 324 Sandalwood Lane, 2 lots or less Subdivision (Urban Growth Area)

1 acre of property has been deeded to daughter.

State Planner: This is a re-subdivision of a lot of record. There is conflicting Health Dept. approval where one certificate has been signed giving septic approval for both lots and then a stamp stating that one has not been evaluated (3R1 not evaluated, 3R2 was approved). Stamps need to be removed from plat. Plat needs certificate of water and 10' side/rear setback. Recommend approval subject to the Health Dept.'s certificates being clarified (taking 2 stamps off), include certificate of water, and include 10' side and rear setback on the plat, and acquire all required signatures.

It came on a motion by Commissioner SWANN, seconded by Commissioner HASTY, to approve the subdivision with the subjections recommended from the state planner.

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

- LTM Development/Tom & Mitch Potter/Larry Anglea, Price Rd., Map 57, Parcel 56.17, Tract 9 & 10, 16-30 lot Preliminary Subdivision

Streets will be city streets. There will be common areas along the creek, maintained by a home owners association. Smaller lots will be set aside for playground equipment for children. A small road will go between lots 10 & 11 to access the common areas/playground along the creek with a gravel parking area. The home owners association will also be responsible for the detention areas.

Fire Chief, Chuck McSpadden: The fire hydrant location could be evaluated once the streets are in place.

State Planner: Meets all requirements, recommend granting approval.

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to grant preliminary subdivision approval.

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

- Gregory Bradley, 1303 Gaby Hills Drive, Map 68D, Parcel 10 & 11, 2 lots or less subdivision (Urban Growth Area)

State Planner: This is a re-subdivision of a lot of record. Changing/shifting lot line approx. 35'. Plat revisions: 2 scales are listed, incorrect rear setback.

It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to approve the subdivision request subject to the plat revisions as stated by the state planner.

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

- Daniel & Katherine Wolfe, 950 Old Jefferson City Hwy., Map 68J, Group C, Parcel 20, 21, 22, Lots 4, 5 & 6, Special Exception to Garage over 900 sq.ft.

Proposing to construct a garage behind home (32' x 42').

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to grant the special exception as requested.

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

- Conard Frye/Dandridge West End Storage, 261 W.Hwy. 25/70, Map 68, Parcel 31.05, Site Plan Review

Adding an additional building to the backside of the property.

State Planner: The plat is lacking a scale, and there is an incorrect rear setback. Recommends approval.

It came on a motion by Alderman THORNHILL, seconded by Commissioner SWANN, to approve the site plan subject to the above mentioned plat corrections.

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

- Allen Surrett/Steve Surrett, 709 E.Meeting St., Map 69A-A, Parcel 20.01, Site Plan Review

This item was rolled to the next scheduled monthly meeting at the request of the landowner.

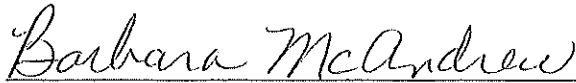
VII. MISCELLANEOUS

- MTAS Training: Planning and Zoning (March 18, 2008, 8:30-12:30, Knoxville)

VIII. ADJOURNMENT

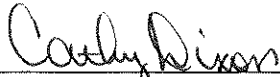
It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to adjourn the February 28, 2008 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-022808

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
12 February 2008**

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, February 12, 2008 at 5:30 p.m.

B. Chairman BARBARA McANDREW called the meeting to order and called for roll.

II. ROLL CALL

A. A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman BARBARA McANDREW
- Commissioner PAM DOCKERY
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner LINDA SWANN

ABSENT: Mayor GEORGE GANTTE
Alderman KEN THORNHILL
Commissioner CECIL FRANKLIN
Commissioner PHIL PIERSON

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 SWANN, seconded by Commissioner DOCKERY, that the Regular Meeting Minutes be approved as presented for the November 29, 2007 meeting and the January 24, 2008 meeting where no quorum was present.

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

IV. BUSINESS PRESENTED BY THE MAYOR

- Election of Officers

It came on a motion by Commissioner DOCKERY, seconded by Commissioner GRAY, to nominate Barbara McANDREW as Chairman.

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

It came on a motion by Commissioner DOCKERY, seconded by Commissioner HASTY, to nominate Linda SWANN as Vice-Chairman.

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

It came on a motion by Commissioner DOCKERY, seconded by Commissioner SWANN, to nominate Cecil FRANKLIN as Secretary.

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

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

NOTE: State Planner, Joe Barrett, was not in attendance at this meeting, but did submit comments/recommendations prior to the meeting.

- Safe Space/Van Wolfe, Industrial Park Road, Site Plan Review

State Planner comments/recommendations:

- *Required noted square footage of building is absent (has been added to plat)*
- *Individual parking spaces are substandard (has been changed)*
- *Setbacks are incorrect (shows 20 on sides and 10 in rear and will be changed)*
- *Number of units need to be noted*
- *Landscaping exceeds minimum requirements*
- *Drainage plan needs to be submitted*

Recommend granting approval for the site plan subject to all revisions being completed, drainage calculations provided and the posting of a financial guarantee for the parking and landscaping improvements.

It came on a motion by Commissioner DOCKERY, seconded by Commissioner GRAY, to approve the site plan subject to drainage calculations being added to the plat, setbacks being changed on the plat, and a financial guarantee being submitted for parking/paving and landscaping.

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

- Ronald & Betty Breeden, 324 Sandalwood Lane, 2 lots or less Subdivision (Urban Growth Area)

This item was rolled to the February 28th meeting at the owner's request.

- LTM Development/Tom & Mitch Potter/Larry Anglea, Price Road, Map 57, Parcel 56.17, Tracts 9 & 10, 16-30 lot Subdivision

This item was rolled to the February 28th meeting at the developer's request.

- Clay Shipley/Sean Glenn, West Main, Map 68N, Parcel 9, Rezone Request (R-1 to R-2)

Sean Glenn: The property is under contract for purchase and plan to construct condos (15-20 units, 3 bedroom/2 baths, priced in the high \$100,000's)

State Planner comments/recommendations: The request is adjacent to an R-2 district to the west and is consistent with the zoning scheme of the area. The effect of the rezoning would be to expand the R-2 district east along Main Street toward the downtown area. This is a trend the planning commission should encourage since a district allowing higher densities is more suitable than the R-1 district in this area. Recommend the town grant the rezoning request from R-1 to an R-2 district.

It came on a motion by Commissioner SWANN, seconded by Commissioner GRAY, to approve and recommend the rezone request to the Board of Mayor and Aldermen for passage.

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

- Kent Woods/Southern Development/Eddy Garrett, Hwy.25/70 & High St., Map 68E, Parcel 23, Map 68D "A", Parcels 19 & 18, 50+ lots Final Subdivision

Presented by Larry Churchwell. Requesting a 6 month extension on the preliminary.

State Planner comments/recommendations: The preliminary plat was granted approval on 1/25/07 and subsequently expired in January of 2008. Therefore, the preliminary plat has expired and a preliminary plat will need to be approved by the planning commission. (There was no quorum at the January 2008 meeting and the meeting was rescheduled for 2/12/08). Revisions have been made to the preliminary plat and staff is not aware of any contingencies regarding the preliminary plat. Recommends granting approval for the preliminary plat.

It came on a motion by Commissioner HASTY, seconded by Commissioner DOCKERY, to grant the 6 month extension request on the preliminary plat.

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

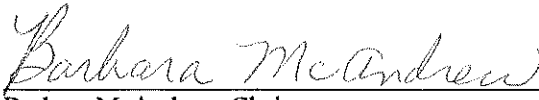
VII. MISCELLANEOUS

- MTAS Training: Planning and Zoning (March 18, 2008, 8:30-12:30, Knoxville)

VIII. ADJOURNMENT

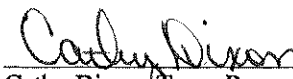
It came on a motion by Commissioner DOCKERY, seconded by Commissioner GRAY, to adjourn the February 12, 2008 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-021208

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 January 2008**

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, 2008 at 7:00 p.m.

B. Chairman BARBARA McANDREW called the meeting to order and called for roll.

II. ROLL CALL

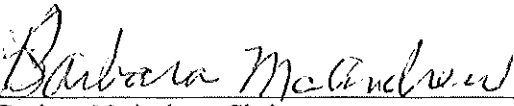
A. A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman BARBARA McANDREW
- Mayor GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner LINDA SWANN

ABSENT:

Alderman KEN THORNHILL
Commissioner PAM DOCKERY
Commissioner ANNA GRAY
Commissioner JACK HASTY
Commissioner PHIL PIERSON

With no quorum being present the meeting was rescheduled to Tuesday, February 12, 2008 at 5:30 p.m.



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-012408

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
29 November 2007**

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, 2007 at 7:00 p.m.

B. Chairman BARBARA McANDREW called the meeting to order and called for roll.

II. ROLL CALL

A. A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman BARBARA McANDREW
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY

ABSENT: Mayor GEORGE GANTTE
Commissioner PHIL PIERSON
Commissioner LINDA SWANN

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 DOCKERY, that the Regular Meeting Minutes be approved as presented for the October 25, 2007 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Kent Woods-Richard Talley/Garrett & Assoc., Ailey Road, Map 58, Parcel 59.03, Final 31-50 lot subdivision (Urban Growth Area)

This item was rolled to the next monthly meeting at the owners request.

- Duane Slone, Price Road, Map 57, Parcel 56.15, Request Extension of Preliminary Subdivision

Duane Slone: Expires 11/30/07. Currently having topo and engineering work completed and hope to have final ready by January meeting.

It came on a motion by Alderman THORNHILL, seconded by Commissioner GRAY, to approve the extension as requested.

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

- Dan Scott & Howard Brown-Contractor, Milldale Road, Map 57, Parcel 75.12, Site Plan Review

State Planner, Joe Barrett: This is an expansion of the mini warehouse development on Milldale Road. No contingencies found except for financial guarantee for stripping and landscaping and paving. Recommends approval subject to surety being posted.

It came on a motion by Commissioner DOCKERY, seconded by Commissioner HASTY, to approve the site plan subject to a surety being posted for the paving, stripping and landscaping.

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

- Revisions of R2 & R3 Zoning Districts

This item was rolled to the next monthly meeting.

VII. MISCELLANEOUS

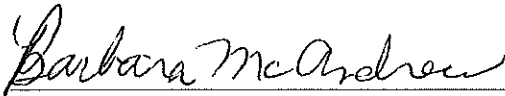
State Planner, Joe Barrett.....

- Annual election of officers will need to be held in January.
- Kent Woods, PUD, Hwy.25/70 (Eslinger property) preliminary subdivision expires in January.

VIII. ADJOURNMENT

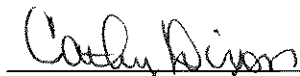
It came on a motion by Commissioner FRANKLIN, seconded by Commissioner DOCKERY, to adjourn the November 29, 2007 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-112907

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
25 October 2007**

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, October 25, 2007 at 7:00 p.m.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner LINDA SWANN

- **ABSENT:** Alderman KEN THORNHILL
Commissioner ANNA GRAY
Commissioner PHIL PIERSON

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, to adopt the Regular Meeting Minutes as written for the September 27, 2007 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

- Jones (et al)/Rodney Martin, Milldale Square, Map 57, Parcel 73.02 (lots 1, 2 & 3), Special Exception 2-G

David Jones: Requesting previously approved lots (33, 34, 35 & 36) be changed to lots 1, 2 & 3.

State Planner Joe Barrett: Site plan would need to be presented for approval to not exceed the overall density for the district. After site plan approval, request could be granted.

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to grant the request subject to the site plan being approved.

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

- Johnny R. Shults, 926 Mill Street, Variance on Apartment Garage

Item was withdrawn from the agenda at the owners request.

VII. MISCELLANEOUS
No business presented.

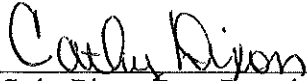
VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner DOCKERY, to adjourn the October 25, 2007 meeting of the Dandridge Board of Zoning Appeals.

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



Barbara McAndrew, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-102507

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
25 October 2007**

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, 2007 at 7:00 p.m.

B. Chairman BARBARA McANDREW called the meeting to order and called for roll.

II. ROLL CALL

A. A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman BARBARA McANDREW
- Mayor GEORGE GANTTE
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner LINDA SWANN

ABSENT: Alderman KEN THORNHILL
Commissioner ANNA GRAY
Commissioner PHIL PIERSON

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 SWANN, seconded by Commissioner FRANKLIN, that the Regular Meeting Minutes be approved as presented for the September 27, 2007 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

- A draft of the Strategic Action Plan was given to each member. The Mayor asks that everyone review this and respond with any suggestions and/or recommendations.
- No response has been received from Phil Pierson and his status on this commission.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Tim McCormack/Rod McCarter (Vision Engineering), 382 W. Main St., Map 76, Parcels 21 & 22, Final 6-15 lot subdivision

Rod McCarter: Request final approval for 8 lot subdivision, waiting on Town's final approval on water/sewer connections.

State Planner, Joe Barrett: Road has been graded, setbacks are incorrect on plat, proposed 400' cul de sac off of Main St., public water/sewer will be extended, recommend approval subject to surety being posted for water, sewer, road improvements, and sidewalks and correcting setbacks on plat.

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to approve the final subdivision request subject to the proper setbacks being recorded on the plat and bond being posted for road paving, water/sewer, and sidewalks.

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

- Kent Woods-Richard Talley/Garrett & Assoc., Ailey Road, Map 58, Parcel 59.03, Final 31-50 lot subdivision (Urban Growth Area)

This item was rolled to the next monthly meeting at the owners request.

- Capstone Development, G.P./Larry Churchwell, Epco Drive, Map 58, Parcel 69, Annexation Request

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to recommend the annexation request to the Board of Mayor and Aldermen.

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

It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to recommend the Plan of Services on the annexation request to the Board of Mayor Aldermen.

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

- Capstone Development, G.P./Larry Churchwell, Epco Drive, Map 58, Part of Parcel 69, Site Plan Review

State Planner: Rezoning is no longer an issue, since the tract is being annexed into the city, and sewer extension is no longer an issue. Site plan is in order.

Any new construction will adhere to the Town's building codes.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to approve the site plan contingent upon the passing of the annexation request by the BMA in addition to proper bonding for paving and landscaping being posted.

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

- Revisions of R2 & R3 Zoning Districts

This item was rolled to the next monthly meeting.

- November/December Meeting Date

The meeting for November/December will be combined and held on Thursday, November 29, 2007.

VII. MISCELLANEOUS

- FEMA Community Partner Memorandum of Agreement: The digital flood insurance rate maps have been released by FEMA. A meeting 11/1 at the Court House at 9:30 a.m. for comments on maps.
- Mayor George Gantte: Reminded all of annual training requirements.
- Work session to be held on November 29th at 5:30 p.m. regarding proposed changes to the R-2 and R-3 zones.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to adjourn the October 25, 2007 meeting of the Dandridge Regional Planning Commission.

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

Barbara McAndrew
Barbara McAndrew, Chairman

ATTEST:

Cathy Dixon
Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-102507

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
27 September 2007**

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 27, 2007 at 7:00 p.m.

B. Vice-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:

- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner LINDA SWANN

- ABSENT: Chairman BARBARA McANDREW
Commissioner ANNA GRAY
Commissioner JACK HASTY
Commissioner PHIL PIERSON

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 DOCKERY, to adopt the Regular Meeting Minutes as written for the August 23, 2007 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

NOTE: State Planner, Joe Barrett was not in attendance at this meeting, but did previously submit written comments and recommendations to the BZA.

VI. NEW BUSINESS

- Jawed Shakir/Signco Inc, 119 Sharon Drive (Holiday Inn Express), Variance on signage

This item was rolled to the end of the agenda.

- Jones (et al)/Rodney Martin, Milldale Square, Map 57, Parcel 73.02, Special Exception 2-G

Rodney Martin: Plan to place 4 lots on top of the hill together and build condos. A looped road would access the condos.

State Planner, Joe Barrett: Recommend granting the special exception request contingent upon the lots being combined and a site plan submitted to the planning commission.

Commissioner GRAY arrives at meeting.

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to grant the special exception.

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

- Jawed Shakir/Signco Inc, 119 Sharon Drive (Holiday Inn Express), Variance on signage

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to recess the meeting and reconvene at the conclusion of the Planning Commission meeting.

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

VII. RECESS

VIII. CALL TO ORDER

A. The Dandridge Board of Zoning Appeals regular meeting was reconvened at this time.

B. Vice-Chairman LINDA SWANN called the meeting to order and asked for roll call.

IX. ROLL CALL

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

- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner LINDA SWANN

- ABSENT: Chairman BARBARA McANDREW
Commissioner JACK HASTY
Commissioner PHIL PIERSON

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

X. NEW BUSINESS

- Jawed Shakir/Signco Inc, 119 Sharon Drive (Holiday Inn Express), Variance on signage

Recently been required by Intercontinental Hotels to remove the cupola sign within the 10 year improvement program. Signage is now currently located on the front of the building behind where the cupola once was. Request sign that was removed from cupola be relocated on the end of the building facing Hwy.92 (18 sq.ft.).

Building Inspector, Gary Satterfield: Allowed 1 ground sign and 1 wall sign in the B-3 District.

State Planner: The request does not meet the criteria for granting a variance (Section 11-807). Therefore, recommends denying the request, on the basis that there are no unique inherent conditions on the property to justify additional signage and there is no hardship involved if the request is denied.

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

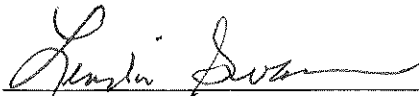
On a voice vote, the motion passed unanimously, and was so ordered.

XI. MISCELLANEOUS

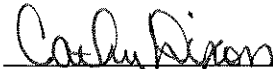
XII. ADJOURNMENT

It came on a motion by Alderman THORNHILL, seconded by Commissioner DOCKERY, to adjourn the September 27, 2007 meeting of the Dandridge Board of Zoning Appeals.

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



Linda Swann, Vice-Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-092707

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 September 2007**

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, 2007 at 7:00 p.m.

B. Vice-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 by Town Recorder, CATHY DIXON, with the following members responding:

- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner LINDA SWANN

ABSENT:

Chairman BARBARA McANDREW
Commissioner JACK HASTY
Commissioner PHIL PIERSON

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 DOCKERY, seconded by Commissioner FRANKLIN, that the Regular Meeting Minutes be approved as presented for the August 23, 2007 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

- Commissioner Pierson has moved to Alcoa and request that a letter be written from the Chairman informing Mr. Pierson that he will have to be replaced due to no longer residing in Dandridge.
- Recommend the review and updates of the Land Use Plan in conjunction with the County wide Land Use Plan reviews.

V. OLD BUSINESS

No business presented.

NOTE: State Planner, Joe Barrett was not in attendance at this meeting, but did previously submit written comments and recommendations to the Commission.

VI. NEW BUSINESS

- Tim McCormack/Rod McCarter (Vision Engineering), Goosecreek Road, Final subdivision

Rod McCarter: Asking for final subdivision approval on a 68 lot subdivision. In the process of extending water. Bonds are in place and in hand for underground electric, water and road paving. According to Shady Grove Utility District, there is not enough water pressure to install fire hydrants.

Fire Chief Chuck McSpadden recommends installing either a pump or elevated tank to assist in water pressure. Hydrants could be installed and locked out until water pressure is provided. Once

constructed, the water lines become the property of Shady Grove Utility, and if they state hydrants cannot be installed, then they will not be installed.

State Planner, Joe Barrett: Recommends granting approval for the plat subject to a surety being posted in an adequate amount to cover the drainage, water and road improvements, a drainage plan submitted, the plat revised accordingly and obtaining all signatures.

Drainage plans have been submitted.

It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to approve the final subdivision subject to the state planner recommendations and to include fire hydrants subject to Shady Grove Utility District stating there will be adequate water pressure provided for the hydrants within a 24 month period.

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

- Capstone Development, G.P./Larry Churchwell, Epco Dr., Map 58, Part of Parcel 69, Rezone Request from A-1 to I-1 (Urban Growth Area)

2 ½ acres, small distribution building.

State Planner: The request is consistent with the zoning scheme and general character of the area. The applicant is also proposing to provide the necessary infrastructure improvements in place to accommodate the types of permitted uses in the I-1 District. If there are no insurmountable issues with the extension of water and sewer and constructing an access road, recommends that the request be recommended by the planning commission and forwarded to the county commission.

It came on a motion by Alderman THORNHILL, seconded by Commissioner GRAY, to approve the rezone request and make such recommendation to the Jefferson County Commission for approval.

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

- Capstone Development, G.P./Larry Churchwell, Epco Dr., Map 58, Part of Parcel 69, Site Plan Review (Urban Growth Area)

State Planner: Recommends that there be closure to 2 issues before granting site plan approval. The first is the approval by the town for extension of public sewer outside the corporate limits and the second is for the county commission to finalize the rezoning of the property. If, for whatever reason, the rezoning was not approved by the county, the current A-1 District would not permit the proposed use.

Town Administrator, Jim Hutchins: The BMA has a moratorium on providing sewer outside the corporate limits, however, there could be provisions within the original industrial park that sewer would be provided. This will have to be researched and presented before the BMA for approval to install the sewer.

Mayor Gantte: Can this also affect the pending litigation currently between the town and industrial park property?

Town Attorney, Jim Gass: If this parcel is part of that property it possibly could.

Town Administrator, Jim Hutchins: Pretty sure that this parcel is not part of the lawsuit.

It came on a motion by Alderman THORNHILL, seconded by Commissioner FRANKLIN, to delay any action at this time to determine if this parcel is or is not part to any pending litigation and defer to the October meeting.

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

Mayor Gantte recuses himself from the meeting.

- George Gantte, 931 North Hills Dr., Map 68J, C, Parcel 7, Site Plan Review

George Gantte: Build a detached garage (proposed 52 x 44), staying 7' off property line, has an 18" overhang on one side which gives 5 1/2', and 12' on the back.
State Planner: If the building will be located within the yard requirements and will not detract from the character of the neighborhood, recommends granting approval.

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

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

Mayor Gantte rejoins the meeting.

- Jerry Rimmer/T. Clint Harrison, Dawn Lane, Map 68, Parcel 10, Site Plan Review

Jerry Rimmer: metal building

State Planner: Recommends approval subject to a surety being posted covering the water, sewer and parking improvements and a landscaping plan submitted.

It came on a motion by Mayor GANTTE, seconded by Commissioner GRAY, to approve the site plan subject to the state planners recommendations.

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

- Revisions of R2 & R3 Zoning Districts

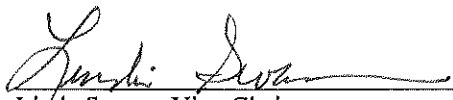
Discussion only, no action taken. Work session to be held at 6:30 p.m. on Thursday, October 25, 2007 to include developer comments and input.

VII. MISCELLANEOUS
No business presented.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner GRAY, to adjourn the September 27, 2007 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Vice-Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-092707

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
23 August 2007**

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 23, 2007 at 7:00 p.m.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner LINDA SWANN

- ABSENT: Mayor GEORGE GANTTE
Alderman KEN THORNHILL
Commissioner JACK HASTY
Commissioner PHIL PIERSON

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 GRAY, to adopt the Regular Meeting Minutes as written for the July 26, 2007 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

- Jawed Shakir/Signco Inc, 119 Sharon Drive (Holiday Inn Express), Variance on signage

This item was rolled to the September meeting at the request of the property owner.

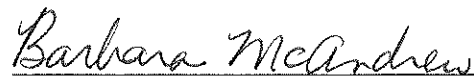
VII. MISCELLANEOUS

No business presented.

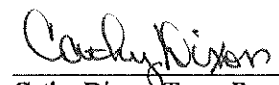
VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to adjourn the August 23, 2007 meeting of the Dandridge Board of Zoning Appeals.

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



Barbara McAndrew, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-082307

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 August 2007**

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 23, 2007 at 7:00 p.m.

B. Chairman BARBARA McANDREW called the meeting to order and called for roll.

II. ROLL CALL

A. A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman BARBARA McANDREW
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner LINDA SWANN

ABSENT:

Mayor GEORGE GANTTE
Alderman KEN THORNHILL
Commissioner JACK HASTY
Commissioner PHIL PIERSON

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 GRAY, seconded by Commissioner DOCKERY, that the Regular Meeting Minutes be approved as presented for the July 26, 2007 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- David Jones, 358 Milldale Rd (Milldale Square), Map 57, Parcels 73 & 73.01, Final 31-50 lot subdivision

State Planner, Joe Barrett: Revisions have been made as requested. Pending items include a surety/bond for the remaining improvements which should include the wearing surface on the streets (most of the pavement base has already been installed along with the water lines). Recommend approval contingent on posting of surety and obtaining signatures.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to approve the final subdivision pending a surety being posted for the remaining improvements and obtaining the proper signatures.

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

- Steve Palmer/Jason Randolph, Justice Center Drive (Lakeview Subdivision Lot 2R2), Site Plan Review

This item was rolled to the September meeting at the request of the owner.

- John Parker/Ed Franklin, John Webb, Hickory Lane, Map 58, Parcel 76, Final 3-5 lot subdivision

State Planner: Simple subdivision, nothing is out of order, recommend approval subject to obtaining signatures and posting a surety for the installation of the water lines.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to approve the final subdivision subject to obtaining the proper signatures and a surety being posted for installation of the water lines.

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

- Terry Taylor, Valley Home Road, Map 68, Parcel 52, Rezone Request A1 to R1 (Urban Growth Area)

State Planner: Most property on that side of Valley Home Road is already zoned R1 and this request is consistent with the zoning scheme, recommend approval.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to approve the rezone request and recommend such to the Jefferson County Commission.

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

VII. MISCELLANEOUS

- Cecil Franklin: Commissioners have voiced concerns in regards to the minimum size of lots in the R2 and R3 zones and ask that an amendment be considered.

VIII. ADJOURNMENT

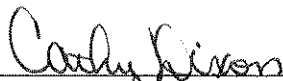
It came on a motion by Commissioner DOCKERY, seconded by Commissioner FRANKLIN, to adjourn the August 23, 2007 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-082307

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 July 2007**

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, 2007 at 7:00 p.m.
- B.** Chairman BARBARA McANDREW called the meeting to order and called for roll.

II. ROLL CALL

- A.** A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner LINDA SWANN

ABSENT:

Commissioner PHIL PIERSON

- 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 GRAY, seconded by Commissioner FRANKLIN, that the Regular Meeting Minutes be approved as presented for the June 28, 2007 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

The Industrial Development Board of the Town of Dandridge will hold their first orientation meeting on Monday, July 30, 2007.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Jones-Drinnon-Churchwell/Larry Churchwell, 706 Justice Center Drive, Map 68, Parcel 5, Lot 2 R-5, 2 lots or less Subdivision

State Planner, Joe Barrett: This parcel is currently in the rezone process, the zoning district needs to be corrected on the plat and the setbacks, and the detention pond needs to be shown, recommends approval contingent upon the previously mentioned plat corrections.

It came on a motion by Commissioner SWANN, seconded by Commissioner HASTY, to approve the subdivision contingent upon the following plat corrections being made: zoning district, setbacks, detention pond.

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

- Steve Palmer/Jason Randolph, Justice Center Drive (Lakeview Subdivision Lot 2R2), Site Plan Review

This item was rolled to the August meeting at the request of the landowner/presenter.

- Safe Space (Van Wolfe), Industrial Park Road, Map 68, Parcel 11.18, Rezone Request from M1 to R2.

Van Wolfe, Safe Space: Safe Space serves Jefferson, Cocke, and Sevier counties. The rear of the property is already zoned R2, request the road frontage property be rezoned from M1 to R2 to be consistent with the remainder of the property.

State Planner: This request would extend the R2 district to the Industrial Park and is compatible with the zoning character of the area. There are no issues with this request.

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

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

- Mark Jackson, Franklin Ridge Phase 4, Map 58, Parcel 36, Extension on Preliminary Site Plan Review (PUD)

It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to deny the extension on the preliminary site plan due to no one showing up to present the request.

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

VII. MISCELLANEOUS

- Jefferson County Resolution Amending Article 9, Section 9.1 Absolute Minimum Lot Size of the "Zoning Resolution of Jefferson County, Tennessee"

State Planner: Jefferson County is proposing to amend their zoning resolution, and all county wide regional planning commissions are required to make a recommendation. The current zoning resolution stipulates what the minimum lot size is. The major change to be made is within the A1 district (agriculture district) which will allow the averaging of lots, along similar lines of the PUD, as long as the overall density of the district is not exceeded. By lot averaging, some lots may then be below the minimum required lot size of 40,000 sq.ft., but the overall density would average out.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to suspend the rules of order and place this item on the agenda.

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

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to recommend the resolution amendment to the Jefferson County Board of Commissioners for passage.

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 FRANKLIN, to adjourn the July 26, 2007 meeting of the Dandridge Regional Planning Commission.

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

Barbara McAndrew

Barbara McAndrew, Chairman

ATTEST:

Cathy Dixon

Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-072607

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
26 July 2007**

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, July 26, 2007 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner LINDA SWANN

ABSENT: Commissioner PHIL PIERSON

- 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 SWANN, seconded by Alderman THORNHILL, to adopt the Regular Meeting Minutes as written for the November 30, 2006 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

- LKM Properties/Bill Weigel, Gary Hayes, 157 S.Hwy.92, Map 58, Parcel 34.07, Variance on signage

*Gary Hayes: requesting permission to include the Weigel's logo on the gas canopy (32" diameter).
State Planner, Joe Barrett: no issues, more of a logo than additional signage.*

It came on a motion by Alderman THORNHILL, seconded by Commissioner HASTY, to grant the variance request by allowing the logo to be placed on the gas canopy.

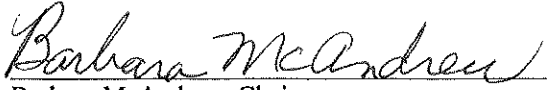
On a voice vote, the motion passed unanimously, and was so ordered.

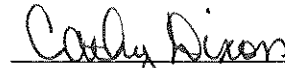
VII. MISCELLANEOUS
No business presented.

VIII. ADJOURNMENT

It came on a motion by Alderman THORNHILL, seconded by Commissioner FRANKLIN, to adjourn the July 26, 2007 meeting of the Dandridge Board of Zoning Appeals.

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


Barbara McAndrew, Chairman


Cathy Dixon, Town Recorder
MINUTES-BZA-072607

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 June 2007**

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 28, 2007 at 7:00 p.m.

B. Chairman BARBARA McANDREW called the meeting to order and called for roll.

II. ROLL CALL

A. A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner PHIL PIERSON

ABSENT:

Commissioner PAM DOCKERY
Commissioner LINDA SWANN

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

III. READING OF THE MINUTES

State Planner Joe Barrett brought to the attention of the commission that the motion made in regards to Ronald Freedman/Hatfield & Allen Assoc., Hwy. 25/70, Map 67, Parcel 72, Final 16-30 lot Subdivision Plat should be amended to state "subject to posting a surety for the water line installation, road and drainage improvements, and obtaining the proper signatures.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner HASTY, that the Regular Meeting Minutes be approved as amended for the May 24, 2007 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Jim Hutchins, Justice Center Drive, Map 68, Parcel 5, Rezone Request (Lots 5-13 B-3 to B-2, lot 36.02 R-3 to B-2)

Larry Churchwell: The lots in question are currently zoned B-3, which does not allow for office space. The property owners are all in agreement to request rezone to B-2.

State Planner, Joe Barrett: The request is consistent with zoning in the area.

It came on a motion by Commissioner PIERSON, seconded by Commissioner GRAY, to forward the rezone request to the Board of Mayor and Aldermen for approval.

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

- The Point, 122 Marina Drive, Map 76, Parcel 66, Final 50+ lot PUD Subdivision

David Hayes: The preliminary development planned for 53 lots. The final development plans for 41 lots. The setback on lots 31-36 will be less than the required 25' due to the topography (steepness) of the lots. Water and sewer installation is complete. The electricity is in process. The pug mix is down for the streets and the binder should be down on Monday.

(Due to recorder error, the tape recording of this meeting begins at this point)

David Hayes: Lots 33, 34, & 35 are laid out with approximately 200' of road frontage, at the preliminary these lots were approximately half the size. Current plans are to come in off the lot line on the lot and bring a drive through (5'-6' lower than the road in elevation) instead of having to pull in and have a turn around. These 3 lots will have an approx. 15' set back and a drive that drives through the front. This will require foundations approx. 20'-24' in height on the rear. The front will be filled in. These 3 lots and lots 29 and 30 are problem lots regarding setbacks. A sidewalk will run between lots 36 & 37 that will come down and tie into behind the guard rail and come back with a mulch walkway from the end of the street to the Point property. Along the road, behind the guardrail, where it is level, will use recycled rubber mulch. Down the grade, between the lots, on the property itself, in the steeper areas, will be concrete. The easement access off of Hwy. 92 will be between lots 37 & 38. Access to 4 of the 5 lots is limited to the rear and a driveway will be provided in this area for access due to the steepness of the front of the lots. Concrete curbing will be included. Trash pickup is to be handled as normal residential pickup with containers in front of each unit by the Town of Dandridge with special arrangements on the steeper lots. In all probability, most trash will be placed in the Point's dumpsters as the units are cleaned by the Point's staff. There will not be direct access from the highway for lots 36-41 as this will be a gated community. There will be one shared driveway for these 5 lots.

Town Attorney Jim Gass: There has already been a previous issue brought before the Board of Mayor & Aldermen in regards to public services in a gated community. A determination was made at that time that services would not be provided to a gated community.

D. Hayes: It was discussed in preliminary that the roads would be accepted as gated as city streets.

Mayor Gantte: The BMA had determined if the community was gated, then the community was private. To be a city street would have to be open and accessible to all residents.

D. Hayes: The area will be open to all residents, those entering will have to call in, have an access card, or a key for entry. The gate will also be siren activated. As far as we are concerned, the community will be open to the public, we just want to know what public is going in.

State Planner: The planning commission does have the responsibility to clarify whether the streets will be private or public, gated or not.

Jim Gass: From the definition of public, there are severe issues in issuing keys to some and not all.

D. Hayes: I have already spent approx. \$20,000 on a gate based on what was discussed at preliminary.

Jim Gass: To proceed, you are not being asked to remove the gate, but you could disengage the gate and leave it opened at this time. For purposes of approval, the final could be approved without the community being a closed gate road as a public road. This is the authority the BMA has given this commission in their prior action, if approval is needed immediately. This would not keep them from creating a new zone in the future to allow what is wanted. The choice tonight is to either leave the gate open and accessible to the public for approval or keep the gate closed. The gate could remain closed until the streets are accepted as city streets by the town. Once the streets are accepted by the town, the gate would have to remain open unless there was a zoning change created to allow such a feature in the municipal code, or make the roads private, maintain and open and close at your discretion.

D. Hayes: We prefer the roads to be public and I will address the issue of the gate with the BMA.

Mayor Gantte: If public funds are used for the upkeep of the roads every citizen should have the right to drive on them.

D. Hayes: I understand and I do not disagree that every citizen should not be allowed to drive on the streets, but I do not feel it is unfair to the people to say that because they don't live there they cannot drive through. There are other considerations of safety and theft to consider.

Commissioner Pierson: As a town taxpayer, I have to speak for those who may resent paying for street access to a business that they are not going to profit from.

D. Hayes: The town will be receiving revenue from the development. I want the project approved with public roads. Between now and when the town accepts the roads is being bonded and completed, we'll address the gate issue.

State Planner: 4 major issues – Variances for lots 31-36, the gate (private or public road), drainage and erosion control plan has not been submitted, cost estimates and surety for remaining

improvements. At this stage a lot of things have not been finalized and decided and I would not recommend approval.

It came on a motion by Commissioner HASTY, seconded by Mayor GANTTE, to accept the final PUD subdivision with public roads, subject to the surety being posted and the drainage and erosion control plan being submitted.

Mayor Gantte: For the record, when you state public roads, you are stating that the gate will remain open 24 hours a day?

D.Hayes: I understand that to be public roads.

On a voice vote, the motion passed 5-2, with Commissioners FRANKLIN & PIERSON voting NO, and was so ordered.

- Kent Woods/Richard Talley/Garrett & Assoc., Ailey Road, Map 58, Parcel 59.03, Preliminary 31-50 lot Subdivision

Kent Woods: Prefer not to be required to have an outlet to Ailey Road between lots 1 & 40 as a secondary access. Prefer to have one primary access.

State Planner: Plat revisions are needed, recommend a secondary access, and drainage plan. Plat notes involve putting proposed names of streets (2 streets), confirming the size of the existing water line that will be connected to on Ailey Road, need variance without secondary access for all of dead-end roads exceeding 600' (road A).

K.Woods: Have the drainage plan, going through the process of acquiring street names, there are 2 options for the water line (Valley Home Road or the Golf Course).

DWMF Mike Norton: He cannot connect on Ailey Road; he will have to connect at the Golf Course in front of the club house. Another option would be to come from the Rest Area across the Hoag property, where other property owners might be interested in partnering for the water.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the preliminary subdivision with a variance being granted for the length of the road over 1,000' and one primary entrance.

Charlotte Previette (Long Street): Concerned with drainage from lot 22 to the golf course.

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

- William Pierce/Daniel Oliver, Milldale Rd/Hwy.92, Map 57, Parcel 74.04, Site Plan Revision

Bill Pierce: The size of the back of the field area has been increased. It is still undetermined what the site will be used for.

State Planner: The town will require a surety for street improvements, water and sewer. Recommends approval.

It came on a motion by Alderman THORNHILL, seconded by Commissioner GRAY, to approve the site plan revision subject to a surety for street improvements, water and sewer.

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

- Edd McCarter/Eddie Garrett, Valley Home Road, Map 68-E, Group A, Parcel 27, Preliminary 6-15 lot Subdivision

State Planner: Was previously presented to the commission for rezone to R-2, which was not recommended. As R-1, now presenting a standard subdivision.

Alderman Thornhill: Concerned with visual/sight issue at entrance.

Edd McCarter: The subdivision now consists of 15 lots.

State Planner: A variance will be needed on the length of the road over 600', meets all criteria, recommend approval.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the preliminary subdivision with a variance being granted on the length of the road over 600'.

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

- Annual Performance Evaluation & Program Design

It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to accept the Annual Performance Evaluation & Program Design.

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

VII. MISCELLANEOUS
No business presented.

VIII. ADJOURNMENT

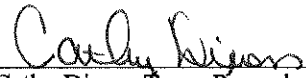
It came on a motion by Mayor GANTTE, seconded by Commissioner PIERSON, to adjourn the June 28, 2007 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-062807

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 May 2007**

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, 2007 at 7:00 p.m.

B. Chairman BARBARA McANDREW called the meeting to order and called for roll.

II. ROLL CALL

A. A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman BARBARA McANDREW
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner LINDA SWANN

ABSENT:

Mayor GEORGE GANTTE
Alderman KEN THORNHILL
Commissioner ANNA GRAY
Commissioner PHIL PIERSON

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 SWANN, seconded by Commissioner DOCKERY, that the Regular Meeting Minutes be approved as read for the April 26, 2007 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

The deadline for submitting agenda requests for the June meeting is June 14, 2007. The regular scheduled meeting is June 28, 2007

VI. NEW BUSINESS

- Ronald Freedman/Hatfield & Allen Assoc., Hwy.25/70, Map 67, Parcel 72, Final 16-30 lot Subdivision Plat

Terry Vittetoe (Twin Lakes Realty) presenter.

State Planner Joe Barrett: Lot 18 will not be developed as it will hold the detention pond. The subdivision now has 18 lots versus 20 as first presented at the preliminary. As far as lot design/requirements, this meets all requirements, just needs to post security to cover the water lines installation within the subdivision. A fire hydrant will be installed near lot 15. Recommend approval with posting of surety and obtaining remaining signatures.

It came on a motion by Commissioner SWANN, seconded by Commissioner HASTY, to approve the final subdivision, subject to posting a surety for the water line installation, road and drainage improvements, and obtaining the proper signatures.

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

- Jones-Drinnon-Churchwell/Larry Churchwell, 706 Justice Center Drive, Map 68, Parcel 5, Lot 2R-5, 2 lot or less subdivision

Larry Churchwell: Request subdividing 1 lot into 2.

State Planner: This is a simple subdivision. The lot is zoned B3. The minimum lot size would be 40,000 sq.ft. In requesting a subdivision would create a substandard lot that is not allowed in the B3 zone. (Mr. Churchwell thought the lot was zoned B2) There are two choices, 1) amend the zoning ordinance and reduce the required 40,000 sq.ft., 2) or go before the Board of Zoning Appeals and ask for a variance, but this does not meet the criteria for a variance. Once zoning is adopted, substandard lots cannot be created.

Town Administrator Jim Hutchins: recommends going through the rezoning process.

State Planner: Typically the town does not rezone properties unless requested. As submitted, I would have to recommend a denial of the request.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner DOCKERY, to deny the subdivision request

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

- W.Hurst, D.Keene, J.Parton, J.King/Al Crumley, Schrader Road, Map 67, Parcel 87, 50+ lot Concept subdivision

Al Crumley: Property is located off of Schrader Road, adjoining the Field of Dreams. Access to the property is from Schrader Road. Water source is from the intersection of Schrader Road/Hwy.25/70 or the Field of Dreams. Sewer will be gravity flow to pump station. Single family dwellings are planned with a mix of 3 different types of houses (Type A is a one story house, Type B is similar to Franklin Ridge homes (split foyers), Type C is one story houses).

State Planner: This has been submitted under the PUD standards, but there is no subdivision of land, it is all on one site with common areas shown. Density calculates out to be 1 unit per 13,401 sq.ft.

Does not exceed the R3 density which allows 7,500 sq.ft lots. The city limits are irregular in this area and portions of access would be in the county. Most requirements are met. Landscaping information is needed and infrastructure worked out as far as water and sewer. Overall design, the buildings are spaced over 25 ft. apart, well set back from the right-of-way, 25' perimeter set back along the property line. Recommend waiting on infrastructure details of water and sewer. Conceptually recommend approval. The plan shows 53 units. The plan will need to be resubmitted for preliminary approval and then return once again for final approval.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to approve the concept plan.

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

- Steve Palmer & Jason Randolph, Justice Center Drive (Lakeview Subdivision, Lot 2R2), Site Plan Review

Jason Randolph requested this item be rolled to the June agenda.

VII. MISCELLANEOUS

- Previous Meeting Requests: Resume Major Road Plan update, review PUD standards and land use plan.
- Annual Performance Report and Program Design (State Planner Joe Barrett): The above mentioned projects are covered within this report. The report was briefly reviewed, no action was taken. Item will be placed on the June agenda for action.

VIII. ADJOURNMENT

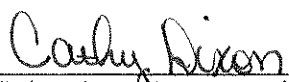
It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to adjourn the May 24, 2007 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-052407

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 April 2007**

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, 2007 at 7:00 p.m.
- B.** Chairman BARBARA McANDREW called the meeting to order and called for roll.

II. ROLL CALL

- A.** A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner LINDA SWANN

ABSENT:

Commissioner JACK HASTY
Commissioner PHIL PIERSON

- 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 THORNHILL, seconded by Commissioner FRANKLIN, that the Regular Meeting Minutes be approved as read for the March 22, 2007 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Rick Bowlin, 1201 Gibson Way, Map 68N, Parcel 20, Rezone Request (R-1 to B-2)

State Planner Joe BARRETT: This would be expanding the B-2 district to this property.

It came on a motion by Mayor GANTTE, seconded by Commissioner GRAY, to approve the rezone recommendation to be forwarded to the BMA for approval

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

- Kevin & Kim Nelson (Rick Bowlin)/William Denton, 1201 Gibson Lane, Map 68N, Parcel 20, Site Plan Review

William Denton: The flat roof commercial building will be converted to Dandridge traditional 200 year old architecture. Parking and landscaping will be added.

State Planner: Requirement would be to post bond for the proposed landscaping and parking. Approval recommended subject to posting surety for paving of the parking, striping, and landscaping.

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to approve the site plan subject to bond being posted for paving of the parking, striping, and landscaping.

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

- Ronald Freedman/Hatfield & Allen Associates, Hwy.25/70, Map 67, Parcel 72, Final 16-30 lot subdivision (Urban Growth Area)

This item will be rolled to May at the owner/developer request.

- Darrell Keene, Steve Madison, Ronald & Betty Ogle/Jerry King, Hwy.25/70, Map 67, Parcel 44, Rezone Request (A-1 to C-2) (Urban Growth Area)

Jerry King: 35 acre parcel located at Hwy.25/70 & Cline Road, the area is not continuous with any other parcels zoned C-2; there are no definite plans for the property at this time.

State Planner: This could be considered spot zoning and I would not recommend the rezone at this time.

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

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

- Mark Jackson, Preston Hills, Map 67L, Group A, 2 lot or less subdivision (Urban Growth Area)

Mark Jackson: This request would be adjusting an interior boundary line.

State Planner: These are already 2 lots of record, the existing lot line is being shifted several feet, a minor adjustment, there are no issues. Remaining signatures are needed.

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to approve the 2 lot subdivision

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

- Mark Jackson, 1209 Sugar Fork Rd., Map 68E, Parcel 15, Rezone Request (R-1 to B-2)

Mark Jackson: This property adjoins the Mulch and More property. The house on the property has been restored, but will not be used as a residential use.

State Planner: This will be expanding the B-2 district to Elliott Ferry Road, there are no issues and this is consistent with the zoning.

It came on a motion by Commissioner SWANN, seconded by Commissioner GRAY, to approve the rezone recommendation to be forwarded to the BMA for approval

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

- Faye Miller/Johnny Kerr, 806 Goose Creek Rd., Map 75, Parcel 39 & Map 67, Parcel 82.01, 3-5 lot subdivision (Urban Growth Area)

Darrell Miller: Requesting to move a lot line, lot 3 was a smaller lot and this will be moved, lot 1 and 2 had been cut into by Matthews Estates but never re-surveyed, ½ acre will be added to lot 3 from lot 2.

State Planner: There are no pending issues, lot 2 would need to be evaluated for septic since it is a newly created lot, infrastructure is in place on lot 3, recommend approval pending signatures.

It came on a motion by Commissioner GRAY, seconded by Mayor GANTTE, to accept the subdivision pending signatures

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

- Tim McCormack/Rod McCarter (Vision Engineering), 382 W. Main St. (Hwy.139/Cagle), Map 76, Parcels 21 & 22, Preliminary 6-15 lot subdivision

Rod McCarter: 5 acres, subdivided into 8 lots, average lot size to be approximately 1/2 acre, 300' of road will go through the property, water/sewer services will be provided, sidewalks, a detention area will be on lot 8 down along Main St., the rest of the lot will be developed. A homeowners association will maintain the detention pond.

State Planner: It looks as though 3 of the lots do not meet the minimum lot size (22,000 sq.ft.) (lots 2, 4 & 6), the road could be reduced and area added to lots, the retaining wall is shown extending onto another lot.

McCarter: Plans are to remove it on lot 6 and do grading in the area to blend it back in. The existing building will be renovated.

Laura Squires (daughter of Priscilla Felknor): This is a more appropriate plan than previously presented. Concerned with the access into the property, drainage/maintenance/control of watershed that drains under Hwy. 139 onto the Felknor property. Request that the developer maintain their own watershed without allowing it to drain as is. Hope that adequate green space has also been considered.

McCarter: The detention pond will be capturing and releasing at a predevelopment rate. The flow of the water across the street will be no greater than what it currently is. The volume may go up, but will spread out depending on the size of the storm.

Fire Chief Chuck McSpadden: Would prefer a fire hydrant be installed at the entrance to the development.

Ann: Mother's biggest concern is the watershed and her property being damaged by the proposed development.

McCarter: Water and sewer will be extended into the subdivision.

State Planner: Seems all regulations are met with the exception of fine tuning the road to allow larger lot sizes on a few lots, no major issues.

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

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

- Scott McCarter/Garrett & Associates, Valley Home Road, Map 68E "A", Parcel 27, Preliminary 16-30 lot subdivision

Eddie Garrett: Propose 23 lots on 13.86 acres, PUD rules, propose peripheral set back all the way around, common area in front, sight distance has been corrected.

State Planner: The lots are half as large as the minimum lot size, PUD regulations are very open to interpretation, decision needs to be made in viewing this as a PUD or standard subdivision, this is made a PUD with the given common area. R-1 requires 22,000 sq.ft. lots and these are 10-12,000 sq.ft. lots with single family dwellings. A PUD can be developed in any district. Nothing stands out for me to believe this to be a PUD, but the gross density for the R-1 district is not being exceeded.

It came on a motion by Commissioner SWANN, seconded by Alderman THORNHILL, to deny the subdivision request due to the small lot sizes, lack of common area as required of a PUD, and parcels of land that is undevelopable.

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

- Kent Woods/Garrett & Associates, Ailey Rd., Map 58, Parcel 59.03, Rezone Request (A-1 to R-1) (Urban Growth Area)

Eddie Garrett: This property is east of the Dandridge Golf and County Club.

State Planner: Plans are to develop into a large major subdivision, the rezone request is consistent with trying to encourage higher density development within the urban growth boundary.

Neighbor: I have septic and well water, with some being served water on a 2" water line. I am concerned with the impact on a 2" water line, septic tanks, and well water.

Gary Satterfield: Have spoke with DWMF Superintendent Mike Norton and he had stated that a 6" water line will be ran to the area.

State Planner: There are no issues with the rezone request.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to recommend approval of the rezone request to the Jefferson County Planning Commission.

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

- Craig Faulkner/Garrett & Associates, Bob-O Drive (Millstone Subdivision), Map 68-I "B" 1.00 & 2.00 68/16.00, 31-50 lot subdivision

Eddie Garrett: Phase II of Millstone Subdivision, trying to finish up, bond is in place.

State Planner: Coordinate with the city in regards to the storm water drainage, recommend a catch basin at the intersection of Treadway/Bob-O, road improvements/water & sewer end at approx. lot 31, surety would need to cover from that point on, all requirements are met.

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

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

- William Pierce/Daniel Oliver, Hwy.92/Milldale Rd., Map 57, Parcel 74.04, Site Plan Review

State Planner: This was a small parcel that was rezoned several months ago, this is a large piece of property, but what is actually being developed is very small (3/10 of an acre of a 3 acre tract), proposed office building.

Daniel Oliver: Propose office space for self, hopes to fill property in as dirt comes available, initially proposed as a used car lot, but adequate parking space is not available, office space will be used as real estate branch, time frame in developing this property will depend on the sewer coming to the property.

State Planner: Infrastructure/sewer would have to be in place before a building permit could be issued. The site plan itself meets all regulations.

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to approve the site plan subject to proper bonding in place for sewer.

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

- Digital Zoning Map

State Planner: All members received a revised zoning ordinance. All zoning amendments for the past few years have been placed within the revision.

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to readopt the amended zoning ordinance and amended digital zoning map and recommend to BMA for approval.

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

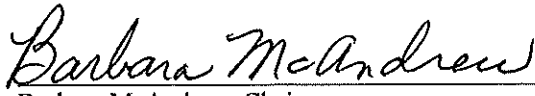
VII. MISCELLANEOUS

- Deadline for May agenda items is May 10, 2007.
- Chairman McAndrew: Received information in regards to the sidewalk construction/repair project. A project description and map was passed along to all commissioners for review/comments.
- Mayor Gantte: Would like to resume work on the Major Road Plan.
- Commissioner Swann: The PUD standards need to be reviewed.
- Mayor Gantte: The Land Use Plan also needs reviewed.

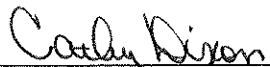
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to adjourn the April 26, 2007 meeting of the Dandridge Regional Planning Commission.

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


Barbara McAndrew, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-042607

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
22 March 2007**

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 22, 2007 at 7:00 p.m.

B. Chairman BARBARA McANDREW called the meeting to order and called for roll.

II. ROLL CALL

A. A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman BARBARA McANREW
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY

ABSENT:

Commissioner ANNA GRAY
Commissioner PHIL PIERSON
Commissioner LINDA SWANN

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 HASTY, that the Regular Meeting Minutes be approved as read for the February 22, 2007 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Billie Joe Bonds & Ada Derrick, Goose Creek Road, Map 57, Parcel 79.02, Rezone Request from R-1 to B-3

It came on a motion by Alderman THORNHILL, seconded by Commissioner FRANKLIN, to approve the rezone request.

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

- DMS, Inc./Larry R. Churchwell, Epco & Pine Drive, Map 68, Parcel 11.02, 2 lots or less subdivision

Owners want to sell the existing building on Epco/Pine Drive and build a second building on the lot fronting Epco & Pine Drive (2.32 acres).

State Planner Joe Barrett: Meets all requirements and recommends approval.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner HASTY, to approve the subdivision.

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

- Bob & Deb Rave, 1139 Lake Drive, Map 68G, Parcel 14, Site Plan Review

Wants to construct a building (36'x40') to store camper, four wheelers, and boat that is larger than the requirements.

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

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

- Eddie Collins, 1011 North Gay Street, Lot 14 & 22, Map 68J, Parcel 14 & 15, Site Plan Review

State Planner: No action needed, presenting concept plan for feasibility.

Eddie Collins: Planning to purchase property rear of his existing property (3/4 acre) (lot 22, fronting Hwy.92, beside the Masonic Lodge). Access from Hwy.92 to the property is not possible, therefore would like to combine both properties into one (2 acres) and access with existing gravel drive from Hwy.92 and construct a showroom for business (windows & doors). The first phase in developing will be to add a new gable roof to the existing building and remove the retaining wall. The second phase will involve adding on to the front of the building for more warehouse space and constructing show room (2 story).

State Planner: Without access from Hwy.92, lot 22 would be rendered useless, but once combined with lot 14 would be useable.

First step: Purchase the property, have a survey done and draw up a plat combining the lots, request a subdivision and present specific site plan.

Two step process: Get the plat approved by the Planning Commission and site plan approval.

Attorney GASS: Key will be the survey showing that there is proper access to lot 22 from lot 14.

Water Management Facility Superintendent MIKE NORTON: The current fire hydrant on the property does not have adequate flow to meet standard flow qualifications. The line on the property is 6", but the line feeding from North Hills down is 2". Plans are that once new lines are constructed by the Town Mr. Collins lines will build out and be adequate once the Town upgrades their lines.

- Digital Zoning Map

State Planner: The zoning text has not been finalized and will not be ready for approval until April. Commission has the option of recommending adoption of the new zoning map tonight or waiting until April and adopting both the text and map at the same time.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to roll this item to the April meeting.

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

- Proposed Ordinance regarding the Length of Time a denied Rezone request can be re-submitted for approval.

Attorney GASS: At present, Commission can conceivably have the same rezone request denied every month and placed back on the agenda month after month. It has been discussed that once a rezone request has been denied, be ineligible for return for consideration for one year.

State Planner: Other municipalities do not address this. Philosophy is usually if there is some factor that has changed from the original rezone request then would be considered, but if not, there would be no reason to hear.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner DOCKERY, to recommend to the Board of Mayor and Aldermen the consideration and review of the text of such ordinance in regards to any rezoning request for any property within the Town of Dandridge which is denied for rezoning by the Board of Mayor Aldermen shall not be resubmitted for consideration for rezoning for one year.

Commissioner HASTY: My concern is that a commercial prospect could come with major changes in a few months and could not be considered if the ordinance was in effect.

Attorney GASS: Under those circumstances the BMA also have the authority to rescind such ordinance.

State Planner: Maybe you would want to consider shortening the length of time to six months instead of one year.

Mayor GANTTE: I would feel more comfortable with the time frame being shorter than one year.

On a voice vote, the motion failed 2-3 with Mayor GANTTE, Alderman THORNHILL and Chairman McANDREW voting NO, (Commissioner HASTY abstained), and was so ordered.

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to recommend to the Board of Mayor and Aldermen the consideration and review of the text of such ordinance in regards to any rezoning request for any property within the Town of Dandridge which is denied for rezoning by the Board of Mayor Aldermen shall not be resubmitted for consideration for rezoning for six months.

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

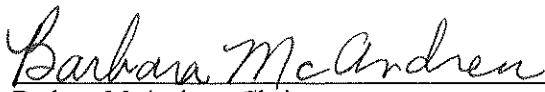
VII. MISCELLANEOUS

- Several attended the UT-MTAS sponsored training in Knoxville regarding Planning and Zoning on March 6, 2007.
- Town Administrator JIM HUTCHINS: Has been approached regarding the piece of property between Hardee's and Ruby Tuesday's. The property does not meet 40,000 sq.ft., which is required in the B-3 zone. The land is currently vacant and will probably remain as such unless a variance would be granted. There is someone interested in the property and could construct on 30,000 sq.ft.
State Planner: Procedure would be to request a variance for the minimum lot size through the Board of Zoning Appeals.
- State Planner Joe Barrett: There is a conference next Thursday and Friday in Knoxville that is free to planning commission members.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the March 22, 2007 meeting of the Dandridge Regional Planning Commission.

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


Barbara McAndrew, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-032207

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
22 February 2007**

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, 2007 at 7:00 p.m.

B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Alderman KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner LINDA SWANN

• ABSENT:

Mayor GEORGE GANTTE
Commissioner PHIL PIERSON

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 THORNHILL, seconded by Commissioner GRAY, that the Regular Meeting Minutes be approved as presented for the January 25, 2007 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Kent Woods (Southview Development)/Eddy Garrett, Hwy.25/70 & High Street, Map 68E, Parcel 23, Map 68D "A", Parcel 18 & 19, Variance on Length of Road

Kent Woods: Asking for a variance to allow the dead-end street to go 1,000' instead of the maximum allowed length of 600'.

State Planner, Joe Barrett: The road meets all specifications, including the proposed installation of 3 fire hydrants.

It came on a motion by Alderman THORNHILL, seconded by Commissioner SWANN, to grant the 400' variance on the length of the road.

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

- Jerry King, Highway 25/70, Map 67, Parcel 42.03 (Lots 154-159), Rezone Request from R-1 to C-2 (Urban Growth Area)

*Jerry King: (Old Ellison Farm) Requests certain tracts be rezoned for commercial use.
State Planner: These lots are not currently adjacent to any other commercial property; the question would be whether the Commission wants the area to develop commercially.*

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to recommend the rezone to the Jefferson County Planning Commission.

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

- Marcus Whaley, Valley Home Road, Map 68E, Group A, Parcel 27.00, Rezone Request from R-1 to R-2

Item was tabled from January meeting so Mr. Whaley could present distance/sight lines on ingress/egress, topography of the property, and a concept plan.

*Marcus Whaley: TDOT states that if you have a posted speed limit the sight distance should be 10 times the speed limit. (The posted speed limit in this area is 30) To determine the sight distance a spot was chosen 15' off of the edge of the pavement where the entrance will be located and 3.5' above the ground. Going out of Dandridge the sight distance would be 460'. Going in towards Dandridge the sight distance would meet the 300' requirement. TDOT would grant an entrance on the request that some trees be removed. The primary reason for the rezone is to increase the density of the property.
Alderman THORNHILL: Concerned that the curve in the road was not properly shown on the plan.
State Planner: The uses themselves are very similar in both R1 and R2. Lot sizes vary from R1 at 22,000 sq.ft to R2 at 7,500 sq.ft. It would be up to the Commission to determine if they would want to increase the density in this area.*

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

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

- Donald & Sue House/Annette Farrari, 310 Goose Creek Road, Map 57, Parcel 79.03, Rezone Request from R-1 to B-3

The BMA had suggested that the House's request their property be rezoned to B-3 instead of B-2 to go along with other property in the area.

It came on a motion by Commissioner GRAY, seconded by Commissioner SWANN, to approve the rezone request.

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

- Ron Freedman/Johnny D. Kerr, Highway 25/70, Map 67, Parcel 72, Preliminary 16-30 lot Subdivision (Urban Growth Area)

*Johnny Kerr (surveyor): Asking for preliminary approval of the concept plan. Proposing 19 lots on 15 acres. Shady Grove Utility District has agreed to extend an 8" water line out to the site and a letter was presented stating such. Six inch water lines will then come off the 8" line to include fire hydrants to facilitate all the lots. The development will include curbed streets and storm drainage. The lay of the property is long and narrow which will cause the road to be approximately 1,090' in length.
State Planner: The property is very narrow and will not be feasible to loop the road. The development is contingent upon the 8" water line being extended. A variance will be needed on the length of the dead-end road exceeding 1,000'.*

It came on a motion by Alderman THORNHILL, seconded by Commissioner GRAY, to approve the preliminary concept plan on the 19 lot subdivision to include approval of a variance of approximately 90' on the length of the road and contingent upon Shady Grove Utility District extending an 8" water line to the development.

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

- Jeff & Catherine Richardson/William S. Denton, Jr., Hwy.92/Milldale Road (Lot 4R), Map 57, Part of Parcel 75.00, Revision of Site Plan

William Denton (architect): Previous site plan was approved for a required 30' front yard set back which was shown with a 44' front yard set back. Plans are to increase the set back to 84' due to discovering a sewer easement.

State Planner: recommends approval

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to approve the revised site plan by allowing the front yard set back to increase from 44' to 84'.

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

- David Jones/Rodney Martin, Milldale Road, Map 57, Parcel 73 & 73.01, Final Subdivision on 6 lots

David Jones: Requests final approval on 5 lots. Changes that have been made: the sewer has been extended (1,900 ft. with 10 man holes) and one fire hydrant has been added (with \$50,000 letter of credit in hand). All these lots are fronted on Milldale Road with a right-of-way for future development.

State Planner: recommends approval

It came on a motion by Commissioner SWANN, seconded by Commissioner HASTY, to approve the final subdivision as requested on the 5 lots fronting Milldale Road.

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

- Billie Joe Bonds & Ada Derrick, Goose Creek Road, Map 57, Parcel 79.02, Rezone Request from R-1 to B-3

No one present for request.

State Planner: would not recommend approval without representative present.

It came on a motion by Alderman THORNHILL, seconded by Commissioner GRAY, to table this item and move to the March meeting with no additional charge.

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

- Jenkins, Franklin, Bowlin/Ed Franklin, Squirewood Village, Extension on Site Plan

Chuck McSpadden: The owners have plans to build an office building. Issues with a bank had went array and now the time frame on the previously approved site plan is about to expire. Asking for an extension on the previously approved site plan.

It came on a motion by Commissioner SWANN, seconded by Alderman THORNHILL, to approve the extension on the site plan for another year.

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

- Discuss Digital Zoning Map

State Planner: Information only.....would like to tie in the digital zoning map as presented last month with an amendment to the zoning ordinance.

VII. MISCELLANEOUS

- MTAS is offering a class on "Planning and Zoning: A Closer Look" in Knoxville on March 6, 2007 from 8:30-12:30
- Deadline for agenda items for the March meeting is March 8th.
- State Planner: A preliminary plat was submitted after the deadline. It is up to the Commission whether to take action at this time.

Tim McCormack (Vision Engineering), Goose Creek Road, 50+ lot subdivision. (plans were taken to Town Hall on Friday and given to the Town Administrator, the day after the deadline, and were located in Mr. Satterfield's office just today)

It came on a motion by Alderman THORNHILL, seconded by Commissioner SWANN, to add this item to the agenda.

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

Tim McCormack/Ron McCarter (Vision Engineering): (Tom Carter, health department, also present) Propose 64 lots on approximately 43 acres. Due to the configuration of the tract of land, only one entrance will be made from Goose Creek Road. Water will be extended to the development via a 6" water line.

State Planner: This is an odd shaped piece of property and realistically I cannot see putting in a second access. The smallest lot shown on the plan is not below 20,000 sq.ft. There are a couple of formatting issues to take care of on the plan (show utility layouts and contour intervals). Recommends preliminary approval.

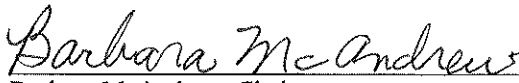
It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to approve the preliminary subdivision.

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

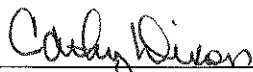
VIII. ADJOURNMENT

It came on a motion by Alderman THORNHILL, seconded by Commissioner GRAY, to adjourn the February 22, 2007 meeting of the Dandridge Regional Planning Commission.

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


Barbara McAndrew, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-022207

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
25 January 2007**

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 25, 2007 at 7:00 p.m.
- B. Mayor GEORGE GANTTE 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 KEN THORNHILL
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner BARBARA McANDREW
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

- ABSENT:

Commissioner JACK HASTY

- 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 PIERSON, seconded by Commissioner FRANKLIN, that the Regular Meeting Minutes be approved as presented for the November 30, 2006 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

- Welcomed Pam Dockery to the Regional Planning Commission replacing David Jones unexpired term.
- Election of Chairman

Floor was opened to nominations.....

Alderman THORNHILL nominates Commissioner FRANKLIN

Commissioner FRANKLIN nominates Alderman THORNHILL, seconded by
Commissioner PIERSON

Commissioner SWANN moves to close nominations.

State Planner JOE BARRETT states that state law specifies that the Chairman has to be an appointed member and since Alderman THORNHILL is a member of the BMA he is not eligible for Chairman.

Commissioner PIERSON rescinds his second for Alderman THORNHILL, and seconds the motion made by Alderman THORNHILL to nominate Commissioner FRANKLIN.

Mayor GANTTE asked Commissioner FRANKLIN if he would accept the position and Commissioner FRANKLIN declined the position.

Alderman THORNHILL withdraws his nomination for Commissioner FRANKLIN.

Commissioner SWANN nominates Commissioner PIERSON, seconded by
Commissioner FRANKLIN.

Mayor GANTTE asked Commissioner PERSON if he would accept the position and

Commissioner PIERSON declined the position.
Commissioner SWANN withdraws her nomination for Commissioner PIERSON and
nominates Commissioner McANDREW, seconded by Commissioner
FRANKLIN.
Commissioner McANDREW accepts the Chairman position.
Commissioner PIERSON moves to close nominations, seconded by Commissioner
FRANKLIN.

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

On a voice vote, the motion passed unanimously, and was so ordered that Commissioner
McAndrew assume the position of Chairman of the Dandridge Regional Planning
Commission.

Chairman McANDREW takes control of the meeting.

- Representative to Historic Planning Commission

It came on a motion by Mayor GANTTE, seconded by Commissioner GRAY, to nominate
Commissioner HASTY as the Planning Commission representative to the Historic Planning
Commission to complete the unexpired term of David Jones.

Commissioner SWANN moves to close nominations, seconded by Commissioner PIERSON.

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

On a voice vote, the motion passed unanimously, and was so ordered that Commissioner HASTY
will now serve on the Historic Planning Commission.

- Vice-Chairman

Floor was opened to nominations.....

Commissioner FRANKLIN nominates Commissioner SWANN, seconded by
Commissioner PIERSON.

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

- Secretary

Floor was opened to nominations.....

Commissioner SWANN nominated Commissioner FRANKLIN, seconded by Alderman
THORNHILL.

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

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Jerry King, Highway 25/70, Map 67, Parcel 42.03, Rezone Request from R-1 to C-2 (Urban Growth Area)

Item was moved to end of agenda as no one was present for presentation.

- Dale Dennis/Ed Franklin, Hopewell Street, Map 68-K, Parcel 16 (2 lot and easement lot 3), Rezone Request from R-1 to R-2

Ed Franklin: This is a facet of the Old Gaby Mill building. To the rear of the building there is an over growth type area that is unsightly. Would like to permanently clean this area. Lots 1 & 2 are along Hopewell Street, the third lot is an existing slightly modified lot with an easement to separate from the

old Gaby Mills building and grounds. The intention would be multifaceted with duplexes. The rent would be high. Restricted covenants would be created. There would be a square footage issue with the request of a single family dwelling which would revert lots 1 & 2 into 1 single lot.
State Planner Joe Barrett: The use requested is allowed in both the R-1 and R-2 districts. It is in a gray area and could be considered spot zoning.

It came on a motion by Alderman THORNHILL, seconded by Commissioner SWANN, to approve the rezone request and recommend to BMA for passage.

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

- Marcus Whaley, Valley Home Road, Map 68E, Group A, Parcel 27.00, Rezone Request from R-1 to R-2

Marcus Whaley (surveyor/engineer, Sevierville): Owners of the property plan a residential development. A portion of the property is steep and by rezoning, smaller lots can be developed and compensate for the steep area that cannot be used as well. The property consists of approximately 13.3 acres. The owners plan to develop the lots and then auction them off with restrictions (minimum home size to be around 1,400 sq.ft.). A rough layout of the property consists of approximately 37 lots. The lots along the creek would be approximately 1/2 to 3/4 acres, with the major development on the upper portion of the tract that is more level and flat, with the feasibility of approximately 50 homes.
State Planner: It is up to the Planning Commission whether to allow an increase in density in the area. A concern would be the increase in density so close to a creek and the ability of the infrastructure to handle the development.

Marty Layman (resident of Gaby Hills): Concern is that the property will be rezoned and then sit idle for years with no development and/or dense development. Hates to see the green area of town diminished.

Concerns of commission: Ingress/egress to/from property with only 85' of road frontage.

It came on a motion by Mayor GANTTE, seconded by Commissioner GRAY, to table this request until the February meeting (with no charge) when Mr. Whaley will come before commission with distance/sight lines (horizontal and vertical) on ingress/egress, topography of the property, and a concept plan.

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

- Donald & Sue House/Annette Ferrari, 310 Goose Creek Road, Map 57, Parcel 79.03, Rezone Request from R-1 to B-2.

Sue House: Has a buyer interested in the property if it is to be rezoned B2 (General Commercial).
State Planner: The best use of this property would be to zone as commercial.

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

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

- Kent Woods (Southview Development)/Eddy Garrett, Hwy.25/70 & High Street, Map 68E, Parcel 23, Map 68D "A", Parcel 18 & 19, Preliminary 50+ Subdivision Plat

Eddy Garrett: The property consists of 15 acres with a proposed subdivision of 58 lots that will contain town homes (one building/two units).

State Planner: The lot lines are zero. There is a structure on each lot, and the actual lot line would go right through the structure; this would need to be noted on the plat. Standard setbacks on the exterior would still remain. This plan does not exceed the density for a R3 zone, which calculates to approximately 11,266 sq.ft. per unit. The property will be developed as a Planned Unit Development (PUD). The regulations state the maximum dead end street length should be 600'. Roads A & C exceed this length.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to grant the subdivision request with the understanding that Mr. Garrett will need to go before the Board of Zoning Appeals for a variance on the length of the roads.

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

- Craig Faulkner/Eddy Garrett, Millstone (Phase II), Map 68, Parcel 16, Update Preliminary 31-50 lot Subdivision

Eddy Garrett: Asking for an extension on the preliminary subdivision previously approved. Phase I of Millstone has been completed and asking for an extension of Phase II of the development. There are currently lot size issues that were approved initially that now would be out of compliance since the lot sizes have changed since the initial approval.

State Planner: The lot sizes have increased since the initial approval from 20,000 sq.ft. to 22,000 sq.ft. The development was originally submitted as a whole subdivision, not phases, and was approved with lot configurations at 20,000 sq.ft. The preliminary approval has expired. There is a conformity clause between the subdivision regulations and the zoning ordinance that states that any subdivided property has to be in conformance with zoning.

Town Attorney Jim Gass: This could create an issue that the time has lapsed since the initial approval and regulations have since changed, therefore the new regulations would now apply. The request could be presented to the Board of Zoning Appeals on the lot size predicated on the specific facts why the initial preliminary expired.

It came on a motion by Mayor GANTTE to roll this item to the February meeting (without charge) subject to approval from the BZA.

It came on a motion by Commissioner PIERSON, seconded by Mayor GANTTE, to approve the old subdivision plat, subject to BZA approval of grandfathering in the initial lot sizes.

On a voice vote, the motion passed 6-2, with Commissioners SWANN & FRANKLIN voting NO, and was so ordered.

Eddy Garrett: If the plat is modified to meet current regulations, can this be approved tonight? I will modify to current regulations.

It came on a motion by Commissioner PIERSON, seconded by Commissioner FRANKLIN, to rescind the previous action.

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

It came on a motion by Commissioner SWANN, seconded by Commissioner PIERSON, to approve the preliminary subdivision extension request subject to all lots meeting current lot sizes.

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

- James & Doreen Jobbitt/Don Jobbitt, East Meeting Street, Map 68K, Parcel 12, Rezone Request from R-1 to B-2

Approximately ¾ of this parcel is zoned B2, the back 30' of the property is zoned R1. Request that the whole parcel be zoned B2.

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

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

- Jerry King, Highway 25/70, Map 67, Parcel 42.03, Rezone Request from R-1 to C-2 (Urban Growth Area)

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to deny the rezone request due to no one showing to present.

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

- Discuss Digital Zoning Map

State Planner: No action is needed on this item. A draft of a digital map was shown. A request for a transition to digital zoning maps will be made. This will give the maps more capabilities and potential.

VII. MISCELLANEOUS

- MTAS is offering a class on "Planning and Zoning: A Closer Look" in Knoxville on March 6, 2007 from 8:30-12:30

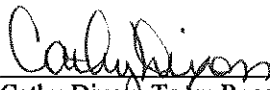
VIII. ADJOURNMENT

It came on a motion by Alderman THORNHILL, seconded by Commissioner SWANN, to adjourn the January 25, 2007 meeting of the Dandridge Regional Planning Commission.

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


Barbara McAndrew, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-012507

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
30 November 2006**

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 30, 2006 at 7:00 p.m.

B. Chairman DAVID JONES 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 DAVID JONES
- Mayor GEORGE GANTTE
- Commissioner JACK HASTY
- Commissioner BARBARA McANDREW
- Commissioner PHIL PIERSON

- ABSENT: Alderman KEN THORNHILL
Commissioner CECIL FRANKLIN
Commissioner ANNA GRAY
Commissioner LINDA SWANN

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 McANDREW, seconded by Commissioner HASTY, that the Regular Meeting Minutes be approved as presented for the October 26, 2006 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Duane Slone & Judy Patterson, Price Road (Creekside), Map 57, Parcel 56.15 & 56.14, 50+ lot preliminary subdivision

Duane Slone: Asking for approval of lots for condominium development (potential of 94 sites). State Planner Joe Barrett: This request is dealing solely with the subdivision plat. Formatting revisions that need to be made are.....contact an engineer in regards to storm water drainage and erosion control. Minor revisions to the plat include.....formatting revisions. Recommends approval contingent on revision of the corner/side set back (the standard 15' side set back does not apply except for the end unit, everything else would be at a zero lot line and in between would be no side set back) a plat note can be made to clarify this.

It came on a motion by Commissioner PIERSON, seconded by Mayor GANTTE, to approve the Preliminary subdivision request.

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

- William Pierce/Mary Ann Pierce/Tom Blankenship/Jan Blankenship, Hwy.92/Milldale Road, Map 57, Parcel 74.04, Rezone Request R-1 to B-2

Bill Pierce: Bought property as an investment and would like to rezone in accordance with trend of neighboring property.

State Planner: There is already a large area of B-2 in the vicinity and this will expand the B-2 district for the area along Highway 92. This request is compatible to the character of the area.

It came on a motion by Commissioner PIERSON, seconded by Mayor GANTTE, to approve the Rezone request from an R-1 to B-2 and recommend such to the Board of Mayor and Aldermen for passage.

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

- Craig Faulkner (Millstone Subdivision)/Garrett & Associates, Bob-O-Road, Lots 62-67 Millstone Phase I, 3-5 lots Resubdivision

Eddy Garrett: Originally had 6 lots, these lots are too small for the type of houses to be built, re-subdivided into 5 lots.

State Planner: recommends approval

It came on a motion by Mayor GANTTE, seconded by Commissioner McANDREW, to approve the 5 lot subdivision.

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

- Frank & Terry Beaudoin/Jim Rhodes (L & J Development, LLC), Lot 18 North Hills Drive, Map 68J, Group C, Parcel 12, Site Plan Review

Jim Rhodes: Is asking for a wood working shop to help hide a 38' motor home. Will build an L shaped barn (28'x40' & 28'x40', 1,120 sq.ft.), one end of which will be the wood working shop and the other to park the motor home.

State Planner: The zoning ordinance requires that all requests for accessory buildings above 900 sq.ft. come before the planning commission for approval.

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

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

- Beverly Cagle/Tim McCormack, 382 Main Street, Map 76, Parcels 21 & 22, Rezone Request R-1 to R-3

Tim McCormack: Goals for property are to create a small neighborhood in the infield (the Cagle property), in process of negotiating with Ms. Holt for the 5.75 acres directly behind the Cagle's 5 acres that adjoins Highway 139. There are no plans for condominiums or townhouses or duplexes or anything that is joined. There will only be single family homes. The type of homes to be built will be turn of the century style bungalow type homes. These homes will be more narrow and longer than traditional homes and because of this will have to change the format of the lots to fit the type of structure. This will give a high density neighborhood with approximately 12-18 single family homes on smaller lots. The homes will be smaller up scaled homes in the 1,200-1,600 sq.ft. range (\$175,000-\$220,000 range).

State Planner: There is no 5 acre rule when it comes to spot zoning. Several factors are to be considered, and the court system determines the spot zoning. Spot zoning is officially taking a single piece of property and changing the zoning classification so that it is incompatible with the surrounding area for the benefit of the property owner and the detriment of the surrounding property owners. Factors to consider are size (there is not an exact acreage rule, but 3-5 acres is commonly determined to be spot zoning) and how it fits in the overall zoning plan. There is no R-3 in that particular area and this would potentially create a small enclave of R-3 completely surrounded by R-1. This is not compatible with the surrounding properties and general vicinity of the area.

Laura Squires (daughter of Priscilla Felknor): Would like to see the property maintained as R-1 and concerned for the water shed issue.

Priscilla Felknor: Prefer the zone remain R-1. Presented a petition requesting same.

Ann Felknor: Feels this would be spot zoning and out of character for the neighborhood.

It came on a motion by Commissioner McANDREW, seconded by Commissioner HASTY, to deny the rezone request.

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

- J. Brombach, 555 East Meeting St., Site Plan Review

J. Brombach: Property was previously used as a family residence and he will be converting into professional office space.

State Planner: Parking spaces do not currently meet requirements, but there are more than enough spaces, restriping will be the best route to go.

It came on a motion by Chairman JONES, seconded by Commissioner HASTY, to grant approval of the site plan subject to the parking lot being restriped to correct size.

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

- Ron & Susan Freedman/Terry Vittetoe, 438 Hwy.25/70 West, Map 67, Parcel 72, Rezone Request A-1 to R-1 (Growth Area)

Terry Vittetoe (Twin Lakes Realty): Plans an 18 lot subdivision, lots to be approximately 30,000 sq.ft.

State Planner: There is R-1 already in the area, and is not incompatible with the overall usage in the area.

It came on a motion by Mayor GANTTE, seconded by Commissioner PIERSON, to make the recommendation to the Jefferson County Commission to rezone the requested area to R-1.

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

- Donald & Clarene House, 310 Goose Creek Road, Map 57, Parcel 79.03, Rezone Request R-1 to B-3

No one present.

It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to move this item to the end of the agenda.

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

- Gerald Rimmer/Eddy Garrett, Industrial Park Rd./Dawn Lane, Map 68, Parcel 10, 2 lot or less Subdivision

Eddy Garrett: Has one lot to divide into two.

State Planner: Formatting revisions (sewer certification needs to be changed, the one per second needs to be removed), meets requirements, recommends approval subject to changing the specifics on sewer.

It came on a motion by Mayor GANTTE, seconded by Commissioner McANDREW, to approve the 2 lot subdivision subject to changing the specifics on sewer.

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

- **Ordinance No. 06/07-11** An Ordinance to Amend Section 11-604 of the Zoning Ordinance for the Town of Dandridge – Signs, Billboards and Other Advertising Structures

It came on a motion by Mayor GANTTE, seconded by Commissioner PIERSON, to recommend Ordinance No. 06/07-11 to the Board of Mayor and Aldermen for passage.

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

- Donald & Clarene House, 310 Goose Creek Road, Map 57, Parcel 79.03, Rezone Request R-1 to B-3

No one present.

It came on a motion by Chairman JONES, seconded by Commissioner McANDREW, to deny the rezone request due to no one in attendance to represent request.

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

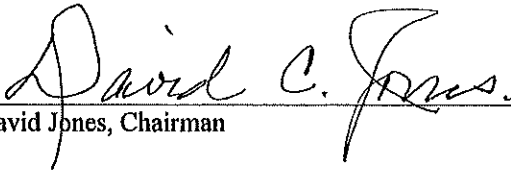
VII. MISCELLANEOUS

- Mayor GANTTE: A new chairman will need to be elected at the January meeting.

VIII. ADJOURNMENT

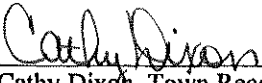
It came on a motion by Mayor GANTTE, seconded by Chairman JONES, to adjourn the November 30, 2006 meeting of the Dandridge Regional Planning Commission.

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



David Jones, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-113006

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
30 November 2006**

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, November 30, 2006 at 7:00 p.m.

B. Chairman DAVID JONES 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 DAVID JONES
- Mayor GEORGE GANTTE
- Commissioner JACK HASTY
- Commissioner BARBARA McANDREW
- Commissioner PHIL PIERSON

ABSENT: Alderman KEN THORNHILL
Commissioner CECIL FRANKLIN
Commissioner ANNA GRAY
Commissioner LINDA SWANN

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 McANDREW, to adopt the Regular Meeting Minutes as written for the September 28, 2006 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Thanked Chairman Jones for serving the past 2 years on the Dandridge Board of Zoning Appeals and Dandridge Regional Planning Commission and welcomed him as the newest Alderman to the Board of Mayor and Aldermen.

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Dr. Richard Lee/Buddy Lee, 892 Lakeshore Drive (Mountain View Subdivision), Side Set Back

Buddy Lee (property owner) would like to build a 5' wide balcony on the side of his house that will be within 5' of the adjacent property (which is owned by his brother and is a vacant lot). A letter was presented that was written by the brother stating that he has no interest in building anything on his part of the property.

State Planner Joe Barrett: The request meets the criteria for granting a variance, which would be a 10' side set back variance (the requirement is 15').

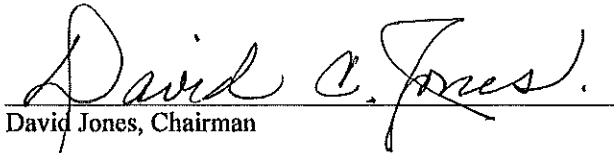
It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to grant the 10' side set back variance as requested.

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

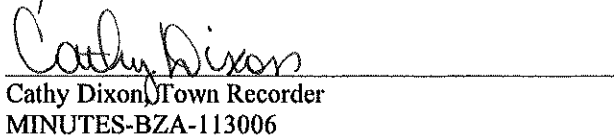
VII. MISCELLANEOUS
No business presented.

VIII. ADJOURNMENT
It came on a motion by Mayor GANTTE, seconded by Commissioner PIERSON, to adjourn the November 20, 2006 meeting of the Dandridge Board of Zoning Appeals.

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



David Jones, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-113006

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 October 2006**

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 26, 2006 at 7:00 p.m.

B. Chairman DAVID JONES 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 DAVID JONES
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner BARBARA McANDREW
- Commissioner LINDA SWANN

- ABSENT: Mayor GEORGE GANTTE
Commissioner JACK HASTY
Commissioner PHIL PIERSON

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 THORNHILL, seconded by Commissioner SWANN, that the Regular Meeting Minutes be approved as presented for the September 28, 2006 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Calhoun Enterprises, LLC/McCluggage, Van Sickle, Perry, 702 S.Hwy.92, Map 68, Parcel 2R-6, Site Plan Revision

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to approve the site plan revision and to keep the revision on file with the original site plan.

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

- Duane Slone & Judy Patterson, Price Road, Map 57, Parcel 56.15, Rezone Request (R-3 to B-2)

It came on a motion by Commissioner SWANN, seconded by Commissioner McANDREW, to approve the rezoning request.

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

- Duane Slone & Judy Patterson, Price Road (Creekside), Map 57, Parcel 56.15 & 56.14, 50+ Lot Preliminary Subdivision

State Planner, Joe Barrett: Would like to see a better clarification of what is proposed for the site on paper. At present, there is too much detail in dealing with the subdivision. If the property is to be developed under PUD standards then should return with a site plan showing the details. At present, we are only dealing with the lots that are being created by the subdivision of the land, and it would be good to know what square footage is involved by showing such on a plat. The overall design is good in that it shows that all the infrastructure will be installed with fire hydrants throughout. I don't have a problem with the design, it is just a matter of going back and revising to a point that it shows what is proposed to be done. The current plan, as presented, does not meet the requirements for a preliminary plat.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to deny the subdivision request, with the understanding that Mr. Slone can resubmit the request, with requested changes, at the next scheduled meeting with no charge.

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

- **Ordinance No. 06/07-11** An Ordinance to Amend Section 11-604 of the Zoning Ordinance for the Town of Dandridge – Signs, Billboards and Other Advertising Structures

Commission discussed the above ordinance and would prefer that "maintenance" of the signage also be addressed. The ordinance will be revised and resubmitted for review at the next scheduled meeting.

- Nov/Dec Meeting Date

The meeting of the Dandridge Regional Planning Commission for the months of November and December 2006 will be combined and held on Thursday, November 30, 2006.

VII. MISCELLANEOUS

Town Administrator, Jim Hutchins: In 1997 a recommendation from the Planning Commission to the BMA was made that all newly annexed property would come in zoned as R-1. The only record found in regards to this is a second reading of the ordinance mentioned in the minutes. Since the original ordinance cannot be found, a new ordinance will have to be written.

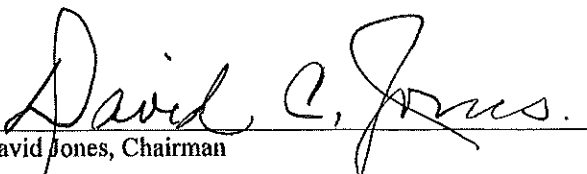
It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to re-recommend to the BMA that an ordinance be written that states all newly annexed property will come in zoned as R-1.

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

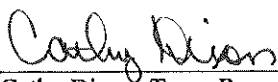
VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Alderman THORNHILL, to adjourn the October 26, 2006 meeting of the Dandridge Regional Planning Commission.

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


David Jones, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-102606

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
28 September 2006**

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 28, 2006 at 7:00 p.m.

B. Chairman DAVID JONES 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 DAVID JONES
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner BARBARA McANDREW
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

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 GRAY, seconded by Commissioner HASTY, to adopt the Regular Meeting Minutes as written for the July 27, 2006 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

- Holrob-Dandridge, LLC/Ned Vickers, Lake View Subdivision (Lot 2R) Killion Rd/Hwy.92, driveway/ROW distance (presented by Ned Vickers)

Asking for access to Killion Road from the newly developed Taco Bell/Long John Silvers. Requesting a 20 ft. variance to place driveway to connect to Killion Road, which is closer to Highway 92 intersection than current zoning allows (within 130 ft., should be 150 ft.), due to topography issues not allowing the driveway to be located further away. Primary access would be from Highway 92 and secondary access would be from Killion Road.

State Planner, Joe Barrett: Concern would be backlog/visibility at the intersection of Hwy.92/Killion Rd., but improvements are planned along Killion Rd. that will improve visibility; other than that, it is a reasonable request and a better design than just having primary access from Hwy. 92.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to approve the 20' variance request.

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

- Robert Finchum/Ed Franklin, 908 Shady St., Map 68L-B-68-F-22, lot square footage allowance (presented by Darrell Donahoo)

Request variance on minimum lot size located in the R-1 district.

State Planner, Joe Barrett: This is located within an R-1 district which has a minimum lot size of 22,000 sq.ft. The lot of record is not currently subdivided, but will be proposed. Once subdivided, the lot size will go below the minimum 22,000 sq.ft. requirement, which will make the lot about 1,972 sq.ft. short of what is required.

It came on a motion by Alderman THORNHILL, seconded by Commissioner FRANKLIN, to grant the variance request by adjusting the minimum lot size.

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

- Bill Clouse/Yvonne Clouse, 412 Milldale Rd., single wide mobile home replacement

Yvonne Clouse lost her single wide mobile home due to fire on June 21, 2006, is asking that she be allowed to replace her loss with another single wide mobile home.

State Planner Joe Barrett: The single wide mobile home was located within an R-1 district and would be considered a non-conforming use. Zoning states that if a structure is destroyed by more than 50% of its value before the damage, it must then conform to zoning regulations, which means that single wide mobile homes are only allowed in mobile home parks.

It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to grant the variance request by allowing Ms. Clouse to replace her single wide mobile home with another single wide mobile home.

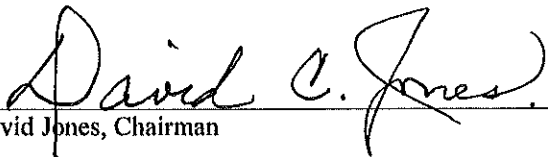
On a voice vote, the motion passed unanimously, and was so ordered.

VII. MISCELLANEOUS
No business presented.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to adjourn the September 28, 2006 meeting of the Dandridge Board of Zoning Appeals.

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



David Jones, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-092806

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 September 2006**

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 28, 2006 immediately following the BZA meeting.

B. Chairman DAVID JONES 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 DAVID JONES
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner BARBARA McANDREW
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

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 SWANN, that the Regular Meeting Minutes be approved as presented for the August 24, 2006 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Holrob-Dandridge, LLC/Ned Vickers, Lake View Subdivision (Lot 2R) Killion Rd/Hwy.92, Site Plan Review

Asking for site plan approval to include driveway from Taco Bell/Long John Silvers to Killion Road. State Planner, Joe Barrett: The site plan only shows an access street. In the future, once plans are definite as to what will be developed on the corner property, another detailed site plan will need to be submitted. The current site plan, as presented, is more than adequate.

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

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

- Robert Finchum/Ed Franklin, 908 Shady St., Map 68L-B-68-F-22, 2 lot or less subdivision (presented by Darrell Donahoo)

Asking to subdivide 2 parcels.

It came on a motion by Commissioner SWANN, seconded by Mayor GANTTE, to approve the 2 lot subdivision.

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

- David Jones, 358 Milldale Rd., Map 57, Parcels 73 & 73.01, Extend preliminary subdivision approval

Asking to extend the preliminary approval already in place for within the year.

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

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

- Warren Hurst/Darrell Keene/Jerry King/Jack Parton, Historic Hills Phase III, Map 67, Parcel 42.03, 50+ lots subdivision (final) (growth area)

Fire Chief Chuck McSpadden: Spoke with Mike Jones, Shady Grove Utility District, and the water pipes do not meet the flow for the fire hydrants for water pressure.

State Planner, Joe Barrett: Recommends approval subject to all signatures and the acceptance of a letter of credit.

It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to approve the final subdivision, subject to a letter of credit.

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

- June Ellison Carmach/Garrett & Assoc., Hwy.25/70, Map 67, Parcel 42, 2 lots or less subdivision (growth area) (presented by Mark Jackson)

Ms. Carmach is cutting off approximately 3 acres and giving it to her uncle behind his house. She will retain approximately 16 acres. The 3 acres adjoins Mr. Ellison.

State Planner, Joe Barrett: Not creating a new lot of record, just adding the property to a large tract of land, and I recommend approval.

It came on a motion by Chairman JONES, seconded by Commissioner McANDREW, to approve the subdivision.

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

- Carl B. Storms/R. Wayne McCamey, Epco Rd. (Jefferson County Industrial Park), Map 50, Parcel 69.01, Site Plan Review (growth area) (presented by Clint Harrison, general engineer)

The site has been graded and left with a buffer of trees. The area involves 27.7 acres, of which approximately 4.5 acres have been cleared. Proper permits have been applied for to allow discharge of storm water to sink areas. Asking for approval pending return of permits.

State Planner, Joe Barrett: The area is a permitted use under county zoning. There will need to be a surety posted for the paving of the parking lot.

It came on a motion by Alderman THORNHILL, seconded by Commissioner PIERSON, to approve the site plan pending a surety being posted for paving.

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

- James Cassell/Thomas Myers/John Kerr, Hillview Drive (Lot 4), Map 68-N, Parcel 19, 2 lots or less subdivision (presented by Thomas Myers)

Would like to cut off a lot from lot 1, which was originally a separate lot that the previous owners had deeded together with Ms. Cassell's lot. It was thought that this was 2 lots, but discovered it was deeded as 1.

State Planner, Joe Barrett: The public road of Hillview Drive does not go the extent of the lot, but the regulations do not require a minimum road frontage. All regulations are met.

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

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

- **Resolution No.06/07-03** A Resolution Adopting a Plan of Services for Parcel 79.02 of Jefferson County Map 57 into the Corporate Limits of the Town of Dandridge, Tennessee

Bonds property.

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to recommend approval to the Board of Mayor and Aldermen.

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

- **Resolution No.06/07-04** A Resolution Adopting a Plan of Services for Parcels 79.03 and 51.01 of Jefferson County Maps 57 and 67 into the Corporate Limits of the Town of Dandridge, Tennessee

House property, adjacent to Bonds property.

It came on a motion by Alderman THORNHILL, seconded by Commissioner FRANKLIN, to recommend approval to the Board of Mayor and Aldermen.

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

- Craig Faulkner/Garrett & Assoc., Bob-O Rd. (Millstone, Phase 1), Lots 62-67, 3-5 lots subdivision (revise lot lines)

It came on a motion by Mayor GANTTE, seconded by Commissioner PIERSON, to deny the subdivision due that no one was in attendance to present.

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

VII. MISCELLANEOUS

- Town Administrator, James Hutchins: Has been approached about whether business names can be used on a banked/sloped area designed with landscaping shrubs. This would be allowed by using live plants, shrubbery, trees, live flowers, mulch, and ground cover (no rocks, stone, etc.). The design could cover no more than 30% of the undeveloped property area along the street, and not to supersede any provision of the landscaping ordinance, unless approved by the BZA. This would also not be deemed in violation of the sign ordinance, but a modification of the sign ordinance.
- Mayor George Gantte:
 -reminded all of the Town Picnic on October 8th at 2:00
 -need to think of a date for the November/December meeting
 -a fund raiser will be held Saturday evening at the Field of Dreams to raise money for an indoor activity center
- Zoning/Codes Enforcement Officer, Gary Satterfield: Has received several calls in regards to prefab/metal carports. Requests a point of clarification. Can they be located in a front yard? Regulations state that an accessory building must be located in a side/rear yard. There are instances when they cannot be placed in the side or rear. If the carport is permanently attached to the house then it would be considered part of the structure, and no longer an accessory building. It has come in the past that individuals were allowed to install one if it was paved/concreted, and attached. If posts are placed in the ground, would consider the structure to be a building. If the structure is mobile and able to move around is one thing, but permanently attached is another. The key would be whether the structure is attached to the primary structure (light, wired, permanently fixed to the ground). If on a concrete slab and attached to the primary structure, then would be allowed.

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, that portable carports be allowed in the front if they are attached to concrete by bolts or by roof of the adjoined house.

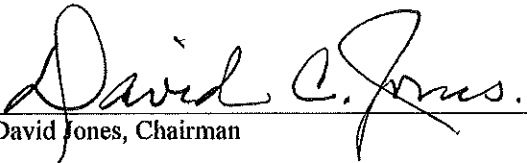
On a voice vote, the motion passed unanimously, and was so ordered.

- State Planner, Joe Barrett: Presented a report on what water bodies have been studied in regards to the needs assessment/flood insurance study. Preliminary flood insurance rate maps should be released within several months. New flood insurance study should be released for the whole county by the end of next year.

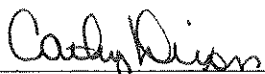
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner PIERSON, to adjourn the September 28, 2006 meeting of the Dandridge Regional Planning Commission.

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


David Jones, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-092806

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 August 2006**

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 24, 2006 at 7:00 p.m.

B. Chairman DAVID JONES 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 DAVID JONES
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner BARBARA McANDREW
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

Absent:

Mayor GEORGE GANTTE
Alderman KEN THORNHILL

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 SWANN, seconded by Commissioner GRAY, that the Regular Meeting Minutes be approved as presented for the July 27, 2006 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Ben Catlett/Dykes Hayes, State Hwy.92, Map 68, Parcel 11.06, Site Plan Review

New office located on Highway 92 next to BB&T. Original site plan was approved approximately 2 months ago. After excavating and clearing there is more in depth property to work with. The first site plan was developed with the detention area located next to the office. The change made to the current site plan being presented is the rearrangement of the catch basin to the back of the property.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to approve the site plan review subject to inclusion of a location map on the site plan and reduction of the easement.

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

- Michael W. Dunn, 383 Goose Creek Road, Map 67, Parcel 55, Rezone request from A-1 to C-2 (urban growth area)

Item was withdrawn from agenda per Town Administrator Jim Hutchins. (Deal for the property did not go through)

- Billie Joe Bonds/Ada Derrick, Goose Creek Road, Map 67, Parcel 51 (*Parcel 79.02*), Annexation request
Donald A. House/Clarence S. House/Sue House, 310 Goose Creek Road, Map 67, (*Parcel 79.03 & 51.01*) Annexation request

Adjacent properties

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to recommend the annexations to the Board of Mayor and Aldermen for approval.

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

- Jefferson County/Ned Vickers, Justice Center Drive, Map 68, Parcel 5, 3-5 lot subdivision

Requesting the subdivision of the 2 frontage lots (lots 4 & 5) along Highway 92 that are currently part of the Justice Center tract, from the Justice Center tract. Upon approval, the next step would be a swap of these 2 lots with the County for the 23.5 acres that is currently residentially zoned.

It came on a motion by Commissioner SWANN, seconded by Commissioner McANDREW, to approve the subdivision subject to obtaining the proper signatures.

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

- Holrob-Dandridge, LLC/Ned Vickers, Killion Rd/Hwy 92 - Lake View Subdivision (Lot 2R), Site Plan Review

Requesting approval of a driveway connecting to Killion Road from the new Taco Bell/Long John Silvers lot and the undeveloped corner lot. The driveway would be closer to the intersection than regulations allow. Item was withdrawn from agenda per Mr. Vickers to be resubmitted to the Board of Zoning Appeals to request a variance.

- Jeff & Catherine Richardson/William S. Denton Jr., Milldale Road/Hwy 92 – Lot 4R, Map 57, Parcel po75, Site Plan Review

Commercial self storage building along Highway 92/Milldale Road. One wing will be self storage and wholesale service warehouse storage space (multi use commercial building).

It came on a motion by Chairman JONES, seconded by Commissioner SWANN, to approve the site plan, subject to revising the plan to show 16 more parking spaces and posting a bond for paving.

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

- Chad Long, Goose Creek Road, Map 67, Parcel 80.01, Rezone request from A-1 to R-1 (urban growth area)

It came on a motion by Commissioner SWANN, seconded by Commissioner McANDREW, to recommend to the Jefferson County Planning Commission that the property be rezoned from an A-1 to a R-1.

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

- Ordinance No. 06/07-04 Code of Ethics

Informative only, no action required.

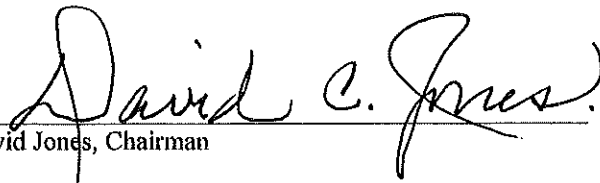
VII. MISCELLANEOUS

No business presented.

VIII. ADJOURNMENT

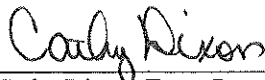
It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to adjourn the August 24, 2006 meeting of the Dandridge Regional Planning Commission.

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



David Jones, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-082406

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
27 July 2006**

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, July 27, 2006 at 7:00 p.m.
- B. Chairman DAVID JONES 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 DAVID JONES
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner BARBARA McANDREW

Absent:

- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

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

III. READING OF THE MINUTES

Commissioner McAndrew pointed out that the name of John & Melinda Baumunle was spelled incorrectly, and should be spelled Baumunk.

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to adopt the Regular Meeting Minutes as corrected for the June 22, 2006 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

- Millard Calhoun/McCluggage Van Sickle & Perry, Hwy.92 & Killion Road, Lake View Subdivision, Map 68, Parcel 5; 2R-6, Building signage variance (presented by David Bohanan of Yum! Brands, a parent company of Taco Bell)

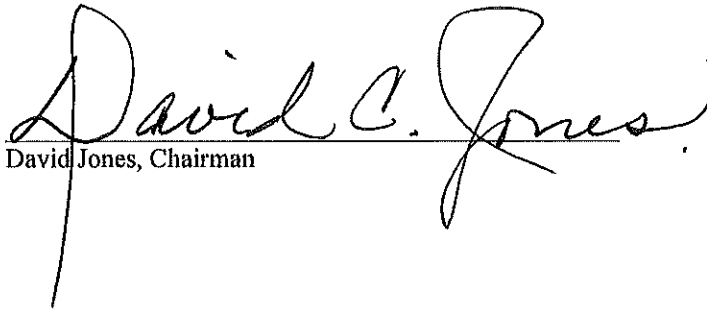
It came on a motion by Commissioner HASTY, seconded by Commissioner McANDREW, to grant the signage variance by allowing two separate signs (to represent each business – Taco Bell and Long John Silvers) on the front of the building only.

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

VII. MISCELLANEOUS
No business presented.

VIII. ADJOURNMENT
It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to adjourn the July 27, 2006 meeting of the Dandridge Board of Zoning Appeals.

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



David Jones, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-072706

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 July 2006**

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 27, 2006 immediately following the BZA meeting.

B. Chairman DAVID JONES 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 DAVID JONES
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner BARBARA McANDREW

Absent:

Commissioner PHIL PIERSON
Commissioner LINDA SWANN

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

III. READING OF THE MINUTES

It was noted by Commissioner McANDREW that the name Baumunle was spelled incorrectly and should be spelled Baumunk.

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, that the Regular Meeting Minutes be approved as corrected for the June 22, 2006 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

There is a new employer interested in assuming the majority of the square footage of the LeSport Sac building. This will be a sewing factory also that will be interested in utilizing current employees.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Jawed Shakir, 119 Sharon Drive, Map 58, Parcel 32.04, 2 lots or less subdivision.

It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to approve the 2 lots or less subdivision (by combining 2 lots into 1), subject to obtaining the proper signatures.

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

- Michael W. Dunn, 383 Goose Creek Road (urban growth area), Map 67, Parcel 55, Rezone A-1 to C-2.

This item was rolled to the August meeting.

VII. MISCELLANEOUS

- 2006/2007 Annual Report and Program Design

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adopt the 2006/2007 Annual Report and Program Design as presented by state planner, Joe Barrett

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

- Appointment of Substitute Secretary

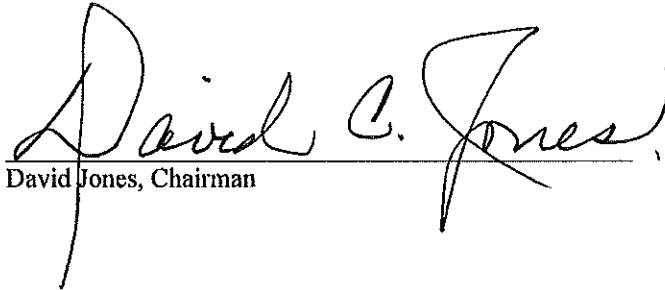
It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to designate Gary Satterfield as substitute secretary in the absence of the regular secretary to sign plat maps

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

VIII. ADJOURNMENT

It came on a motion by Alderman THORNHILL, seconded by Commissioner FRANKLIN, to adjourn the July 27, 2006 meeting of the Dandridge Regional Planning Commission.

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



David Jones, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-072706

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
22 June 2006**

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, June 22, 2006 at 7:00 p.m.
- B. Alderman KEN THORNHILL 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:

- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner BARBARA McANDREW
- Commissioner LINDA SWANN

Absent:

- Chairman DAVID JONES
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON

- 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 SWANN, seconded by Commissioner McANDREW, to adopt the Regular Meeting Minutes as presented for the May 25, 2006 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

- John & Melinda Baumunk/Jerry Sutton, 1006 Enchanted Drive (Lot #86R, Majestic Bay), Map 76H, Parcel P/O 61.00, Detached Garage over 900 square feet.

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

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 McANDREW, to adjourn the June 22, 2006 meeting of the Dandridge Board of Zoning Appeals.

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



Ken Thornhill, Alderman



Cathy Dixon, Town Recorder
MINUTES-BZA-062206

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
22 June 2006**

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 22, 2006 immediately following the BZA meeting.

B. Alderman KEN THORNHILL 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 KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner BARBARA McANDREW
- Commissioner LINDA SWANN

Absent:

Chairman DAVID JONES
Commissioner ANNA GRAY
Commissioner PHIL PIERSON

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 be approved as read for the May 25, 2006 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte has recently been approached by an Alderman upset about the way permits for banners were being handled.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Calhoun's Restaurant (Taco Bell)/Greg Eidam, Highway 92, Lakeview Subdivision (Holrob), Parcel 2R-6, Site Plan Review

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the site plan review subject to: legal easements being recorded, landscaping meeting the ordinance guidelines in regards to tree size, and bonding for fire hydrant, paving, and landscaping.

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

- Laura B. Gould/Eileen Harris, Main Street & Circle Drive, 2 lots or less subdivision.

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to approve the 2 lots or less subdivision subject to: setbacks being shown on the plot and obtaining proper signatures.

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

- John & Melinda Baumunk/Jerry Sutton, 1006 Enchanted Drive (Lot # 86R, Majestic Bay), Map 76H, Parcel P/O 61.00, Site Plan Review

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the site plan for the detached garage that is over 900 square feet.

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

VII. MISCELLANEOUS

- Review Jefferson County Resolution Amending the "Zoning Resolution of Jefferson County, Tennessee" by Adding Definitions and Establishing the Rural Resort, RR District within Jefferson County, Tennessee.

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

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

- Discuss the 2006/2007 Annual Report and Program Design

More information regarding this item will be presented at the July meeting.

- Bart Hose, state planner, informed the commission that Joe Barrett will now be representing the commission as state planner.

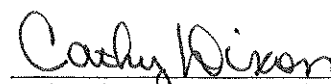
VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner McANDREW, to adjourn the June 22, 2006 meeting of the Dandridge Regional Planning Commission.

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


Ken Thornhill, Alderman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-062206

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
25 May 2006**

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 25, 2006 at 7:00 p.m.
- B.** Chairman DAVID JONES called the meeting to order and asked for roll call.

II. ROLL CALL

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

- Chairman DAVID JONES
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner BARBARA McANDREW

Absent:

- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

- 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 THORNHILL, to adopt the Regular Meeting Minutes as presented for the April 27, 2006 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

- Dan Hellman & Others/Mark Jackson, 222 East Meeting Street, parking variance.

It came on a motion by Mayor GANTTE, seconded by Commissioner McANDREW, to grant the parking variance due to topography and commercially zoned use to allow for eight parking spaces and one handicap space in addition to removing the old shed.

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

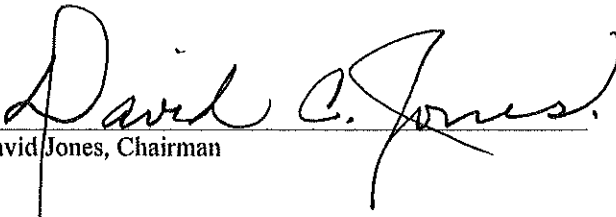
VII. MISCELLANEOUS

None

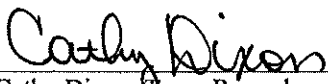
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the May 25, 2006 meeting of the Dandridge Board of Zoning Appeals.

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



David Jones, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-052506

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
25 May 2006**

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 25, 2006 immediately following the BZA meeting.

B. Chairman DAVID JONES called the meeting to order and called for roll.

II. ROLL CALL

A. A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman DAVID JONES
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner BARBARA McANDREW

Absent:

Commissioner ANNA GRAY
Commissioner JACK HASTY
Commissioner PHIL PIERSON
Commissioner LINDA SWANN

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 THORNHILL, seconded by Mayor GANTTE, that the Regular Meeting Minutes be approved as read for the April 27, 2006 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Mark Jackson, Shrader Road, Map 67L, Portion of Parcel 10, 3-5 lot subdivision

It came on a motion by Commissioner FRANKLIN, seconded by Alderman THORNHILL, to grant preliminary approval on the 3-5 lot subdivision.

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

- Doug Drinnon, Jeff Jones & Larry Churchwell, Justice Center Drive, Map 68, Parcel 4, Lot 2R-5, Site Plan Review (presented by Architect Bill Martin)

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

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

- Duane Slone & Judy Patterson, Highway 92 & Price Road, Map 57, Parcel 56.11, Tracts 2, 3, 4, & 5, Rezone Request from R-3 to B-2.

The request was modified per Duane Slone to include tracts 2 & 3 only.

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to recommend to the Board of Mayor and Aldermen that this rezone be made from R-3 to B-2. (It is to be understood that if a site plan is presented to this Commission before the infrastructure is in place, the developer will be responsible for putting the infrastructure in place.)

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

- Christy and Chad Thompson, 630 Hart Road, Map 58, Part of Parcel 20, 2 lots or less subdivision.

It came on a motion by Mayor GANTTE, seconded by Chairman JONES, to approve the 2 lot or less subdivision.

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

VII. MISCELLANEOUS

- Review Jefferson County Resolution Amending the "Zoning Resolution of Jefferson County, Tennessee" by Adding Definitions and Establishing the Rural Resort, RR District within Jefferson County, Tennessee.

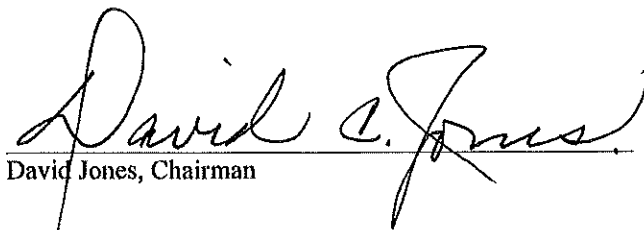
It was decided to place this item on the June 22, 2006 agenda.

- A motion was made by Mayor GANTTE to allow Chairman JONES to sign off on plats that require a signature in the absence of the regular appointed secretary at tonight's meeting. There were no objections.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to adjourn the May 25, 2006 meeting of the Dandridge Regional Planning Commission.

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


David Jones, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-052506

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
27 April 2006**

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 27, 2006 at 7:00 p.m.
- B. Chairman DAVID JONES called the meeting to order and asked for roll call.

II. ROLL CALL

- A. A roll call of the Commission was conducted by the Town Recorder with the following members responding:
- Chairman DAVID JONES
 - Mayor GEORGE GANTTE
 - Alderman KEN THORNHILL
 - Commissioner CECIL FRANKLIN
 - Commissioner ANNA GRAY
 - Commissioner JACK HASTY
 - Commissioner BARBARA McANDREW
 - Commissioner PHIL PIERSON
 - Commissioner LINDA SWANN

- 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 GRAY, seconded by Alderman THORNHILL, to adopt the Regular Meeting Minutes as presented for the January 26, 2006 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

- Brian Norris/B.Norris & Michael D. Price, Milldale Road, Map 57, Parcel 75.12, Sanitary Sewer Plat & Sidewalk variance.

Sanitary Sewer Plat variance request: Phase I of the development will not require the office to be staffed, with no office there is no need for a restroom, would like to postpone sanitary sewer plat until Phase II. Per state planner (Bart Hose), sees no reason to grant a variance, this would be more appropriately handled as a site plan amendment. The sanitary sewer could be removed from the site plan and the site plan be re-approved without it. This variance request was withdrawn from the agenda. Site plan is to be updated and re-submitted to Regional Planning Commission for approval.

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to approve the sidewalk variance along Milldale Road due to topography.

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

- Jefferson County/Gary Holiway, Justice Center Properties, Map 68, Parcel 5, Sidewalk variance

Per state planner (Bart Hose), it was understood that this was a requirement in the subdivision process, therefore there is no action to be taken by the BZA in terms of granting a zoning variance, this would actually need to be an amendment to the original subdivision approval by the Regional Planning Commission. If the sidewalk was shown on the original final subdivision plat, it would have to be removed. If it was part of the construction plans, those plans would need to be amended and the Regional Planning Commission could re-approve. The plans need to be amended in the subdivision process, along with a legal agreement between the County, the Town, and the property owner/developer and be presented to the Regional Planning Commission for approval in changing the subdivision plan. This is not a zoning issue, but a subdivision requirement for presentation to the Regional Planning Commission instead of the BZA. No action is needed on this item because there is no variance to a zoning requirement. Chairman JONES requests that this be placed under Miscellaneous Business on the Regional Planning Commission agenda, which is to be held immediately following the BZA meeting; there were no objections.

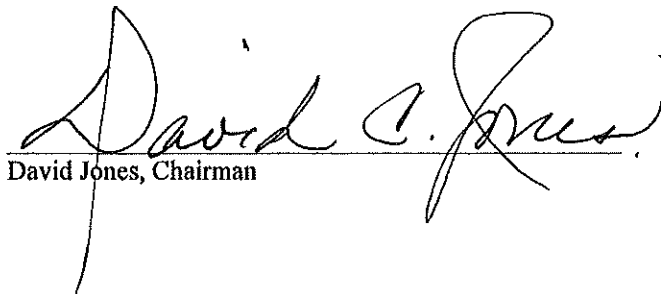
VII. MISCELLANEOUS

None

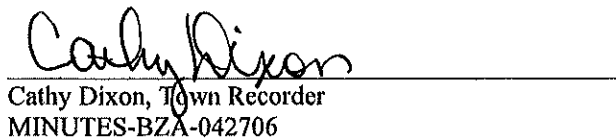
VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to adjourn the April 27, 2006 meeting of the Dandridge Board of Zoning Appeals.

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



David Jones, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-042706

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 April 2006**

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 27, 2006 at immediately following the BZA meeting.

B. Chairman DAVID JONES called the meeting to order and called for roll.

II. ROLL CALL

A. A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman DAVID JONES
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner BARBARA McANDREW
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

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 SWANN, seconded by Commissioner GRAY, that the Regular Meeting Minutes be approved as read for the March 23, 2006 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Ben Catlett/Dykes Hayes, Highway 92, Map 68, Parcel 11.06, Site Plan Review Revision

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to approve the site plan revision in regards to the entrance way (moved to other side of property away from the BB&T bank per TDOT) and angled parking spaces (made 90 degrees).

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

- The Point Resort/Dykes Hayes, 122 Boatdock Drive, Map 76, Parcel 66, Site Plan Review

It came on a motion by Chairman JONES, seconded by Mayor GANTTE, to approve the site plan by adding two large coolers to be used for storage at the end of the existing kitchen.

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

- Billy Joe Bonds et.ux./Ada Bonds, 331 Goose Creek Road, Map 67, Parcel 51, Rezone Request (R-1 to R-3)

It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to recommend to the Board of Mayor and Aldermen that this rezone be made.

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

- John Parker & Kevin Pipes/Ed Franklin, Gay Street, Map 68J, Parcel 13, Group A, Site Plan Review

It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to approve the site plan subject to parking calculation table and a note on the plat addressing shared parking.

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

- Charles & Marsha McSpadden/Charles McSpadden, 613 E. Meeting St., Map 69A, Parcel 1, Group A, Site Plan Review

It came on a motion by Commissioner GRAY, seconded by Alderman THORNHILL, to approve the site plan with a 28' x 25' addition to be added to the backside of the current building.

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

- Doug Drinnon, Jeff Jones & Larry Churchwell, Justice Center Drive, Map 68, Parcel 4, Lot 2R-5, Site Plan Review (presented by: Bill Martin, architect)

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to give preliminary approval on the site plan subject to increased landscaping (one additional tree needs to be added to the frontage for phase I), solid waste note (addressed by individual cans), the detention for both phases, the removal of the entrance (from Killion Road to Justice Center drive), changes made to internal parking, and show water/sewer connections from main line to the building. Sidewalks are not an issue due to the fact that they are being preinstalled as part of the development.

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

- Dan Hellmans/Mark Jackson, 222 Meeting St., Map 68k, Parcel 010, Site Plan Review

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to reset this item to the Board of Zoning Appeals and Planning Commission for June (without a further fee) for further discussion in regards to parking related issues.

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

- Mark Jackson, Shrader Road, Map 67L, Portion of Parcel 10, 3-5 lot subdivision

It came on a motion by Chairman JONES, seconded by Commissioner FRANKLIN, to deny the subdivision due to incomplete range of plans being presented (lacking road profiles and utility plan).

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

- Carolyn Sartain & Charles Hicks/J.D. Jett, Highway 92, Map 58, Part of Parcel 1 & 34.02, Site Plan Review (presented by Jason Cummings) (Weigel's)

It came on a motion by Commissioner McANDREW, seconded by Mayor GANTTE, to approve the final site plan subject to bonds to include sidewalks, streets/paving, and fire hydrants.

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

VII. MISCELLANEOUS

- Jefferson County/Gary Holiway, Justice Center Properties, Map 68, Parcel 5, Site Plan Review Revision

It came on a motion by Alderman THORNHILL, seconded by Commissioner FRANKLIN, to approve the site plan and to allow the County Mayor to present plans to the Town's Building Inspector that

shows the elimination for the requirements of sidewalks on Justice Center Drive from the first restricted exit on the western side of Justice Center Drive to its termination on Epco Drive. There will be full sidewalks on the interior of Justice Center Drive from Epco Drive to Killion Road and on the other side from the restricted entrance to Killion Road.

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

- Brian Norris/B.Norris & Michael D. Price, Milldale Road, Map 57, Parcel 75.12, Site Plan Review Revision

It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to approve the site plan with the elimination of the office and sewer.

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

- FEMA Agreement

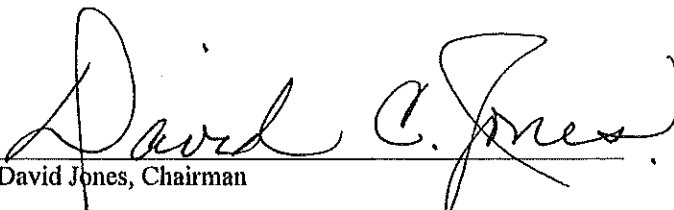
It came on a motion by Commissioner SWANN, seconded by Commissioner GRAY, to recommend to the Board of Mayor and Aldermen that the Mayor sign the Federal Emergency Management Agency Community Partner Memorandum of Agreement.

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

VIII. ADJOURNMENT

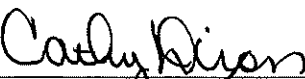
It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to adjourn the April 27, 2006 meeting of the Dandridge Regional Planning Commission.

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



David Jones, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-042706

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 March 2006**

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 23, 2006 at 7:00 p.m.

B. Alderman KEN THORNHILL called the meeting to order and called for roll.

II. ROLL CALL

A. A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner BARBARA McANDREW
- Commissioner LINDA SWANN

ABSENT:

Chairman DAVID JONES
Mayor GEORGE GANTTE
Commissioner PHIL PIERSON

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 HASTY, that the Regular Meeting Minutes be approved as read for the February 23rd and March 2, 2006 (re-convened) meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Billy Joe Bonds et ux/Ada Bonds, 331 Goose Creek Road, Map 67, Parcel 51, R-1 to R-3 Rezoning Request

This item was rolled to the April 27, 2006 meeting.

- Kyle Adkins/Carl Childers, 534 East Meeting Street, Map 68-D, Parcel 22.00, Site Plan Review

This item was rolled to the April 27, 2006 meeting per request of Richard J. Epling, P.E.

- Mark V. Jackson, Franklin Ridge Phase 4, Map 58, Parcel 36, Planned Unit Development Site Plan Review

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to approve the final Planned Unit Development Site Plan contingent upon receiving word from the state planner that everything required has been received, town attorneys' review in regards to the home owners association, and bond in place.

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

- Highway 92 – sidewalks right-of-way

No new information had been received from the state planner. Per the state planner, the planning commission would have a representative speak to the BMA about having an individual contact and work with Mitch Loomis, ETDD in working with the town on sidewalks and/or contact the person with TDOT.

VII. MISCELLANEOUS

- This was the last meeting for the current state planner, Susan BuChans. Bart Hose was introduced as the person who would now be representing Dandridge.

VIII. ADJOURNMENT

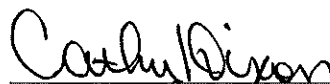
It came on a motion by Commissioner SWANN, seconded by Commissioner GRAY, to adjourn the March 23, 2006 meeting of the Dandridge Regional Planning Commission.

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



Ken Thornhill, Alderman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-032306

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
RE-CONVENED MEETING
2 March 2006**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in a re-convened session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, March 2, 2006 at 7:00 p.m.
- B. Chairman DAVID JONES called the meeting to order and called for roll.

II. ROLL CALL

- A. A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman DAVID JONES
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner BARBARA McANDREW
- Commissioner LINDA SWANN

ABSENT:

Commissioner PHIL PIERSON

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

III. NEW BUSINESS

- The Point , 122 Marina Drive, Map 76, Parcel 66, 50+ lots subdivision (Planned Unit Development)

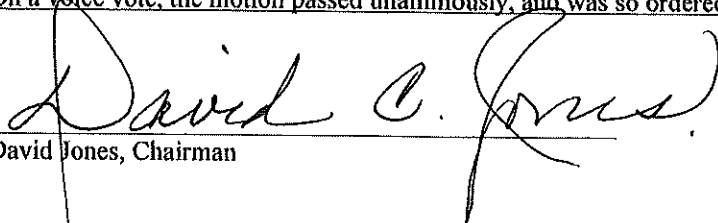
It came on a motion by Alderman THORNHILL, seconded by Commissioner SWANN, to grant preliminary approval for the Planned Unit Development.

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

IV. ADJOURNMENT

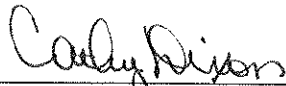
It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to adjourn the March 2, 2006 meeting of the Dandridge Regional Planning Commission.

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



David Jones, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-030206

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 February 2006**

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, 2006 at 7:00 p.m.

B. Chairman DAVID JONES called the meeting to order and called for roll.

II. ROLL CALL

A. A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman DAVID JONES
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner BARBARA McANDREW
- Commissioner LINDA SWANN

ABSENT:

Commissioner ANNA GRAY
Commissioner PHIL PIERSON

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 McANDREW, that the Regular Meeting Minutes be approved as read for the January 26, 2006 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Eslinger/Michael D. Price, Milldale Road, Map 57, Parcel 75.12, Site Plan Review

It came on a motion by Commissioner SWANN, seconded by Mayor GANTTE, to approve the site plan contingent upon submitting plat for water and sewer extension, signage location, cleanup of asphalt/paving issue, and bonds being submitted for water and sewer infrastructure, paving and landscaping.

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

- George Johnson/Michael D. Price, Highway 92 Lot #2, Map 57, Parcel 5204, Site Plan Review

It came on a motion by Mayor GANTTE, seconded by Commissioner McANDREW, to approve the site plan subject to all necessary bonds being submitted within 10 days.

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

- David L. Jones, Milldale Road (Milldale Square), Map 57, Parcels 73.00 & 73.01, 3-5 lot subdivision

It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to approve the final 3-5 lot subdivision .

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

- Ben Catlett/Dykes Hayes, Highway 92, Map 68, Parcel 11.06, 2 lots or less subdivision

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to approve the 2 lots or less subdivision.

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

- Ben Catlett/Dykes Hayes, Highway 92, Map 68, Parcel 11.06, Site Plan Review

It came on a motion by Commissioner McANDREW, seconded by Commissioner FRANKLIN, to approve the site plan review subject to bonds for paving, landscaping, sidewalks, and fire hydrants.

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

- The Point (presented by Eddie Garrett & Jeff Jones), 122 Marina Drive, Map 76, Parcel 66, 50+ lots subdivision

Preliminary approval for cabin rental lots as a planned unit development (PUD) was being asked for. Lots will be leased and the owners will own their own rental unit per specifications. It was to be understood that the developer would have no right to construct anything until TVA issued some type of documentation allowing this board to go forward on final approval. The state planner stated that the subdivision did not meet regulations as it was submitted to her as a preliminary plat approval without road profiles, water/sewer profiles, drainage plans, erosion/sedimentation plan, construction plans, street lights, sidewalks, and fire hydrants. The state planner had been told that the area was going to be a campground, and campgrounds are not allowed in a B-4 zone. The request was reviewed by the state planner as a 50+ lot subdivision. The issues of the discussion revolved around whether it was in the right zone and the plans not being submitted in a timely manner for review. The state planner stated that under a B-4 zone, residential uses were permitted. It was the consensus of the board that no immediate action is taken at this time; the meeting will recess and reconvene for review and a decision.

- Duane Slone, Highway 92 & Price Road (Country Oaks Subdivision), Map 57, Parcels 56.11, 56.14, 56.15, 50+ lots subdivision

Per the state planner: The above mentioned parcels received preliminary plat approval in July 2004; August 2004 received final plat approval subject to the plat stating final, subject to bonds, and subject to signatures on the plat; was back on the agenda in September of 2004 for a bond extension that was denied due to no one showing up to represent the request; since the bond was denied there was never a final approval on the plat, since there was never a final, the preliminary has since expired. 2004 construction plans were presently submitted for the state planner's review, not a plat for review which should include iron pins, lot dimensions, etc. completed by a license surveyor, not an engineer. The construction plans that were originally submitted and approved for final in 2004 showed a gravity flow sewer line to be hooked with the pump station at Patriot Landing, the plans drawn by the engineer showing a forced main sewer line (which are submitted for approval) did not include the engineer's seal and signature, which means this particular plan has not been engineered, has not been submitted to the state, and has not been approved for the forced main sewer. All new plans need to be submitted. The developer was asking for preliminary and final approval for old plans that was only submitted to the state planner for review at meeting time. The state planner recommended that the request be denied due to no current plans being submitted for review, the issues of Price Road, and possible flooding issues.

It came on a motion by Chairman JONES, seconded by Commissioner SWANN, to defer this item to the next meeting without requiring a new permit fee

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

- Kyle Adkins/Carl Childers-Eddie Garrett, 534 E. Meeting St., Map 68.D, Parcel 22.00, Site Plan Review

It came on a motion by Chairman JONES, seconded by Commissioner FRANKLIN, to deny the site plan review due to no one showing to present the review.

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

- Request to review building height ordinance

It came on a motion by Alderman THORNHILL, seconded by Commissioner SWANN, to recommend that the Board of Mayor and Aldermen amend Ordinance No. 04/05-25 "An Ordinance Amending Sections 11-204 (Definition of Height of Buildings or Structures) 11-312, 11-407, 11-408, 11-409, and 11-504 of the Dandridge Zoning Code."

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

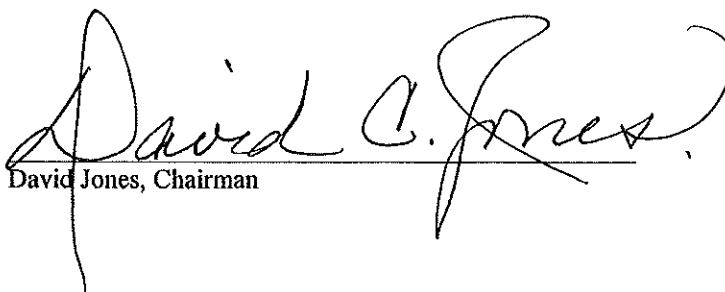
VII. MISCELLANEOUS

- Susan BuChans, State Planner: Sidewalks and the state right-of-way on Highway 92. Mitch Loomis of the East Tennessee Development District recommends that the planning commission recommend to the Board of Mayor and Aldermen to look into the possibility of having sidewalks in the right-of-way. It was decided to add this item to the March agenda for discussion.

VIII. RECESS

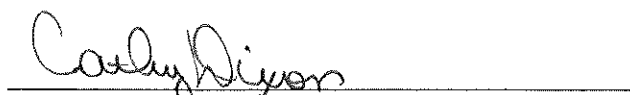
It came on a motion by Chairman JONES, seconded by Commissioner SWANN, to recess the February 23, 2006 meeting of the Dandridge Regional Planning Commission to reconvene on Thursday, March 2, 2006 at 7:00 p.m.

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



David Jones, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-022306

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
26 January 2006**

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, January 26, 2006 at 7:00 p.m.
- B.** Chairman DAVID JONES called the meeting to order and asked for roll call.

II. ROLL CALL

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

- Chairman DAVID JONES
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner PHIL PIERSON

ABSENT:

Mayor GEORGE GANTTE
Commissioner BARBARA McANDREW
Commissioner LINDA SWANN

- 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 GRAY, to adopt the Regular Meeting Minutes as presented for the December 5, 2005 meeting.

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

Commissioner BARBARA McANDREW enters.

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Pipes Partners-General Partnership/Kevin G. Pipes, 1252 Gay St., Point of Clarification
Mike Chambers, partner with Kevin Pipes: withdrew item from agenda.
- George Johnson/Michael D. Price, Lot #2 Hwy.92, Map 57, Parcel 5204, Sidewalk Variance

It came on a motion by Alderman THORNHILL, seconded by Commissioner McANDREW, to grant the sidewalk variance along Highway 92 due to topographical reasons.

On a voice vote, the motion passed 4-3, with Commissioners JONES, FRANKLIN, & PIERSON voting NO, and was so ordered.

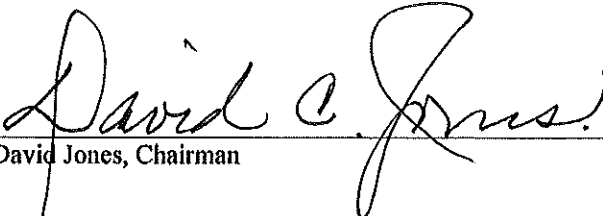
VII. MISCELLANEOUS

None

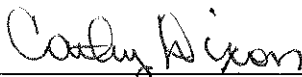
VIII. ADJOURNMENT

It came on a motion by Alderman THORNHILL, seconded by Commissioner PIERSON, to adjourn the January 26, 2006 meeting of the Dandridge Board of Zoning Appeals.

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



David Jones, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-012606

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 January 2006**

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 26, 2006 after the BZA meeting.

B. Chairman DAVID JONES called the meeting to order and called for roll.

II. ROLL CALL

A. A roll call of the Planning Commission was conducted by Town Recorder, CATHY DIXON, with the following members responding:

- Chairman DAVID JONES
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner JACK HASTY
- Commissioner BARBARA McANDREW
- Commissioner PHIL PIERSON

ABSENT:

Mayor GEORGE GANTTE
Commissioner LINDA SWANN

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 THORNHILL, seconded by Commissioner McANDREW, that the Regular Meeting Minutes be approved as read for the December 5, 2005 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Holrob Investments, LLC/Ned Vickers, 720 Hwy.92 South (Lot 2R & 3 of Lakeview Subdivision), Map 68, Parcel 4, 6-15 lot Final subdivision

It came on a motion by Chairman JONES, seconded by Alderman THORNHILL, to grant approval of the 6-15 lot final subdivision subject to: receiving a letter of commitment drafted between the Town and the County including a timeline for completion of paving the road and one sidewalk, a 4' variance on the sidewalk, a bond posted from the developer for the water-sewer-fire hydrants-street lights-and one sidewalk, turning lanes from Killion Road into Justice Center Drive, wording on plat to include note of letter of commitment between the Town and County stating County will complete the road and one sidewalk.

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

- Jack Parton & Jerry King/Al Crumley, Smokey View Drive (Smokey View Estates Unit II), Map 76 I B, Parcel 4, 5, 6, 3-5 lot subdivision

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to approve the 3-5 lot subdivision.

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

- Billy Joe Bonds et. ux/Ed Franklin, 331 Goose Creek Rd., Map 67, Parcel 51, Annexation

It came on a motion by Commissioner PIERSON, seconded by Alderman THORNHILL, to recommend annexation of the Bonds property and to recommend a resolution of the plan of services for the annexation to the Board of Mayor and Aldermen.

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

- Eslinger/Michael D. Price, Milldale Rd., Map 57, Parcel 75.12, Site Plan Review

It came on a motion by Commissioner PIERSON, seconded by Commissioner GRAY, to grant preliminary approval for the site plan review subject to: 2 signs, 6' width of sidewalk, easement for sidewalk and detention.

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

VII. MISCELLANEOUS

- State Planner Susan BuChans: Reminded commissioners of training to be held at the Jefferson County Courthouse on January 30, 2006 from 6:00-8:00 p.m. on National Flood Insurance Program.
- Chairman David Jones: Asked that someone bring language to the next meeting that prohibits pawn shops in the B-1 district. (Town Administrator Jim Hutchins: A memo was included in your packet that was written to the state planner with a list of uses to be included in a B-1 district, pawn shops will be included in a B-2 district)

It came on a motion by Chairman JONES, seconded by Commissioner FRANKLIN, to take the language as presented in memo to Susan BuChans from Jim Hutchins in regards to a list of uses to be included in a B-1 district and craft with language of prohibited uses to state any use not listed unless the Dandridge Regional Board of Zoning Appeals determines that a proposed use is similar to one listed and is within the intent of the zoning district and recommend to the Board of Mayor and Aldermen for amendment to the zoning ordinance.

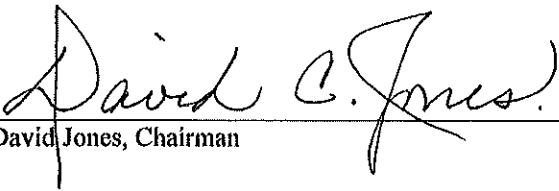
On a voice vote, the motion passed unanimously, and was so ordered.

- Commissioner Phil Pierson: Is there any way to work with the state to have sidewalks on Highway 92 closer to the road and on state property, and have money set aside by developers for pavement of later sidewalks? (Town Attorney Jim Gass – There is an extremely large right-of-way owned by the state, and with a sidewalk in that right-of-way would require a maintenance agreement with the state for the sidewalk and a lease agreement through the state building commissioner for the public right-of-way the town would be occupying).
- Work Session before next meeting at 6:00 p.m. to discuss the major road plan.

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Alderman THORNHILL, to adjourn the January 26, 2006 meeting of the Dandridge Regional Planning Commission.

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



David Jones, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-012606