

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
5 December 2005**

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 Monday, December 5, 2005 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 by the Town Recorder with the following members responding:

- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner BARBARA McANDREW
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

ABSENT: Chairman DAVID JONES
Commissioner CECIL FRANKLIN
Commissioner ANNA GRAY
Commissioner DAVID TAYLOR

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 presented for the June 23, 2005 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

- FSG Bank to Ed Franklin et al/Ed Franklin, Highway 92 & Squirewood (Food City), Map 68-0-A, Parcel 5.06, partial sidewalk variance

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to grant the partial sidewalk variance due to the unusual shape of the lot subject to posting the security bond.

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

- MSGG TN Partnership, 919 County Farm, 20.5 foot variance of front set back. (Presented by Ken Cole of MSGG)

It came on a motion by Commissioner SWANN, seconded by Mayor GANTTE, to grant the 20.5 foot variance of the front set back line due to topographical constraints and there being a 60' right-of-way on County Farm Road.

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

- Conard Frye (Dandridge West End Storage), Highway 25/70, Map 68, Parcel 31.05, site plan requirements deletion

It came on a motion by Commissioner SWANN, seconded by Mayor GANTTE, to approve the site plan requirements deletion of drainage plan and paving due to making an addition to previous existing site.

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

VII. MISCELLANEOUS

None

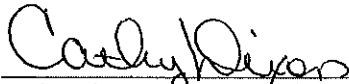
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner PIERSON, to adjourn the December 5, 2005 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-120505

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
5 December 2005**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Monday, December 5, 2005 after 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 by Town Recorder, CATHY DIXON, with the following members responding:

- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner BARBARA McANDREW
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

ABSENT: Chairman DAVID JONES
Commissioner CECIL FRANKLIN
Commissioner ANNA GRAY
Commissioner DAVID TAYLOR

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, that the Regular Meeting Minutes be approved as corrected for the October 27, 2005 meeting.

*RE: Ray T. Robbins, 740 East Meeting Street, Map 69, Parcel 2.00 & Part of 1.00, Site Plan Review.
.....A building permit needs to be issued for the building that is already built (15' x 120'). Town Attorney Jim Gass stated that the building in question (30' x 140' instead of 80' x 130') is not a building that has been substantially completed; it does not exist at all.... It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to approve the 30' x 140' instead of 80' x 130' building to be located on the front of the north side of the property. Building permits must be received on the 15' x 120' building that is already built and the 30' x 140' instead of 80' x 130' building planned to be built.*

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

- FSG Bank to Ed Franklin et al/Ed Franklin, Highway 92 & Squirewood (Food City), Map 68-0-A, Parcel 5.06, site plan review

It came on a motion by Commissioner McANDREW, seconded by Commissioner SWANN, to approve the site plan review subject to 3 bonds being posted for paving, landscaping and sidewalks.

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

- Delozier/Ed Franklin, Goose Creek Road, Map 75, Parcel 37, 6-15 lot subdivision

Item was pulled from agenda per Ed Franklin.

- Holrob Investments, LLC/Ned Vickers, 720 South Highway 92-Lot 2R & 3 (Lakeview Subdivision), Map 68, Parcel 4, 6-15 lot subdivision

It came on a motion by Mayor GANTTE, seconded by Commissioner McANDREW, to grant preliminary approval for the 6-15 lot subdivision, subject to review by state planner.

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

- Daryl & Susan Kercinik (presented by Johnny Kerr), Quail Ridge Lane, Map 76-8 grp.A, Parcel 2 & 3, 2 lots or less subdivision (change lot line)

It came on a motion by Mayor GANTTE, seconded by Commissioner PIERSON, to approve the 2 lots or less subdivision subject to proper signatures being received.

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

- Conard Frye (Dandridge West End Storage), Highway 25/70, Map 68, Parcel 31.05, site plan review

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

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

- George Johnson/Michael D. Price, Lot #2 Highway 92, Map 57, Parcel 5204, site plan review

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

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

- Discuss Building Setback Lines located within the current Dandridge Subdivision Regulations

3 options to possibly amend the Building Setback Lines located within the current Dandridge Subdivision Regulations were distributed to commissioners for review. No discussion was held.

- Dandridge Area Traffic Study

Jim Hutchins: We are going to be called upon from the BMA next Tuesday night to make a decision on which proposal we want to take and go forward with. Both options.

Linda Swann: What are the viable options right now?

Hutchins: Coming across Spring Street/Circle Drive and primarily where it is currently located. What is going to happen if we bring it where it is right now, the Hammer/Romines house is questionable; it may go, it may be able to stay. We are going to try and keep it, but they just don't know. You would have a big retaining wall there, we would lose parking on Gay Street on one side of the road one way or the other. We are going to lose parking on one side according to what their proposal would be. We would lose a portion of the parking lot next to George's office up there. The second proposal would be bringing it across connecting at Circle Drive where Circle Drive turns from hwy.92 down to hwy.139. That will involve taking one house (Jason Miller). The opposition there is primarily going to come out of planning commission is possible structure damage to some of the historic buildings.

Swann: What would be done to the existing bridge if that were to happen?

Hutchins: The existing bridge will go down regardless.

Swann: So that would mean that nothing would be crossing the water at that point, it would all be down at the new point?

Hutchins: There has been talk about leaving the portion of the bridge as a fishing pier or whatever going out to the first concrete barrier on both sides. I have talked to our insurance agent, they have said that once we meet all the safety requirements, that it wouldn't be any additional cost to us, we would have a maintenance cost there, but I do not know how much we would have to pay. It would not take near as much as it would of the \$140,000 that is currently estimated per year to keep the whole bridge that would be amortized over a ten year plan. The main reason is that any repairs we would have to do could be done in the off season, when the water is down. Things that came out of the Historical Planning Commission:

- Keeping the Bridge at the Current Location
 - Positive Issues
 - *Less construction
 - *Keeping traffic flowing by businesses
 - Negative Issues
 - *Doesn't match with the traffic flow through the Town
 - *It would be a bandaid on our current parking/traffic problems
 - *We would loose parking downtown
 - *Impact on library
 - *Possible loss of Hammer property
- Moving the Bridge one block west to Spring Street/Circle Drive
 - Positive Issues
 - *Better solution for traffic flow
 - *Better solution for traffic signaling
 - *Would eliminate future bypass
 - *Allows people to not go through the downtown area traffic wise, but where it is located you wouldn't loose sight of the town, it wouldn't be far away.
 - *It opens up the downtown area
 - *It gives us 2 traffic lights badly needed
 - Negative Issues
 - *Add a new major intersection (Spring St./Hwy.139)
 - *Long term impact on historic bridge (but bridge is coming down)
 - *People may pass the downtown
 - *Possible damage to historic properties and water collection

In the end they said they didn't feel that they had enough information to make a recommendation.

Mayor Gantte: I want to bring to everyone's attention, the third work session that was held by Clinard Engineering, a concern at that time that was brought up was as far as any structural damage that might be done during this process was assured by TDOT that engineering firms would be brought in and go over all foundations before construction begins and they will monitor on a daily basis, and if there was problems, they would take care of them.

Swann: Jason what do you think about loosing your home?

Jason Miller: I can see down the road 20 years from now and the town will be a traffic mess if something is not done. This is the best route for the traffic. Forget about me, I can live with it, or without it.

Swann: I just don't want to take somebody's home if they don't want it to be taken.

Jason Miller: I've lived there all these years, but I don't have too many years left. I hope my house can be moved, but if it can't, I'll probably build a small house about the same size. I don't want to move out of town. I'm not going to get rich off of what they'll pay me, I've been accused of that.

Alderman Thornhill: Is there anything else that we need to discuss before we adjourn?

Swann: What have we thought about the impact on the businesses and what have you all come up with on that? To take the bridge away, to take the traffic?

Alderman Thornhill: Did we not get a packet of a computer enhanced when it showed what it would like going up by the barber shop and you could see in reference to the tree on the Romines property before the library.

Swann: That is what it would look like if it is left where it is and the other bridge gone.

Attorney Gass: Look on this picture right here that shows the tree and how far up the bank it really is, and that wall is going to be a lot higher.

Hutchins: That wall is going to be about 20' to 25' high. TDOT has told us that they will make the wall attractive.

Swann: What are we suppose to be doing with this discussion.

Phil Pierson: My concern on the bridge is that I think it will improve traffic across the lake and that in itself shouldn't be a bad thing for downtown business. We don't need anymore traffic downtown. It is difficult enough to find parking, and if they are going to be taking out, that might actually be worse for business.

Mayor Gantte: As a business owner if the congestion continues based upon what the study says, in the future if the bridge is left where it is today, traffic will back all the way up through where hwy.139 intersects into Gay Street up the hill. That is how long the holding lane will be. My concern is when it gets to that point, people will not want to come to Dandridge to shop because they will not be able to get into a parking spot and get out.

Swann: Why is this alternative route going to be less congested?

Mayor Gantte: Number one, you are not going to have any businesses located there. Another thing you are not having to pull up a hill like you are presently.

Attorney Gass: You do have to come up a hill, but it will be a more gradual pull, because they are going to put retaining walls in.

Pierson: In the long run, this may actually increase businesses downtown, because it will give you a new section to go up the current historic homes there to be historic retail businesses.

Attorney Gass: There will actually be two ways out of downtown. There will be a light at Jason Miller's current location on hwy.139, plus there will still be an intersection downtown. You can turn right and come through town.

Swann: You will still have your little square.

Alderman Thornhill: When you are looking at no further than it moves up the hill from the court house, you can still see town. If you come off hwy.139 from Chestnut Hill you just swing up and you're right in a parking.

Barbara McAndrew: Those people who zip through here from Sevierville don't intend to stop anyway, they can go on or stop and shop if they want to.

Attorney Gass: Unlike Jefferson City, when Andrew Johnson was completed on the four lane, how many blocks away was that? Many, many blocks and you really lost your downtown. But here, you are two blocks away; one block really.

Public Works Superintendent Gregg Gann: With controlled intersections you are going to give traffic downtown a better chance to get out of town. It is going to help to move the traffic downtown, because of the red lights delaying traffic and slowing it down. It will be so much safer and they have even said they would put advanced warnings on the hill coming down towards the red light off by Food City to help warning when the light turns red.

Pierson: I can't see it doing anything but improving downtown shopping because you are not going to have the big trucks going through.

Gann: Plus we'll be able to move the power lines out other than the one's serving the businesses. The main lines will be able to come along the new road. Appalachian Electric Cooperative is looking at moving the big power lines out of downtown.

Alderman Thornhill: Won't that be pretty? That will enhance downtown.

Jason Miller: Talk about traffic, I went to the post office at 3:30 this afternoon and it took me 15 minutes to get out. I would bet there were 50-75 cars in that length of time.

Hutchins: At one time I was leaving at noon on a Friday, and I was going towards Newport, and I just pulled in to park beside the office on Gay Street, and it took me 6 minutes to just back out onto Gay Street.

Attorney Gass: Who was talking about the power relocation? The power crosses the river right now on the bridge, with these federal funds in building a new bridge, if you move it, that utility relocation out of downtown is all paid for with those funds by the federal grant because it has to travel across the bridge. We actually get a lot of those lines out of downtown at no city expense. I know we've been talking about for a long time how we would like to see less power lines downtown.

Gann: It will also improve the natural gas. Jefferson-Cocke will be able to make a link across the bridge to start servicing from the end of the bridge on in to Indian Creek where they have a line now. They'll be able to make loop in the big line for emergency situations too. Also servicing those people with gas, that is one thing they are really interested in.

Town Recorder Cathy Dixon: You are talking about electric, what about the water?

Water Superintendent Mike Norton: It will benefit us on Spring Street, we have a 6" cast iron line there that is currently broken that will be replaced.

Mayor Gantte: If it is voted to reroute that will allow the town to have more festivals downtown. A serious concern now is when we are having something downtown, and just like at Halloween there was a fire and children were all in town and here comes a fire truck right through the middle. That could have been a really dangerous situation.

Alderman Thornhill: I guess we were getting our hours in, but we met over at city hall, and the guy that come and was showing us pictures of town with the old power lines, and then showed pictures when they were removed, it looked like an entirely different town.

Swann: So what are we looking for from this body?

Mayor Gantte: I think that if this body wants to make a recommendation, what they feel like would be best, to the BMA for their consideration, which would be appropriate.

Swann: I think we should.

Alderman Thornhill: I think we should too. I think the historic committee did not, but I think it would be proper that we did endorse one way or the other.

Swann: How do we do that officially? What do we do, what do we need?

Hutchins: Somebody needs to make a motion to recommend to the Board of Mayor and Aldermen to recommend that the State of Tennessee make the bridge an alternate route.

Swann: Am I hearing a consensus that it sounds like most of us like the alternate route?

Alderman Thornhill: Sounds like it.

Pierson: With all due apologies to Jason.

Hutchins: It is properly referred to as the Circle Drive/Spring Creek route.

It came on a motion by Commissioner SWANN, seconded by Commissioner McANDREW, to recommend to the Board of Mayor and Aldermen the Circle Drive/Spring Street route for the location of the bridge.

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

VII. MISCELLANEOUS

Mayor GANTTE reported that it had been brought to his attention that apparently last month, two months, not for sure when, there was a house supposedly started in Franklin Ridge without a building permit. Mayor Gantte was told that the builder had started the house and was too close to the setback lines and had abandoned the site, but a slab/portion of foundation has already been laid.

Building Inspector/Codes Enforcement Gary SATTERFIELD: There is a portion of a foundation, and they did meet the setbacks. Supposedly they had the house sold and had to make it a little bit smaller than what they had planned in order to meet the setbacks and the buyer backed out. No other progress has been made at this time. A building permit was issued.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to adjourn the December 5, 2005 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-120505

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 October 2005**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, October 27, 2005 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 ANNA GRAY
- Commissioner BARBARA McANDREW
- Commissioner LINDA SWANN

ABSENT: Commissioner CECIL FRANKLIN
Commissioner PHIL PIERSON
Commissioner DAVID TAYLOR

- 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 presented for the September 20, 2005 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE thanked Commissioner LINDA SWANN for her service to the Historic Planning Commission the past year. Commissioner SWANN's appointment to the Historic Planning Commission expired in September 2005. Chairman DAVID JONES volunteered to replace Commissioner SWANN's vacancy on the Historic Planning Commission.

It came on a motion by Alderman THORNHILL, seconded by Commissioner SWANN, to appoint Chairman DAVID JONES to the Historic Planning Commission for a one year term.

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

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- FSG Bank to Ed Franklin et al/Ed Franklin, Hwy 92 & Squirewood (Food City), Map 68-0-A, Parcel 5.06, Site plan review

It came on a motion by Alderman THORNHILL, seconded by Commissioner SWANN, to accept the preliminary site plan review subject to the following being on the final plat: the parking spaces on the west side of the development being at least 200 square feet, identify the existing water line running down Hwy. 92, include footnote stating distance of nearest fire hydrant, calculations for landscaping, show sidewalk and shrubbery around disposal area, BZA approval of sidewalk to wrap around the parking area, location map, note that the detention area is within the development and reference the plat that it is recorded on, bonds for paved parking and landscaping.

Mayor GANTTE recuses himself from voting.

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

- FSG Bank to Ed Franklin/Brad Jenkins et al/Ed Franklin, Hwy 92 and Squirewood (Food City), Map 68-0-A, Parcel 5.06, 2 lots or less subdivision (creating lots 3a and 3b)

It came on a motion by Commissioner McANDREW, seconded by Commissioner SWANN, to approve the 2 lots or less subdivision creating lots 3a and 3b pending: plat note reflecting side setback at 20 feet and the rear setback at 10 feet, plat note that the building setback lines will match the setback lines of the zoning district, certificates to be signed.

Mayor GANTTE recuses himself from voting.

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

- Ray T. Robbins, 740 East Meeting Street, Map 69, Parcel 2.00 & Part of 1.00, Site Plan Review

Mr. Robbins is asking to complete the (30' x 140') building closest to the driveway just north of the gate. State planner, Susan BuChans, gave the history of this site plan.....The current site plan came before planning commission on February 27, 2003; two of the buildings were already existing, Mr. Robbins had site plan approval for 3 of the buildings (the 15' x 120' small one the furthest on the left under the trees, then the 2 buildings on the right a 30' x 180' and a 30' x 140'), a building permit was issued to build the 2 buildings on the right, however, Mr. Robbins built the one in the back on the right (30' x 180') and the small one up front by the trees (15' x 120'). Mr. Robbins is currently asking for a building permit to build the 30' x 140' building, but he already has a building permit to build this building. Mr. Robbins built the 15' x 120' building without a building permit. Ms. BuChans recommended that Mr. Robbins bring a site plan to get a building permit for the building that was built without a permit (15' x 120'). In order for the Building Inspector to issue a building permit, he must have an approved site plan. Chapter 3 of the site plan requirements state, "all site plans shall be considered invalid 6 months after the date of approval unless a building permit has been obtained and over 50% of construction of the building has been completed; if such construction has not been completed or proceeded beyond the 50% completion requirement, a new site plan must be submitted for review and approved; any new site plan requirements must be met." Ordinance No. 03/04-23 states "approval of a site plan shall expire 6 months after the date of its approval unless a building permit has been issued and substantial progress has been made toward completion of the project." Mr. Robbins had thought he had received a building permit for all 3 buildings.

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to approve the site plan with proper fees being paid.

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

A building permit needs to be issued for the building that is already built (15' x 120'). Town Attorney Jim Gass stated that the building in question (30' x 140') is not a building that has been substantially completed; it does not exist at all. Action has been taken to ratify the existence of an earlier building where a permit was issued, but erroneously located; there is no valid permit having been greater than 6 months.

It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to approve the 30' x 140' building to be located on the front of the north side of the property. Building permits must be received on the 15' x 120' building that is already built and the 30' x 140' building planned to be built.

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

- Pam Dockery, Hill Side Drive, Map 68-1, Parcel 43, 2 lots or less subdivision (merge 4 lots – lots 12, 13, 16 & 17 into one lot)

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to approve the 2 lots or less subdivision subject to: required signatures.

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

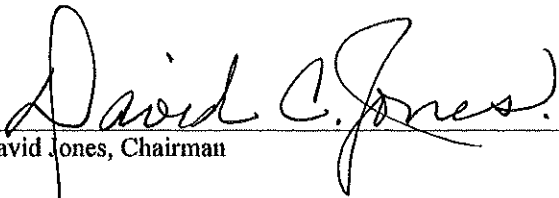
VII. MISCELLANEOUS

- The next meeting of the Dandridge Regional Planning Commission will be held on Monday, December 5, 2005 at 7:00 p.m.
- James Clouse (Milldale Road) was in attendance under the impression that he would be on the agenda. The surveyor, Johnny Kerr, had not submitted anything to the state planner for review in regards to the 2 lot subdivision (father Bill Clouse has deeded him a front lot adjacent to Milldale Road). Owner is cutting off a piece of property from a larger piece of property. State planner, Susan BuChans, stated that as long as the request is under two lots and not a recorded subdivision, is something that she can look at and recommend for approval in house. Johnny Kerr will need to get a copy of the plat to her.
- There will be no work session held at the December meeting.

VIII. ADJOURNMENT

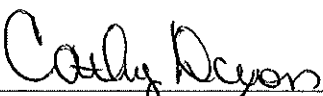
It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to adjourn the October 27, 2005 meeting of the Dandridge Regional Planning Commission.

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



David Jones, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-102705

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
20 September 2005**

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 20, 2005 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 BARBARA McANDREW
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

ABSENT: Commissioner DAVID TAYLOR

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 SWANN, that the Regular Meeting Minutes be approved as presented for the August 25, 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

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, that a Draft Ordinance amending the "Zoning Ordinance of the Town of Dandridge, Tennessee" by adding mini-warehouse units under special exceptions of Chapter 4 Section 11-406, R-3 high density residential district for planned unit developments or high density subdivisions be placed on the agenda.

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

Chairman JONES reminded all that the next meeting of the Dandridge Regional Planning Commission will be held on Thursday, October 27, 2005. All material for agenda items must be submitted by Thursday, October 13, 2005.

A work session will be held on October 27, 2005 at 6:30 p.m. to discuss the dispariting language between zoning and subdivision regulation setbacks.

VI. NEW BUSINESS

- David Jones/Melton Cauthen, Milldale Road, Map 57, Parcels 73 & 73.01, 50+ lot Subdivision

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to approve the preliminary 50+ lot subdivision subject to: 10 foot variance to building setback line to match the 20 foot setback line in the R-2 zone.

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

- Patterson et al/Ed Franklin, Goose Creek Road, Map 57, Parcels 77 & 77.02, 2 lots or less subdivision

Susan BuChans, state planner, recommended this item be approved in-house. Realtor is proposing to subdivide 1.34 acres (2 lots) that is not a reported subdivision; increasing the size of the lot. No action needed from the Regional Planning Commission.
- FSG Bank to Ed Franklin et al/Ed Franklin, Hwy 92 & Squirewood (Food City), Map 68-0-A, Parcel 5.06, Site plan review

No action taken on this item. Mr. Franklin offered questions and answers in regards to site. The design of the building will be much like a home. The building will entail Franklin Realty, Jenkins Insurance, and CPA Rick Bowlin. Intentions are to overdo the landscaping to the extent of fountains and an info (marquee type) sign strictly for marketing of businesses located within the complex and Town announcements. Susan BuChans, state planner, stated that the site would have to have a refuge area, detention, parking, sidewalks, street lights, landscaping. Mr. Franklin discussed the issue of sidewalks and the fact that they would go no where. Wrap around sidewalks around the building will be installed and connect to FSG Bank. Mr. Franklin does not want to encourage traffic along access coming from Hwy. 25/70 and Hwy. 92. He does not see inducing walking in that area and certainly does not encourage walking on the Hwy. 92 side, due to traffic and safety concerns. Would prefer the green space and landscape in the design instead.

- Jay Patel/Gary Best, 417 SW Commercial Park Lot 3, Map 58, Parcel 32.06, Site plan review

Commissioner McANDREW recuses herself. It came on a motion by Commissioner PIERSON, seconded by Commissioner FRANKLIN, to approve the Revised Site Plan Review subject to: language depending on the Ordinance passing third reading before the BMA and contingent with the correct calculations for the detention pond.

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

- Draft Ordinance: An Ordinance Amending the "Zoning Ordinance of the Town of Dandridge, Tennessee" by Adding Mini-Warehouse Units Under Special Exceptions of Chapter 4 Section 11-406, R-3 High Density Residential District for Planned Unit Developments or High Density Subdivision.

Susan BuChans, state planner, stated that she believed that this type of proposed use as a special exception would destroy the character in a residential neighborhood, create conflict in the residential uses, added traffic, and does not feel that this is the type of road for this to be located from.

It came on a motion by Chairman JONES, seconded by Commissioner SWANN, to not recommend the Ordinance to BMA for passage.

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

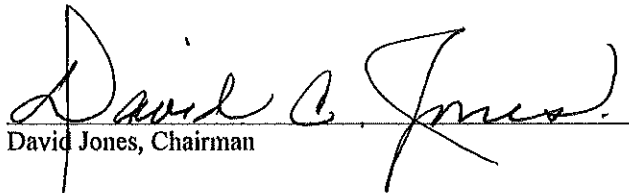
VII. MISCELLANEOUS

The November and December meetings of the Dandridge Regional Planning Commission will be combined and held on Monday, December 5, 2005 at 7:00 p.m. A work session will not be held on this date.

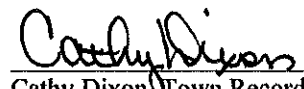
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to adjourn the September 20, 2005 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-092005

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
25 August 2005**

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 25, 2005 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
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner BARBARA McANDREW
- Commissioner LINDA SWANN

ABSENT: Mayor GEORGE GANTTE
Alderman KEN THORNHILL
Commissioner PHIL PIERSON
Commissioner DAVID TAYLOR

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 July 28, 2005 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

- Chairman JONES had received a letter from Susan BuChans, State Planner, stating that she would be attending the TN American Planning Association Conference that occurs September 21 -23, 2005. Ms BuChans asked the Regional Planning Commission to consider changing the date of the September 22, 2005 regular scheduled meeting. It was decided that the September meeting of the Dandridge Regional Planning Commission would be held on Tuesday, September 20, 2005 at 7:00 p.m. Agenda items would be due on September 6, 2005.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

Commissioner PHIL PIERSON enters.

- David Jones/Melton Cauthen, Milldale Road, Map 57, Parcels 73 & 73.01, Preliminary 50+ lot Subdivision

Presented by Rodney Martin and David Jones. Plans were presented with many previously requested revisions. Elmer Lane was revised to show the inclusion of a cul-de-sac and making it a thorough fare with 2 ways in and out of the subdivision. Susan BuChans, state planner: has noticed that 25+ lots are not 100' wide at the building setback lines, some of the street lights were greater than 500' in distance, plus no street lights were shown on Elmer Lane, regulations require that a local road have 50' of right-of-way and Elmer Lane is not platted as such nor shown with street lights and sidewalks on both sides of the street,

drainage easements on lots 26 & 27 where the culvert goes to the detention pond (wants to make sure that there is a drainage easement around the culvert in case it ever has to be dug up), there also needs to be a drainage easement on the detention pond itself, water line for Elmer Lane not to go under the road at the curb, all roads must be a 10% grade or less. Developer David Jones stated that the detention pond would belong to the home owners and maintained by a home owners association (lot 7 is dedicated to the detention pond) Developer David Jones argued the point that he felt that the subdivision regulations meant that if a developer was only using one side of a street, that he would be given right-of-way for just that particular side of the street.

It came on a motion by Chairman JONES, seconded by Commissioner McANDREW, to roll this item to next months meeting with changes to be made and presented before the night of the meeting for review. Once the state planner has reviewed the current site plan that was presented at this meeting, she will then provide the developer with a letter stating what the plan is lacking and needing for approval.

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

- Patterson Heirs/Ed Franklin, Goose Creek Road, Map 57, Parcels 77 & 77.02, Rezone from R-3 to B-3

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to approve the rezone request and forward to the Board of Mayor and Aldermen for approval.

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

- Dennis Eslinger, 294 Milldale Road, Map 57, Parcel 65, 2 lot or less subdivision.

It came on a motion by Commissioner McANDREW, seconded by Commissioner GRAY, to approve the 2 lot or less subdivision subject to sewer use once it is developed.

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

- Sonic Inc. /Brad Jenkins, 1033 S. Hwy.92, Map 68-0, Parcel 5.05, 2 lot or less subdivision.

It came on a motion by Commissioner GRAY, seconded by Commissioner SWANN, to approve the 2 lot or less subdivision.

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

- Linda J. Roach, Lot 23 & 24 Wesley Snapp Estate/Summit Ridge Road, Map 76, Parcel 4.01, 2 lot or less subdivision

It came on a motion by Commissioner GRAY, seconded by Commissioner SWANN, to approve the 2 lot or less subdivision without showing a plat.

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

- Kyle Adkins/Carl Childers & Eddie Garrett, 534 E. Meeting Street, Map 68.D, Parcel 22.00, Site Plan Review

Presented by Kyle Adkins: Proposing to add a third building to the site. There have been a few issues in relation to the property. One issue involves the sewer line of which they believe is not actually there. An additional issue is that the back wall of the building off of High Street will be a retaining wall. Would like to add a second floor to the center existing building. All buildings would then be connected, except for the rear east building.

Susan BuChans, State Planner: Had only received a site plan that only showed the middle addition to be added, with only a drawing of the second story addition. The drawing was not professionally drawn as required by a licensed architect/surveyor. The elevation of the height of the addition is not shown, telephone wires directly over the building will probably have to be relocated. With the addition of a third building, a ten year storm study will have to be completed, additional landscaping, and depending on proposed use of the additional building, more parking might be required, ingress/egress planned for back of building. There would need to be a determination if a storm study would be needed, an engineer study, whether a detention pond would be needed. An incomplete plan has been submitted.

Kyle Adkins: This is a work in progress. There was a previous building that was proposed in the same spot as proposed now that came before planning commission that was turned down. The building location has been moved and being presented once again. There is a road off of High Street that accesses the property. The proposed building would be used as a warehouse. Chairman JONES suggested that the state planner sit down with the owners and explain what needs to be provided.

It came on a motion by Chairman JONES, seconded by Commissioner FRANKLIN, to roll this item to next months meeting.

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

- Susan BuChans, State Planner
 - Resolution from Jefferson County planning commission to amend Jefferson County Zoning Ordinance.

The Jefferson County Planning Commission is amending their minimum lot sizes.

It came on a motion by Commissioner GRAY, seconded by Commissioner McANDREW, to approve the recommendation that the Jefferson County Planning Commission amend the Jefferson County Zoning Ordinance as presented.

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

- Ordinance to amend Landscaping Requirements in Dandridge Zoning Ordinance.

It came on a motion by Commissioner McANDREW, seconded by Commissioner FRANKLIN, to approve the amended landscaping requirements in the Dandridge Zoning Ordinance and to forward the Ordinance to the Board of Mayor and Aldermen for approval.

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

- Discuss amending "Building Setback Lines" in Regional Subdivision Regulations to match Jefferson County zoning districts.

A subdivision plat is a subdivision of property, and what really needs to be shown are pins and certificates, setbacks need not be shown, due to the fact that property can be rezoned. Also should include what area the property is zoned. Reason being that someone else might purchase the property and build a structure then the plat would have to be replatted and all setbacks changed. All that really needs to be listed are the building set back lines and the zone. The zoning will kick in itself whenever the property is developed. Instead of amending the subdivision regulations, the best thing would be to show the building setback line requirements and the zoning classification. Planning Commission might want to consider matching regional regulations. Technically, building set back lines are all that have to be shown on a final plat. The state planner would inform the surveyors. Variances would not have to be granted, nor amendments made.

- Discuss Zoning Ordinance:
 - 11-313 Site Plan Requirements

Current provision states that if an addition is added onto an existing structure (commercial or private) and less than 750 square feet, a building permit/nor site plan is not required. Recommends that an ordinance be prepared to amend the provision to state that "all" additions to existing structures, regardless of square footage, seek approval.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner McANDREW, to amend the zoning ordinance by requiring a site plan for any commercial additions and forward to the Board of Mayor and Aldermen for approval.

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

- 11-408. B-2, General Business District & B-3, Interstate Business District
 - Section 1. Uses Permitted

▪ Section 3. Area Regulations

B-2 & B-3 "uses permitted" does not currently include hotels, motels, lodges, and bed and breakfast inns. It is recommended to amend the ordinance to include the exclusions.

B-2 General Business District subheading 3a states that the minimum front yard setback is 30' and then subheading 3b states that the minimum front yard setback is none. This seems to be a typographical error and subheading 3b needs to be deleted from this section.

It came on a motion by Commissioner SWANN, seconded by Commissioner GRAY, to amend the zoning ordinance as discussed and forward to the Board of Mayor and Aldermen for approval.

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

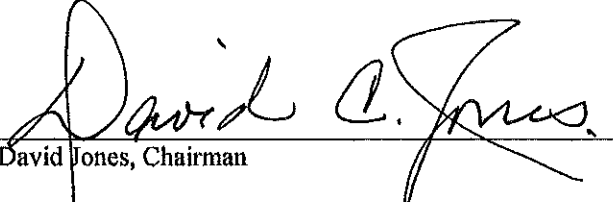
VII. MISCELLANEOUS

- Chairman JONES: The Regional Planning Commission may need to revisit some of the smaller lot sizes and decide whether to increase sizes to go along with what the Jefferson County Planning Commission has just passed. This item will be placed on next months agenda for discussion.
- Interim Town Administrator JIM HUTCHINS: Planning Commission should look at the possibility of rewording regarding the 100' footprints. In regards to the language taking 25' right-of-way on undeveloped roads should also be discussed.

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to adjourn the August 25, 2005 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-082505

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 July 2005**

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 28, 2005 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:

- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner BARBARA McANDREW

ABSENT: Chairman DAVID JONES
Commissioner MICHAEL 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 Commissioner FRANKLIN, seconded by Commissioner GRAY, that the Regular Meeting Minutes be approved as presented for the June 23, 2005 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE reported that he has received a letter dated July 20, 2005 from Commissioner Michael Hasty stating his resignation from the Planning Commission. Mr. Hasty has recently purchased a home and moved outside of the city limits of Dandridge.

V. OLD BUSINESS

- Susan BuChans, State Planner, discussed the following:
 - Dandridge Regional Planning Commission 2005-2006 Annual Report and Planning Program Design. This report discusses membership, number of meetings attended, and expiration of terms. Program Evaluation such a Comprehensive Long-Range Planning, Strategic Planning, Land Use Controls, Day-to-Day planning activities, Community Development Services, and Training and Continuing Education Service is discussed. The report also includes a review of the Planning Program Design for 2005-2006. Ms. BuChans discussed the Comprehensive Long-Range Planning consisting of the Planning Commission preparing a new major road plan for Dandridge, as well as a major road plan for the planning region. The Commission will continue to work on Land Use Controls in the continuation of workshops in rewriting of the zoning ordinance, completing the landscaping ordinance, and reviewing the planning and

unit development amendments. A training class provided by John Kerr on "The Practice of Surveying and It's Relationship to Subdivision Regulations" is scheduled for fall. Ms. BuChans stated these were the major areas she had planned for the Planning Commission this year. She also asked the Commission if they had any other work they would like to see added or if this plan would be accepted.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner McANDREW, to adopt the 2005-2006 Annual Report and Planning Program Design as presented.

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

o Literature from FEMA regarding.....

What is Map Modernization?

The Flood Insurance Study Process and Preliminary Flood Maps

Who Should Communities Inform That a Preliminary Flood Map was Issued?

Map Adoption and the Compliance Period

GIS in Map Modernization

Flood Hazard Map Information on the Web

.....was passed out. FEMA has received an amount of money and will be digitizing their flood insurance maps. FEMA will go through a process, county by county, and having meetings with communities within the counties regarding areas that the citizens feel should be re-studied. FEMA will then prioritize areas. The idea is to get maps digitized and on computer. Once this is completed, FEMA would then return to the community and give citizens the opportunity to view maps for corrections and errors. Once the maps are digitized, then the process of review, appeals, and adoption will be completed; at which time an ordinance would then be adopted. It is uncertain at this time when Jefferson County is scheduled, but local planning will assist when the time comes.

Mayor GANTTE stated that Dandridge has agreed to participate in the GIS mapping system, and asked if the FEMA maps could be overlain over the Dandridge GIS copy? Ms. BuChans understands that the FEMA maps would be available via website.

VI. NEW BUSINESS

- David Jones/Melton Cauthen, Milldale Road, Map 57, Parcels 73 & 73.01, 31-50 lot Subdivision.

Preliminary was presented by Rodney Martin. The original submitted site plans had been updated to include: 10% road grade (there are 2 locations that go over the 10% grade; 50' at 15% & 40' at 14.5%), engineered drainage plan, proposed water & sewer, 78 lots to include the house tract.

Concerns: Drainage at lots 23 & 24 not following the lot lines.

Who will maintain the detention pond?

Elmer Lane a gravel road.

Lots 7 -16 would have access off of a substandard road. Would set a precedence to allow subdivisions off of gravel roads.

Elmer Lane just stops; there is no cul-de-sac or turn around area.

Some lots are not 100' wide at building set back lines. Because of design, lots 53 & 54 do not have room for required setback. These 2 lots could be combined if needed.

4' on corner lots.

Sidewalk on Elmer Lane.

Lots 77 & 78 be accessed only from road 1.

What kind of buildings will be placed on the small lots? Houses

Drainage/sewer

6" water lines.

Suggestions: Lots 1 – 16 could be one big huge lot and be called Phase II. Other lots could be Phase One. Phase II could be developed at the time the Town has in its budget/program to pave Elmer Lane. At this time the Phase II lot could be subdivided.

Would have to be the developers responsibility to provide some type of turn around at the end of Elmer Lane on the developers property, not the neighboring property. Suggestions included a T turn around, give 50' of right-of-way between lots 76 & 77 and have Elmer Lane loop in to connect with road 1. This could be designated as a future development.

It came on a motion by Mayor GANTTE, seconded by Commissioner McANDREW, to deny the preliminary lot subdivision as presented and ask the developer to come back with updated plans next month that also includes correct grade for all roads.

VII. MISCELLANEOUS
Nothing presented.

VIII. ADJOURNMENT

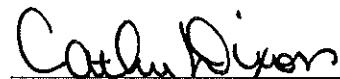
It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the July 28, 2005 meeting of the Dandridge Regional Planning Commission.

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



Ken Thornhill, Alderman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-072805

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
23 June 2005**

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 23, 2005 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 Administrator with the following members responding:

- Chairman DAVID JONES
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner MICHAEL HASTY
- Commissioner BARBARA McANDREW
- 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 SWANN, to adopt the Regular Meeting Minutes as presented for the May 26, 2005 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

- Ruby Tuesday Restaurant/John Roegge, 523 Patriot Drive, Increase height of sign.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner HASTY, to reject the variance request.

On a voice vote, the motion passed 5-2, with Alderman THORNHILL and Commissioner McANDREW voting no, and was so ordered.

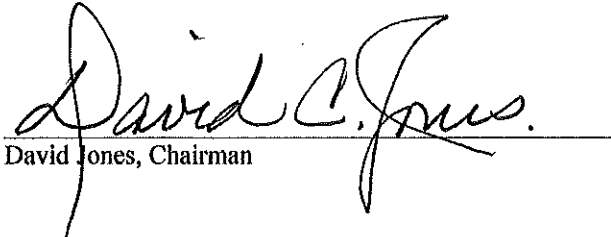
VII. MISCELLANEOUS

None

VIII. ADJOURNMENT

It came on a motion by Alderman THORNHILL, seconded by Commissioner SWANN, to adjourn the June 23, 2005 meeting of the Dandridge Board of Zoning Appeals.

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


David Jones, Chairman


Angie Carrier, Town Administrator
MINUTES-BZA-062305

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 June 2005**

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 23, 2005 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 the Town Administrator, Angie CARRIER, with the following members responding:

- Chairman DAVID JONES
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner MICHAEL HASTY
- Commissioner BARBARA McANDREW
- 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 FRANKLIN, that the Regular Meeting Minutes be approved as presented for the May 26, 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

- Point Development Group/Jeff Jones, 122 Marina Drive, Rezone from B-2 to B-4.

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

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

- Point Development Group/Jeff Jones, 122 Marina Drive, Site plan review.

It came on a motion by Commissioner SWANN, seconded by Chairman JONES, to allow grouping of trees to be used in landscaping.

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

It came on a motion by Commissioner SWANN, seconded by Alderman THORNHILL, to approve the site plan subject to the rezoning from B-2 to B-4 being approved by the BMA and also contingent upon the following being included on the site plans: street lights, finished grade, where solid waste will be located, bonds, show location of catch basin, show parking spaces as 200 sq. ft., show 2 more fire hydrants, size of utilities, state height of buildings, and location map.

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

- Carolyn Sartain/David Hayes, Sharon Drive-Hwy 92, Map 58/Parcel 32.06, 2 lot or less subdivision.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to approve the 2 lot or less subdivision, subject to certificates being signed.

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

- Michael Parker/Eddy Garrett, Lake Drive-Bennington Way, Map/Parcel 68-K 6 1.00, 2 lot or less subdivision.

It came on a motion by Chairman JONES, seconded by Commissioner SWANN, to approve the 2 lot or less subdivision.

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

- Marty Whitson/Kenny Carr, 1047 S. Hwy.92, Map/Parcel 68-0 5.04, Site plan review.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to approve the site plan review, subject to adding one interior tree.

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

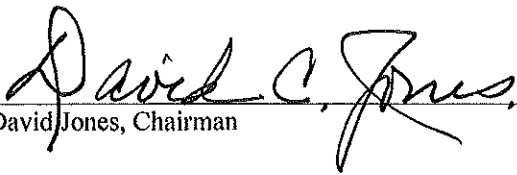
VII. MISCELLANEOUS

A work session will be held on Thursday, July 28, 2005 at 6:00 p.m.

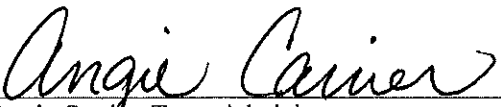
VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to adjourn the June 23, 2005 meeting of the Dandridge Regional Planning Commission.

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


David Jones, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-062305

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
26 May 2005**

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 26, 2005 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 Administrator with the following members responding:

- Chairman DAVID JONES
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner MICHAEL 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 Alderman THORNHILL, seconded by Mayor GANTTE, to adopt the Regular Meeting Minutes as presented for the March 24, 2005 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

- B & P Properties/Scott C. Brooks, State Route 92 @ Killion Road, Map 68, Parcel 14, Variance request to interior landscaping, sign setback, and sidewalk.

It came on a motion by Mayor GANTTE, seconded by Commissioner PIERSON, to grant a variance on the sign setback by allowing the signage to be placed 5 feet off of the right-of-way.

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

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

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

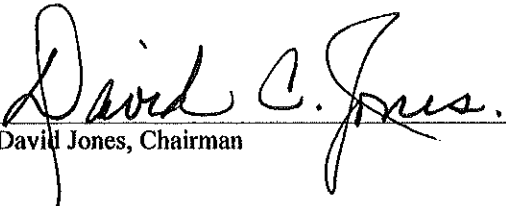
VII. MISCELLANEOUS

None

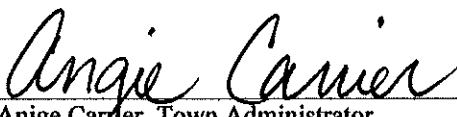
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to adjourn the May 26, 2005 meeting of the Dandridge Board of Zoning Appeals.

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



David Jones, Chairman



Angie Carrier, Town Administrator
MINUTES-BZA-052605

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 May 2005**

I. CALL TO ORDER

- A.** The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, May 26, 2005 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 the Town Administrator, Angie CARRIER, with the following members responding:

- Chairman DAVID JONES
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner MICHAEL 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 McANDREW, that the Regular Meeting Minutes be approved as presented for the April 28, 2005 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE wanted everyone to be aware that he had been contacted by two different individuals requesting that staff revisit and approve 1 & 2 lot subdivisions that were not previously approved. Item will be placed on next months agenda per Chairman JONES.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Jill Talley/Richard Talley, Lot 82-83 Majestic Bay, part of map/parcel # 61.00, 2 lot or less subdivision plat.

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to approve the 2 lot or less subdivision plat.

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

- Point Development Group/Jeff Jones, 122 Boat Dock Drive, Dandridge, Site Plan Review.

A site plan had not been submitted, only a concept plan. Item was presented as informational purposes only for planning commission to be aware of what was going on. A Site Plan Review should be presented at next months agenda.

- Mark and Cynthia Price/Kimberly Myers, 133 W. Price Road, Map 57, Parcel 52, Rezoning Request from R-1 to B-2.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to approve the rezoning request from R-1 to B-2 and recommend to City Council for approval.

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

- Mark and Debra Jackson/Mark Jackson, P-3 Franklin Ridge, Final Subdivision Plat approval.

It came on a motion by Mayor GANTTE, seconded by Alderman THORNHILL, to extend the timelines for the preliminary plan.

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

It came on a motion by Chairman JONES, seconded by Commissioner SWANN, to grant a variance for one road on 15% grade.

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

It came on a motion by Alderman THORNHILL, seconded by Commissioner SWANN, to approve the final subdivision plat approval subject to bond on the sidewalks, paving, and streetlights.

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

- Citizens National Bank/Holrob-Dandridge, LLC/Ned Vickers, Holrob Investments, LLC, 720 Hwy. 92 South-Lakeview Subdivision-Lots 1 & 2, Tax Map 68, Parcel 4.00, 3-5 Lot Subdivision.

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to approve the 3-5 lot subdivision.

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

- Amendment: Ordinance 04/05-28 An Ordinance repealing Ordinance 04/05-17 An Ordinance amending the "Zoning Ordinance of the Town of Dandridge, TN" by revising the Landscaping Requirements of Section 11-313, Site Plan Requirements.

It came on a motion by Mayor GANTTE, seconded by Commissioner GRAY, that staff bring amendment recommendations to the next planning work session.

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

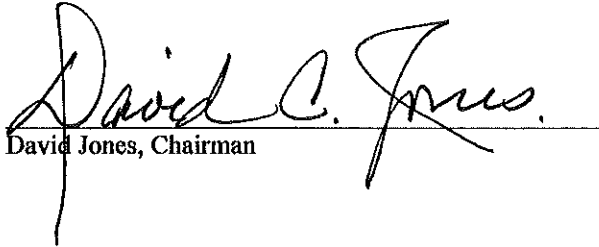
VII. MISCELLANEOUS

State Planner: At last months work shop, planning commission had discussed the subdivision regulations and the zoning ordinance. A recommendation to amend the subdivision regulations was presented via a draft resolution. A sign amendment off the right-of-way was also discussed at last months work shop. A draft ordinance was presented for review in regards to this.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner McANDREW, to adjourn the May 26, 2005 meeting of the Dandridge Regional Planning Commission.

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


David Jones, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-052605

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 April 2005**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, April 28, 2005 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 the Town Administrator, Angie CARRIER, with the following members responding:

- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner MICHAEL HASTY
- Commissioner BARBARA McANDREW

Absent: Chairman DAVID JONES
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 GRAY, that the Regular Meeting Minutes be approved as presented for the March 24, 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

- Lori K. Keller/Tim Wallace, Daniell Drive-Franklin Ridge, Map 58-0A, Parcel 20 & 21, 2 lot subdivision.

It came on a motion by Mayor GANTTE, seconded by Commissioner McANDREW, to approve the 2 lot subdivision subject to correct wording on the water/sewer and needed signatures.

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

- Paul Talley, Cherokee Drive, Map 68, Parcel P3, 2 lot subdivision.

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

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

- Todd Wright, Glass Road, Map 67, Parcel 4.01, Site plan review.

It came on a motion by Commissioner GRAY, seconded by Commissioner McANDREW to approve the site plan review subject to Jefferson County BZA approval.

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

- B & P Properties/Scott C. Brooks (Gene Brown), (Advanced Auto Parts) Hwy. 92 & Killion Road, Map 68, Parcel 4, Site plan review.

It came on a motion by Mayor GANTTE, seconded by Commissioner McANDREW, to approve the site plan review subject to interior landscaping, the sign being referred to the BZA, sidewalks, showing drainage on the easement of the plat, and fire hydrant measurement.

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

- Craig Faulkner, Hwy. 25/70 West, Map 68-I-B-1 & 2, Parcel 16, 16-30 lot subdivision.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to grant an extension on the preliminary to the original development of 70 lots which expired in 2003.

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

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the 16-30 lot subdivision subject to bonding streetlights, sidewalks, turn-around, fire hydrant in the vicinity of lot 3, and waiving seven feet needed to meet the right-of-way requirements.

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

VII. MISCELLANEOUS

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to suspend the Roberts Rules of Order and place the following items on the agenda:

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

Ordinance No. 04/05-26 An Ordinance Establishing a B-4 Residential and Commercial Resort District to the Town of Dandridge Zoning Code

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

It came on a motion by Commissioner FRANKLIN, seconded by Alderman THORNHILL, to recommend Ordinances No. 04/05-25 and 04/05-26 to City Council for passage.

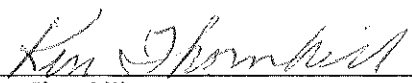
On a voice vote, the motion passed 5-1, with Commissioner McANDREW voting NO.

- David Cate came before the commission asking that the Landscaping Ordinance be reviewed.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner GRAY, to adjourn the April 28, 2005 meeting of the Dandridge Regional Planning Commission

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



Ken Thornhill

ATTEST:



Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-042805

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
24 March 2005**

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 24, 2005 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 by the Town Administrator with the following members responding:

- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner MICHAEL HASTY
- Commissioner LINDA SWANN

Absent: Chairman DAVID JONES
Commissioner BARBARA McANDREW
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 SWANN, to adopt the Regular Meeting Minutes as presented for the February 24, 2005 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

- Gregory F. Allen, 220 W. Hwy. 25/70, expansion of time limit for variance.

It came on a motion by Commissioner SWANN, seconded by Commissioner HASTY, to approve the expansion of time for the variance.

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

- Wes Rookstool, Lot #2 of John Whitt Property, Map 57, Parcel 52.04, to okay proposed ten year flood study plan.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to deny the proposed ten year flood study plan as presented.

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

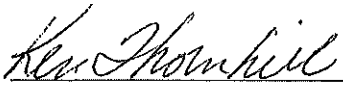
VII. MISCELLANEOUS

None

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the March 24, 2005 meeting of the Dandridge Board of Zoning Appeals.

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



Ken Thornhill



Angie Carrier, Town Administrator
MINUTES-BZA-032405

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 March 2005**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, March 24, 2005 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 by the Town Administrator, Angie CARRIER, with the following members responding:

- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner MICHAEL HASTY
- Commissioner LINDA SWANN

Absent: Chairman DAVID JONES
Commissioner BARBARA McANDREW
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 SWANN, that the Regular Meeting Minutes be approved as presented for the February 24, 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

- It came on a motion by Mayor GANTTE, seconded by Commissioner GRAY, to add Ruby Tuesday to 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 GRAY, to approve the revised plans contingent upon approved signatures.

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 add Ned Vickers to the agenda (corner of Killion Road/Hwy 92).

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

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

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

VI. NEW BUSINESS

- David R. Cate & Nathan D. Cate/Sam Moyers & David Cate, Corner of East Price Rd. & S. Hwy. 92, Map 57, Parcel 52.04, Site Plan Review

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to approve the site plan review with the contingency to be presented back to the Commission within 30 days regarding signage (not to exceed 350 square feet), the waste disposal area, landscaping requirements, finished grade line, and increased parking spaces from 180 to 200 square feet, loading and unloading zone, and proper zoning being shown.

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

- John Baumunk, Lot 86R Majestic Bay, Map H 76, Parcel P/O 61.00, 2 lot subdivision

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to approve the 2 lot subdivision subject to signatures being signed.

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

- MSGG Inc./Mark Jackson, 15 ac East Meeting Street (former Eslinger property), Map/Parcel 68D/A/18.01, 68D/A/19, Rezoning from R-2 to R-3.

It came on a motion by Mayor GANTTE, seconded by Commissioner GRAY, to recommend the rezoning from R-2 to R-3 to the Board of Mayor and Aldermen.

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

- Todd Wright, Glass Road (R.M. Nicholson subdivision), Map 67, Parcel 4.01, 3-5 lot subdivision

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to approve the 3-5 lot subdivision subject to final signatures.

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

- Christopher Glenn & Lisa McMahan/Sean Glenn, Lot 2R Killion Road, Map 58, Parcel 34, 34.05, 34.06, 3-5 lot subdivision

It came on a motion by Commissioner SWANN, seconded by Commissioner HASTY, to approve the 3-5 lot subdivision subject to signatures.

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

- Mark V. Jackson, Franklin Ridge Phase 4 (Killion Road), Site Plan Review

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

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

VI. MISCELLANEOUS

Next scheduled zoning workshop is planned for Thursday, April 28, 2005 at 5:00 p.m.

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to adjourn the March 24, 2005 meeting of the Dandridge Regional Planning Commission

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



Ken Thornhill

ATTEST:



Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-032405

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
24 February 2005**

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 24, 2005 at 7:00 p.m.
- B. Chairman DAVID JONES was present and presiding. Chairman 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 Administrator with the following members responding:

- Chairman DAVID JONES
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner BARBARA McANDREW
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

Absent: Commissioner CECIL FRANKLIN
Commissioner ANNA GRAY
Commissioner MICHAEL 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 McANDREW, to adopt the Regular Meeting Minutes as presented for the January 27, 2005 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

- George Eslinger/Jason Amonette, Lamar Outdoor Advertising, Highway 92, Map 57, Parcel 2, Relocate existing billboard.

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

On a voice vote, the motion passed unanimously and was so ordered, with Mayor GANTTE recusing.

- Darren R. Tollefson, 734 Garrett Road, Map 69H, Parcel 2.02 & 2.03, Variance for garage construction.

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

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

- Craig Parker/Eddy Garrett, 145 West Meeting Street, Map 68N Group A, Parcel 19, Road frontage.

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

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

- Wes Rookstool, Highway 92 Lot #2 of the John Whitt Property, Map 57, Parcel 52.04, Gravel driveway.

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

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

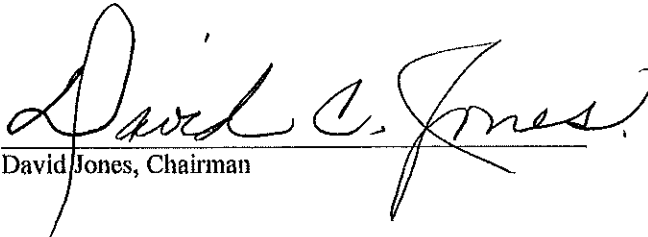
VII. MISCELLANEOUS

None

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner PIERSON, to adjourn the February 24, 2005 meeting of the Dandridge Board of Zoning Appeals.

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



David Jones, Chairman



Angie Carrier, Town Administrator
MINUTES-BZA-022405

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 February 2005**

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 24, 2005 following the BZA meeting.
- B. Chairman DAVID JONES was present and presiding. Chairman JONES called the meeting to order and called for roll.

II. ROLL CALL

- A. A roll call of the Planning Commission was conducted by the Town Administrator, Angie CARRIER, with the following members responding:

- Chairman DAVID JONES
- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner BARBARA McANDREW
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

Absent: Commissioner CECIL FRANKLIN
 Commissioner ANNA GRAY
 Commissioner MICHAEL 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 PIERSON, that the Regular Meeting Minutes be approved as presented for the January 27, 2005 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

- Mayor GANTTE informed the Commission that Cracker Barrel had decided to locate at the 407 Exit (Sevierville) of I40 rather than the 417 Exit (Dandridge).
- The Tennessee Department of Transportation (TDOT) and the Town of Dandridge will conduct a Community Workshop on the 22nd day of March, 2005, at the Jefferson County Courthouse in Dandridge. The Town of Dandridge has requested that TDOT perform a traffic study for the area and this Community Workshop is being held to assist the project team in understanding and identifying the traffic issues residents who travel this part of Jefferson County experience every day. This meeting will be held from 6:00 – 8:00 p.m., during which time the public is invited to ask questions and make comments during the meeting and will be given the opportunity to make their opinions known concerning the purpose and need for the study and to present views on transportation issues within the study area. Representatives of TDOT and the Town of Dandridge will be available to answer questions concerning any aspect of the project.

V. OLD BUSINESS

- Mildred Wilder/Harold Ernest Bishop, Hilltop Road, Map 68D, Parcel 008 & 007, 2 lot subdivision.

It came on a motion by Mayor GANTTE, seconded by Commissioner McANDREW, to approve the 2 lot subdivision as the bond has been received.

On a voice vote, the motion passed unanimously (with Alderman THORNHILL recusing himself), and was so ordered.

VI. NEW BUSINESS

- James C. Romines, 1222 Circle Drive, Site plan review.

It came on a motion by Commissioner PIERSON, seconded by Commissioner McANDREW, to approve the site plan review subject to the parking lot not connecting as a thoroughfare to the city parking lot. The project will also be overseen by a person of qualified status.

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

- Craig Parker/Eddy Garrett, 145 West Meeting St., Map 68N Group A, Parcel 19, 2 lot subdivision.

It came on a motion by Mayor GANTTE, seconded by Commissioner PIERSON, to deny the 2 lot subdivision.

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

- Wes Rookstool/Johnny D. Kerr – Surveyor, Highway 92 Lot #2 of the John Whitt Property, Map 57, Parcel 52.04, Site plan review.

It came on a motion by Alderman THORNHILL, seconded by Commissioner McANDREW, to approve the site plan review subject to a ten year storm study being approved by the state planner and submitted within ten days.

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

- Kevin Pipes/Jon W. Woods, Circle Lake Drive/Koontz Creek Development, Map 696 B, Parcel 4.01, 3-5 lot subdivision.

It came on a motion by Commissioner SWANN, seconded by Alderman THORNHILL, to approve the 3-5 lot subdivision.

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

- Curtis Franklin/John Rimmer, 358 Milldale Road, Map 57, Parcel 73 & 73.01, Rezoning from R-1 to R-2.

It came on a motion by Commissioner PIERSON, seconded by Commissioner SWANN, to recommend the rezoning from R-1 to R-2 to the Board of Mayor and Aldermen.

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

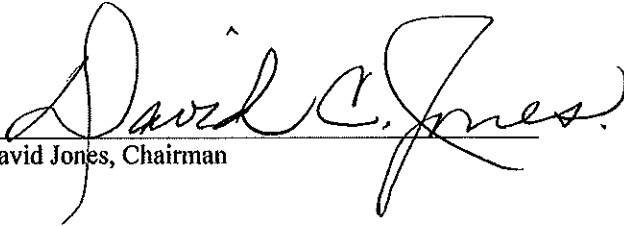
VII. MISCELLANEOUS

Susan Buchans was introduced as the new state planner, replacing Wendell Hardin who has accepted a position in Chattanooga.

VIII. ADJOURNMENT

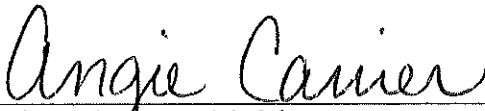
It came on a motion by Alderman THORNHILL, seconded by Chairman JONES, to adjourn the February 24, 2005 meeting of the Dandridge Regional Planning Commission.

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



David Jones, Chairman

ATTEST:



Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-022405

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
27 January 2005**

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 27, 2005 at 7:00 p.m.

B. Mayor GEORGE GANTTE was present and presiding. Mayor GANTTE 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 Administrator with the following members responding:

- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner MICHAEL HASTY
- Commissioner DAVID JONES
- Commissioner PHIL PIERSON

Absent: 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 PIERSON, to adopt the Regular Meeting Minutes as presented for the December 2, 2004 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

- Mark & Debra Jackson, Franklin Ridge Phase 3, Accessory buildings in Franklin Ridge Phase 3.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to table this issue until this particular item has been discussed at a zoning workshop.

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

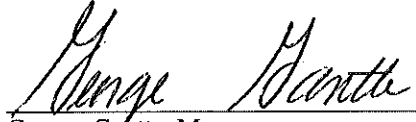
VII. MISCELLANEOUS

A zoning workshop to look at many items within the districts will be held on Thursday, February 3, 2005 at 7:00 p.m.

VIII. ADJOURNMENT

It came on a motion by Alderman THORNHILL, seconded by Commissioner JONES, to adjourn the January 27, 2005 meeting of the Dandridge Board of Zoning Appeals.

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


George Gantte, Mayor


Angie Carrier, Town Administrator
MINUTES-BZA-012705

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 January 2005**

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 27, 2005 following the BZA meeting.
- B.** Mayor GEORGE GANTTE was present and presiding. Mayor GANTTE called the meeting to order and called for roll.

II. ROLL CALL

- A.** A roll call of the Planning Commission was conducted by the Town Administrator, Angie CARRIER, with the following members responding:

- Mayor GEORGE GANTTE
- Alderman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner MICHAEL HASTY
- Commissioner DAVID JONES
- Commissioner PHIL PIERSON

Absent: 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 PIERSON, that the Regular Meeting Minutes be approved as presented for the December 2, 2004 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

The next meeting of the Dandridge Regional Planning Commission will be held on February 24, 2005 at 7:00 p.m. at the Dandridge Public Works Facility/Police Department Building. All agenda items will be due by Thursday, February 10, 2005.

The Mayor has been notified by a prospective merchant who is possibly looking at locating an auto parts store in the Highway 92 area near the high school. The merchant hopes to have his plans submitted to the Planning Commission within the next couple of months.

V. OLD BUSINESS

None

VI. NEW BUSINESS

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, that Commissioner DAVID JONES be elected as Chairman of the Board of Zoning and Appeals and the Dandridge Regional Planning Commission.

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

Mayor GANTTE leaves the meeting.

- Heath Alvey/Dale & Charlie Bryant, Hwy. 92 at Old Jefferson City Hwy., Map 68J Group B, Parcel 18.00, 2 lot subdivision and site plan review.

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

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

It came on a motion by Alderman THORNHILL, seconded by Commissioner GRAY, to approve the site plan review subject to bonding for utilities, fire hydrant and infrastructure required.

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

- James C. Romines, 1222 Circle Drive, Site plan review.

It came on a motion by Commissioner PIERSON, seconded by Commissioner FRANKLIN, to move this item to the February agenda without no further fee.

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

- Jefferson County Schools/Kristin Swann Depew, 965 Maury Circle, Site plan review.

Due to this being a county sign request, a sign permit will only be needed. A plan will need to be submitted to the building inspector showing the location, the size, and the actual specifications of the sign to obtain a permit. Building inspector would make sure that it does not exceed height and size recommendations.

- Denise R. Toral/Ron Hasenbuhler, Lot 2 Eslinger Property – Cab. J – 55, Map 57, Parcel 75.08, Site plan review.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to approve the site plan review subject to bonding.

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

- Wes Rookstool/Johnny D. Kerr – Surveyor, Map 57, Portion of Parcel 52.04, Site plan review.

It came on a motion by Commissioner PIERSON, seconded by Commissioner FRANKLIN, to table this issue until the February meeting until a variance has been sought through the Board of Zoning and Appeals.

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

- Mildred Wilder/Harold Ernest Bishop, Hilltop Road, Map 68D, Parcel 008 & 007, 2 lot subdivision.

It came on a motion by Commissioner PIERSON, seconded by Commissioner GRAY, to approve the 2 lot subdivision replat subject to bonding and proper signatures.

On a voice vote, the motion passes unanimously, with Alderman THORNHILL recusing, and was so ordered.

- Ruby Tuesday, Inc./Jeremy Pettit at Edwards & Neff Engineering with Ruby Tuesday, 523 Patriot Drive, Site plan review amendment.

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

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

VII. MISCELLANEOUS

It came on a motion by Chairman JONES, seconded by Alderman THORNHILL, that the Dandridge Planning Commission Request Form be changed to the checklist as recommended by the state planner.

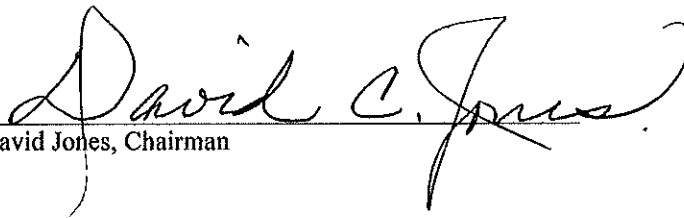
On a voice vote, the motion passes unanimously, and was so ordered.

A four hour meeting will be held in Knoxville in March for Commissioners to earn training hours.

VIII. ADJOURNMENT

It came on a motion by Alderman THORNHILL, seconded by Chairman JONES, to adjourn the January 27, 2005 meeting of the Dandridge Regional Planning Commission.

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



David Jones, Chairman

ATTEST:



Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-012705

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
2 December 2004**

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, December 2, 2004 at 7:00 p.m.
- B.** Town Administrator ANGIE CARRIER called the meeting to order. KEN THORNHILL was nominated as Chairman of Board of Zoning Appeals. It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, that Commissioner THORNHILL be Chairman of the Board.

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

II. ROLL CALL

- A.** A roll call of the Commission was conducted by the Town Administrator with the following members responding:

- Chairman KEN THORNHILL
- Commissioner CECIL FRANKLIN
- Commissioner BARBARA McANDREW
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

Absent: Mayor GEORGE GANTTE
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 PIERSON, seconded by Commissioner FRANKLIN, to adopt the Regular Meeting Minutes as presented for the September 23, 2004, and October 28, 2004, 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

- Roger D. Gann, Hwy. 25/70, Map 68, Parcel 31.06, Variance on set back, parking lot, & driveway entrance.

It came on a motion by Commissioner PIERSON, seconded by Commissioner FRANKLIN, to grant the variance request.

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

- John Roegge, Patriot Drive, Ruby Tuesday Restaurant, Signage variance.

It came on a motion by Commissioner SWANN, seconded by Commissioner McANDREW, 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 Commissioner FRANKLIN, seconded by Commissioner PIERSON, to adjourn the December 2, 2004 meeting of the Dandridge Board of Zoning Appeals.

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



Ken Thornhill, Chairman



Angie Carrier, Town Administrator
MINUTES-BZA-120204

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
2 December 2004**

I. CALL TO ORDER

- A.** The Dandridge Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, December 2, 2004, following the BZA meeting.
- B.** Chairman KEN THORNHILL was present and presiding. Chairman THORNHILL called the meeting to order and called for roll.

II. ROLL CALL

- A.** A roll call of the Planning Commission was conducted by the Town Administrator, Angie CARRIER, with the following members responding:

- Chairman Ken Thornhill
- Commissioner Cecil Franklin
- Commissioner Barbara McAndrew
- Commissioner Phil Pierson
- Commissioner Linda Swann

Absent: Mayor George Gantte
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 PIERSON, that the Regular Meeting Minutes be approved as presented for the September 23, 2004, meeting and the October 28, 2004, 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, Hwy. 92, Map 68, Parcel 5, rezone from R-1 to B-3.

It came on a motion by Commissioner PIERSON, seconded by Commissioner FRANKLIN, to rezone this area from R-1 to B-2.

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

- Will Newman, 131 W. Meeting St., Map 0-68N, Parcel 025.00, site plan review.

It came on a motion by Commissioner SWANN, seconded by Commissioner McANDREW, to approve the site plan based that the 10 foot buffer of existing trees remains and subject to receiving signatures, the bonding letter, and handicap parking before being recorded. Also the TDEC permit in hand.

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

- Gary Best/Jay Gopal, Sharon Drive, Map 58, Parcel 32.06, site plan review.

It came on a motion by Commissioner SWANN, seconded by Commissioner McANDREW, to approve the site plan subject to receiving the bonding letter.

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

- Ernest Bishop/Bob Turner, 1319 Hilltop Rd., Map 068B Group A, Parcel 008.00 & 007.00, 3-5 lot subdivision.

It came on a motion by Commissioner PIERSON, seconded by Commissioner SWANN, to approve the 3-5 lot subdivision subject to receiving the bonding letter for the T-turnaround and signatures.

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

- Heath Alvey/Charlie Bryant, Hwy. 92 @ Old Jefferson City Hwy., Map 68J Group B, Parcel 18.00, site plan review.

Item was withdrawn from the agenda.

- Hatfield & Allen Associates/Warren Hurst & Darrell Keene, Historic Hills Phase 3, Map 67, Parcel 42.03, final subdivision approval.

It came on a motion by Commissioner PIERSON, seconded by Commissioner SWANN, to grant a grading permit for the property. A final subdivision request was not needed.

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

- Ned Vickers/Holrob Investments, LLC, 720 Hwy. 92 south, Map 68, Parcel 4.00 & Map 58, Parcel 35.00, 3-5 lot subdivision.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to grant the approval for a 3 lot subdivision subject to all signatures.

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

VII. MISCELLANEOUS

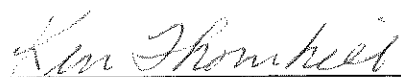
It came on a motion by Commissioner SWANN, seconded by Commissioner PIERSON, that Commissioner CECIL FRANKLIN be elected as secretary of the Regional Planning Commission.

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

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to adjourn the December 2, 2004 meeting of the Dandridge Regional Planning Commission.

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



Ken Thornhill, Chairman

ATTEST:



Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-120204

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
28 October 2004**

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 28, 2004 at 7:00 PM.
- B.** Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE 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 Administrator with the following members responding:

- Chairman GEORGE GANTTE
- Mayor DAVID C. JONES
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

Absent: Commissioner BARBARA MCANDREW
Commissioner KEN THORNHILL

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

III. READING OF THE MINUTES

Minutes of the September 23, 2004 Regular Meeting will be reviewed and approved at the November meeting.

IV. BUSINESS PRESENTED BY THE MAYOR

None.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

- Jefferson County, Hwy. 92, map 68 and parcel 5 – special exception – allow public facilities in R-1.

Was withdrawn, no longer wanting a special exception. Further discussion to be held at the November meeting. Wants to re-zone to B-3 to allow a correctional institution since such institutions are not allowed in B-2.

VII. MISCELLANEOUS

None.

VIII. ADJOURNMENT

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to adjourn the October 28, 2004 meeting of the Dandridge Board of Zoning Appeals.

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

George Gantte
George Gantte, Chairman

ATTEST:

Angie Carner
Angie Carner, Town Administrator
MINUTES-BZA-102804

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 October 2004**

I. CALL TO ORDER

- A.** The Dandridge Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, October 28, 2004, following the BZA meeting.
- B.** Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called for roll.

II. ROLL CALL

- A.** A roll call of the Planning Commission was conducted by the Town Administrator, Angie CARRIER, with the following members responding:

- Chairman GEORGE GANTTE
- Mayor DAVID C. JONES
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

Absent: Commissioner BARBARA MCANDREW
Commissioner KEN THORNHILL

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

III. READING OF THE MINUTES

Minutes of the September 23, 2004 Regular Meeting will be reviewed and approved at the November meeting.

IV. BUSINESS PRESENTED BY THE MAYOR

None.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

- Matt Hatfield, Billy Proffitt, Old Hwy. 92/Hillside Dr., Map 68, Parcel, 15; Request for Annexation; Plan of Service.

Per Billy Proffitt, request was withdrawn from the agenda.

- Ed Franklin, Point of Clarification, Request to Reduce Minimum Lot Square Footage (with public water and sewer) in B-3 from 40,000 to 22,000.

Discussion only.

- Eddy Garrett, Mitch Potter, Hwy. 92, Map 57 Parcel 56.11, Final subdivision approval.

Commissioner McANDREW enters.

It came on a motion by Mayor JONES, seconded by Commissioner SWANN, for final subdivision approval subject to contingency of the homeowners association agreement, the detailed landscape plan per the state planner's approval, and prior to proper signatures.

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

VII. MISCELLANEOUS

Since the fourth Thursday in November is on Thanksgiving Day, it was agreed to hold the next Dandridge Regional Planning Commission meeting on December 2, 2004 at the Dandridge Public Works Facility/Police Department Building. Therefore the November and December meetings will be combined.

VIII. ADJOURNMENT

It came on a motion by Commissioner GRAY, seconded by Commissioner Pierson, to adjourn the October 28, 2004 meeting of the Dandridge Regional Planning Commission.

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


George Ganje, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-102804

GINGER FRANKLIN
Trustee of Jefferson CountyTAXPAYER'S COPY
STATE OF TENNESSEE
PROPERTY TAX RECEIPT

CONTROL NUMBER

PAID TAX RECEIPT WHEN CHECK
HAS CLEARED BANK. 260608

Rec. No.	Year	DIST.	MAP NO.	GR.	CTL. MAP	PARCEL	S. INT.	CT.
022893	2003	01	068		068	015.00	000	0

PROFFITT BILLY
P O BOX 246
GATLINBURG TN 37738

PROPERTY ADDRESS
OLD HWY 92

SUBDIVISION NAME
MARY C FAIN FARM

LOT DESC
LOT 27A

ADDITIONAL DESCRIPTION
PT 18

TAX RATE \$ 2.000

PROPERTY VALUE INFORMATION

100% LAND VALUE	50,000
100% IMPR. VALUE	6,000
PER. PROP. VALUE	57,000
TOTAL PROP. VALUE	14,975
ASSESSMENT AT	288.00
NET PROPERTY TAXES	

TOTAL DUE 288.00

ADJUSTMENT
PENALTY
& INTEREST

TOTAL COLLECTED 288.00

NOTE: 02/28/04 10:36:04 Ginger R Franklin

PLEASE CHECK THE PARCEL AS IT IS YOUR RESPONSIBILITY TO SEE THAT TAXES ARE PAID ON ALL YOUR PROPERTY.

33-022804-02-0006-0003 17 AUTHORIZED OFFICIAL

GINGER FRANKLIN
Trustee of Jefferson CountyTAXPAYER'S COPY
STATE OF TENNESSEE
PROPERTY TAX RECEIPT

CONTROL NUMBER

PAID TAX RECEIPT WHEN CHECK
HAS CLEARED BANK. 260611

Rec. No.	Year	DIST.	MAP NO.	GR.	CTL. MAP	PARCEL	S. INT.	CT.
022894	2003	01	0681		0681	047.00	000	2

PROFFITT BILLY
P O BOX 246
GATLINBURG TN 37738

PROPERTY ADDRESS
HILLSIDE DR B30

SUBDIVISION NAME
MARY C FAIN FARM

LOT DESC
78X365

ADDITIONAL DESCRIPTION
PT LOTS 11 & 18

TAX RATE \$ 2.000

PROPERTY VALUE INFORMATION

100% LAND VALUE	50,000
100% IMPR. VALUE	7,000
PER. PROP. VALUE	77,000
TOTAL PROP. VALUE	19,250
ASSESSMENT AT	385.00
NET PROPERTY TAXES	

TOTAL DUE 385.00

ADJUSTMENT
PENALTY
& INTEREST

TOTAL COLLECTED 385.00

NOTE: 02/28/04 10:36:06 Ginger R Franklin

PLEASE CHECK THE PARCEL AS IT IS YOUR RESPONSIBILITY TO SEE THAT TAXES ARE PAID ON ALL YOUR PROPERTY.

33-022804-02-0006-0006 17 AUTHORIZED OFFICIAL

GINGER FRANKLIN
Trustee of Jefferson CountyTAXPAYER'S COPY
STATE OF TENNESSEE
PROPERTY TAX RECEIPT

CONTROL NUMBER

PAID TAX RECEIPT WHEN CHECK
HAS CLEARED BANK. 260612

Rec. No.	Year	DIST.	MAP NO.	GR.	CTL. MAP	PARCEL	S. INT.	CT.
701121	2003	01	0681		0681	047.00	000	2

PROFFITT BILLY
P O BOX 246
GATLINBURG TN 37738

PROPERTY ADDRESS
HILLSIDE DR B30

SUBDIVISION NAME
MARY C FAIN FARM

LOT DESC
78X365

ADDITIONAL DESCRIPTION
PT LOTS 11 & 18

TAX RATE \$ 1.000

PROPERTY VALUE INFORMATION

100% LAND VALUE	26,000
100% IMPR. VALUE	50,000
PER. PROP. VALUE	77,000
TOTAL PROP. VALUE	19,250
ASSESSMENT AT	193.00
NET PROPERTY TAXES	

TOTAL DUE 193.00

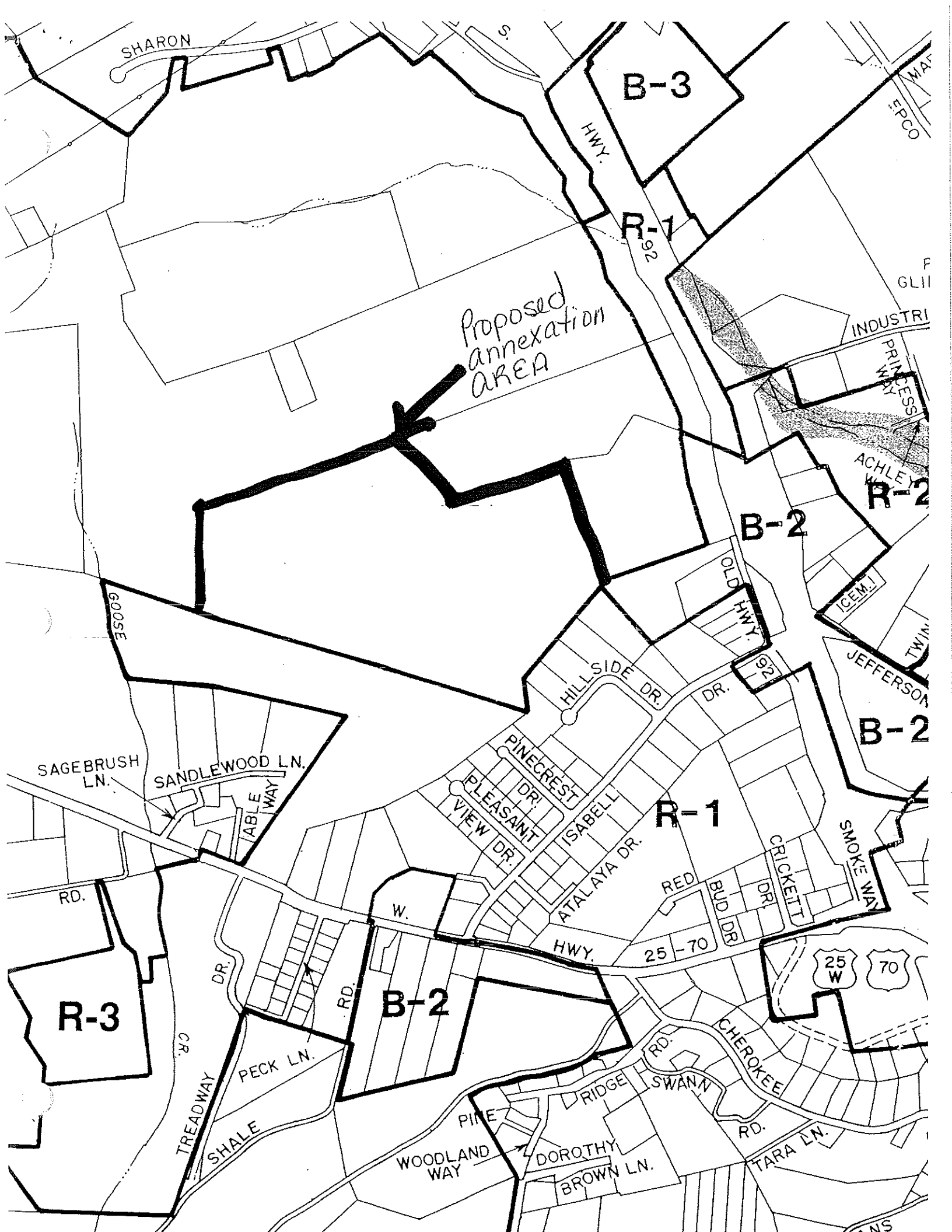
ADJUSTMENT
PENALTY
& INTEREST

TOTAL COLLECTED 193.00

NOTE: 02/28/04 10:36:00 Ginger R Franklin

PLEASE CHECK THE PARCEL AS IT IS YOUR RESPONSIBILITY TO SEE THAT TAXES ARE PAID ON ALL YOUR PROPERTY.

33-022804-02-0006-0001 17 AUTHORIZED OFFICIAL



**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
23 September 04**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, September 23, 2004 at 7:00 p.m.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and asked for roll call.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner BARBARA McANDREW
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN
- Commissioner KEN THORNHILL

Absent: Mayor DAVID C. JONES

- 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 PIERSON, to adopt the Regular Meeting Minutes as presented for the August 23, 2004 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

- Fernando Herrera, 1033 Hwy. 92, map and parcel 68-A-5.02-requesting a 10 foot variance on side set back.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN to grant the variance request due to topographical issues.

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

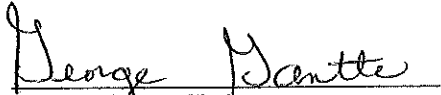
VI. MISCELLANEOUS

None.

VII. ADJOURNMENT

It came on a motion by Commissioner PIERSON, seconded by Commissioner SWANN, to adjourn the September 23, 2004 meeting of the Dandridge Board of Zoning Appeals.

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


George Gahite, Chairman

ATTEST:


MINUTES-BZA-092304

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 September 2004**

I. CALL TO ORDER

A. The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, September 23, 2004, following the BZA meeting.

B. Chairman GEORGE GANTTE was present and presiding. Chairman 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:

- Chairman GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner BARBARA McANDREW
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN
- Commissioner KEN THORNHILL

Absent: Mayor DAVID JONES

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

III. READING OF THE MINUTES

The Regular Meeting Minutes were adopted as presented, for the August 26, 2004 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

- Fernando and Cecilia Herrera, Fernando Herrera, 1033 S. Hwy. 92, map 68, group A, and parcel 5.02-site plan review.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to deny the request due to no representation.

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

- Duane and Rebecca Slone, Sam Moyers, Dandridge Landing subdivision, map76D, group "A", and parcels 29 and 30-subdivision approval.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to deny the request due to no representation.

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

- Ruby Tuesday, Inc., Dan Bettis, 523 Patriot Drive-preliminary site plan review.

It came on a motion by Commissioner THORNHILL, seconded by Commissioner SWANN, to approve the preliminary site plan review subject to letter of credit, bond, or escrow account, complete set of plans with utilities, landscaping, dimensions, redesigned parking stalls to equal 200 square feet, dimensions of proposed sign, and ten-year storm study.

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

- Judy Patterson/David Cooper, David Cooper, Country Oaks subdivision-request to extend bond.

It came on a motion by Commissioner PIERSON, seconded by Commissioner FRANKLIN, to deny the request due to no representation.

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

- Ben Franklin, Jack Glenn, Killion Road, map 58 and parcel 34.00- subdivision approval and site plan review.

It came on a motion by Commissioner THORNHILL, seconded by Commissioner SWANN, to approve the subdivision and site plan review subject to all signatures.

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

- John Whitt, John Kerr, Price Road and Milldale, map 57 and parcel 52.04-subdivision approval.

It came on a motion by Commissioner THORNHILL, seconded by Commissioner GRAY, to approve the subdivision subject to signatures.

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

- Citizens National Bank, Ned Vickers, map 58 parcels 4 and 35, map 68 and parcel - subdivision approval.

It came on a motion by Commissioner PIERSON, seconded by Commissioner FRANKLIN, to accept the concept plan with the intention of further study on the impact of Killion Road and its ability to handle the new traffic.

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

VII. MISCELLANEOUS

- Approve Landscape Ordinance

Discussion took place concerning the new amendment to the site plan requirements concerning landscaping. Commissioner Pierson presented his concern that prior to even the site plan, that landscaping and its idea of tree preservation, should somehow be associated with the grading permit. Staff will look into the grading permit issue and have a final draft of the site plan amendment ready to present to the Planning Commission during the October meeting.

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to adjourn the September 23, 2004 meeting of the Dandridge Regional Planning Commission.

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


George Gantte, Chairman

ATTEST:


MINUTES PLANNING COMMISSION-092304

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
26 August 2004**

I. CALL TO ORDER

- A.** The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, August 26, 2004, following the BZA meeting.
- B.** Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

- A.** A roll call of the Planning Commission was conducted by the Town Administrator, Angie CARRIER, with the following members responding:

- Chairman GEORGE GANTTE
- Mayor DAVID C. JONES
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner BARBARA MCANDREW
- Commissioner PHIL PIERSON

Absent: Commissioner LINDA SWANN
Commissioner 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 GRAY, seconded by Mayor JONES, to adopt the regular minutes of the July 22, 2004 meeting as written.

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

- NDL Partnership, Will Newman, 131 W. Meeting Street, map 68N parcel 02500-site plan review

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to deny site plan review, due to lack of representation.

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

- David Cooper, Judy Patterson, and Eddie Cooper, corner of Price Road-final subdivision approval

It came on a motion by Mayor JONES, seconded by Commissioner MCANDREW, to approve contingent upon signatures, obtaining a letter of credit within 10 days, and if sewer is not available, re-plat for health department septic approval.

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

- Franklin, Sean Glenn, Killion Road, map 58 parcel 34-rezoning from B-3 to R-3

It came on a motion by Commissioner GRAY, seconded by Commissioner MCANDREW, to approve rezoning from a B-3 to an R-3.

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

- Edward and Lorraine Terlecki, Golf View Blvd., map 58-J group "A" parcels 44 and 45-subdivision approval

It came on a motion by Commissioner FRANKLIN, seconded by Mayor JONES, to approve subdivision request.

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

- Darren and Janelle Tollefson, 734 Garrett Road, map 69 group "B" parcels 2.02 and 2.03-site plan review

It came on a motion by Commissioner PIERSON, seconded by Commissioner GRAY, to approve contingent upon re-plating one lot.

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

- Landscape Ordinance

It came on a motion by Commissioner MCANDREW, seconded by Commissioner GRAY, to recommend BMA approve Landscape Ordinance, accepting a friendly amendment, to add a preservation clause.

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 JONES, to adjourn the August 26, 2004 meeting of the Dandridge Planning Commission.

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

David C. Jones, Chairman

ATTEST:

Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-082604

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
22 July 2004**

I. CALL TO ORDER

- A.** The Dandridge Board of Zoning Appeals met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, July 22, 2004 at 7:00 PM.
- B.** Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

- A.** A roll call of the Commission was conducted by the Town Administrator with the following members responding:

- Chairman GEORGE GANTTE
- Mayor DAVID C. JONES
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner BARBARA MCANDREW
- Commissioner PHIL PIERSON
- Commissioner KEN THORNHILL

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 PIERSON, seconded by Commissioner MCANDREW, to approve the minutes of the June 24, 2004 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Jones-at the last BMA meeting, the Eslinger property was presented on the agenda as an appeal for rezoning. There was a 5-2 vote to overturn the decision of the planning commission.

It came on a motion by Commissioner PIERSON, seconded by Mayor JONES, to draft a letter from the planning commission stating concerns of the appeal and have it read at the next BMA Work Session meeting in August.

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

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

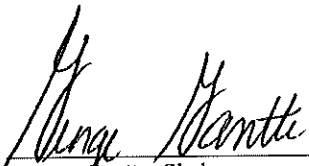
VII. MISCELLANEOUS

None.

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to adjourn the July 22, 2004 meeting of the Dandridge Board of Zoning Appeals.

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


George Gantle, Chairman

ATTEST:

Angie Carrier, Town Administrator
MINUTES-BZA-072204

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
22 July 2004**

I. CALL TO ORDER

- A. The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, July 22, 2004, following the BZA meeting.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

- A. A roll call of the Planning Commission was conducted by the Town Administrator, Angie CARRIER, with the following members responding:

- Chairman GEORGE GANTTE
- Mayor DAVID C. JONES
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner BARBARA MCANDREW
- Commissioner PHIL PIERSON
- Commissioner KEN THORNHILL

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 THORNHILL, seconded by Commissioner PIERSON, to adopt the regular minutes of the June 24, 2004 meeting as written.

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, Gary Holiway, Highway 92, map and parcel 68-5- annexation

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to approve annexation, once a plan of services has been completed.

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

- Gary Satterfield, 926 N. Hills Drive, map and parcel 68J-17-approval of garage over 900 square feet.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner MCANDREW, to approve the plans for a garage over 900 feet.

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

- Patterson Heirs, Eddie Garrett or Ed Franklin, Goose Creek Road, map and parcel 57-77-rezoning from B-3 to an R-3 and subdivision approval

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner MCANDREW, to approve rezoning from a B-3 to an R-3.

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

It came on a motion by Mayor JONES, seconded by Commissioner THORNHILL, to approve preliminary subdivision plans, subject to proper signature authority attained on drawings, and proper placement of fire hydrants, paid for by the developer, and designated by the fire inspector.

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

- Todd Wright, 104 Glass Road, map and parcel 67 part of 401-rezoning from A-1 to C-2

It came on a motion by Commissioner THORNHILL, seconded by Commissioner FRANKLIN, to recommend approval of rezoning from A-1 to C-2 and recommend that the "narrow" road issue is addressed.

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

- David Cooper, Judy Patterson, and Eddie Cooper, corner of Price Road-subdivision approval

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to approve preliminary subdivision plans contingent upon widening the right of way cul-de-sac radius to 100 feet and complete a sewer profile.

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

VII. MISCELLANEOUS

- Landscape Ordinance

Wendell handed out a draft of the Landscape Ordinance. It will be reviewed next month.

VIII. ADJOURNMENT

It came on a motion by Commissioner PIERSON, seconded by Commissioner THORNHILL, to adjourn the July 22, 2004 meeting of the Dandridge Planning Commission.

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


George Gantte, Chairman

ATTEST:

Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-072204

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
24 June 2004**

I. CALL TO ORDER

- A.** The Dandridge Board of Zoning Appeals met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, June 24, 2004 at 7:00 PM.
- B.** It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to elect Mayor JONES as Chairman.

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

- C.** Chairman DAVID JONES was present and presiding. Chairman JONES called the meeting to order and called roll.

II. ROLL CALL

- A.** A roll call of the Commission was conducted by the Town Administrator with the following members responding:

- Mayor DAVID C. JONES
- Commissioner CECIL FRANKLIN
- Commissioner BARBARA MCANDREW
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN
- Commissioner KEN THORNHILL

Absent: Chairman GEORGE GANTTE
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 PIERSON, seconded by Commissioner FRANKLIN, to approve the minutes of the May 27, 2004 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

None.

VII. MISCELLANEOUS

None.

VIII. ADJOURNMENT

It came on a motion by Commissioner SWANN, seconded by Commissioner THORNHILL, to adjourn the June 24, 2004 meeting of the Dandridge Board of Zoning Appeals.

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

David C. Jones, Chairman

ATTEST:

A handwritten signature in black ink, appearing to read "Angie Carter", is written over a horizontal line.

Angie Carter, Town Administrator

MINUTES-BZA-062404

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
24 June 2004**

I. CALL TO ORDER

- A. The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, June 24, 2004, at 7:00 PM.
- B. It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to elect Mayor JONES as Chairman.

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

- C. It came on a motion by Commissioner THORNHILL, seconded by Commissioner FRANKLIN, to elect Commissioner PIERSON as Secretary.

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

- D. Chairman DAVID JONES was present and presiding. Chairman JONES called the meeting to order and called roll.

II. ROLL CALL

- A. A roll call of the Planning Commission was conducted by the Town Administrator, Angie CARRIER, with the following members responding:

- Mayor DAVID C. JONES
- Commissioner CECIL FRANKLIN
- Commissioner BARBARA MCANDREW
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN
- Commissioner KEN THORNHILL

Absent: Chairman GEORGE GANTTE
 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 THORNHILL, to adopt the regular minutes of the May 27, 2004 meeting as written.

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

- Kent Woods, Eddy Garrett, Hwy. 139, map and parcel 76, part of 61-final subdivision approval

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner MCANDREW, to approve, contingent upon the bond amount being correct and proper placement of fire hydrants within the subdivision.

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

- Keith Dennis and Dennis Hecko, Eddy Garrett or Ed Franklin, Water Street, map and parcel 68-F-A-09-subdivision approval

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to approve subdivision plans.

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

- Todd Wright, 104 Glass Road, map and parcel 67 part of 401-rezoning from A-1 to C-2

It came on a motion by Mayor JONES, seconded by Commissioner PIERSON, to deny re-zoning from A-1 to C-2.

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

- Citizens National Bank, Norrell & Poe, Engineers, SR 92, map and parcel 58-35.00-site plan review

It came on a motion by Commissioner THORNHILL, seconded by Commissioner FRANKLIN, to allow Citizens National Bank, a financial institution, in B-3 zoning.

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

It came on a motion by Commissioner SWANN, seconded by Commissioner THORNHILL, to approve site plan review, contingent upon placement of a fire hydrant 500 feet from the structure.

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

- Review Annual Report

It came on a motion by Commissioner THORNHILL, seconded by Commissioner FRANKLIN, to adopt the Annual Report as presented.

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

- Review Landscape Ordinances

By consensus, it was recommended to prepare a draft of the number 1 Landscape Ordinance.

VII. MISCELLANEOUS

1. Fire hydrant needed on lot that FSG owns; checking into current bond holdings.
2. The State of Tennessee has adopted the 2003 NFPA fire code standards, effective July 1, 2004.

VIII. ADJOURNMENT

It came on a motion by Commissioner SWANN, seconded by Commissioner THORNHILL, to adjourn the June 24, 2004 meeting of the Dandridge Planning Commission.

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

David C. Jones, Chairman

ATTEST:



Angie Carrier, Town Administrator

MINUTES PLANNING COMMISSION-062404

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
27 May 2004**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, May 27, 2004 at 7:00 PM.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Mayor DAVID C. JONES
- Commissioner CECIL FRANKLIN
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

Absent: Commissioner ANNA GRAY
Commissioner BARBARA MCANDREW
Commissioner 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 Mayor JONES, seconded by Commissioner PIERSON, to approve, as amended, the minutes of the April 22, 2004 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

None.

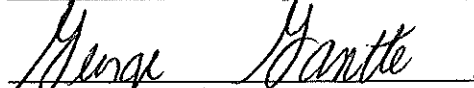
VII. MISCELLANEOUS

None.

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Mayor JONES, to adjourn the May 27, 2004 meeting of the Dandridge Board of Zoning Appeals.

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


George Gantte, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES-BZA-052704

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
27 May 2004**

I. CALL TO ORDER

- A.** The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, May 27, 2004, at 7:00 PM.
- B.** Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Mayor DAVID C. JONES
- Commissioner CECIL FRANKLIN
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

Absent: Commissioner ANNA GRAY
Commissioner BARBARA MCANDREW
Commissioner 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 FRANKLIN, seconded by Commissioner SWANN, to adopt the regular minutes of the April 22, 2004 meeting as written.

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

- Kyle Adkins, 534 E. Meeting Street, map 68 D parcel 22.00-site plan review

It came on a motion by Mayor JONES, seconded by Commissioner PIERSON, to deny the site plan review for Kyle Adkins.

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

- Darrell Keene, John Webb, Historic Hills Phase III, map 67 parcel 42.03- preliminary subdivision for 112 lots

It came on a motion by Commissioner SWANN, seconded by Mayor JONES, to approve preliminary subdivision for 112 lots as well as deviation from Subdivision Regulations Article III, Streets, Cul-de-sac section.

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

- Amy Rule, David Hayes, Hopewell Street, map 68-N, group A, parcel 17-2 lots or less final subdivision approval

It came on a motion by Mayor JONES, seconded by Commissioner SWANN, to approve final subdivision contingent upon proper signatures being attained.

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

- Donnie Kerr, David Hayes, W. Hwy. 25/70, map 67 parcel 42.01 & 42.04-3 lots or less final subdivision approval

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to approve final subdivision contingent upon Health Department approval.

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

- The Point Marina, David Hayes, 122 Boatdock Drive, Dandridge, map 76-final site plan review

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

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

- Laurine Glennen, Sean Glenn, 931 Water Street, Dandridge, map 68K, group A, parcel 28.01-rezoning B-2 to R-2 and R-1 to R-2.

Total of 17.95 acres; intended use-30 lot subdivision.

It came on a motion by Commissioner SWANN, seconded by Commissioner PIERSON, to recommend BMA approve rezoning from B-2 to R-2 and R-1 to R-2.

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

- Tim and Debbie Eslinger, Glen Glafenheim, E. Meeting Street, Dandridge, map 68 E, group A-rezoning from R-2 to B-2.

Martin Lehman, Gaby Hills-concerned property will not be developed properly.

John and Sherry Cola-concerned with protecting the farmland.

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to deny rezoning.

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

VII. MISCELLANEOUS

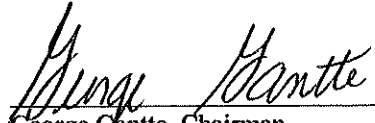
Schedule the following two items on the next agenda:

1. Review Annual Report
2. Review Landscaping Ordinances

VIII. ADJOURNMENT

It came on a motion by Mayor JONES, seconded by Commissioner SWANN, to adjourn the May 27, 2004 meeting of the Dandridge Planning Commission.

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


George Gantte, Chairman

ATTEST: 
Angie Carter, Town Administrator
MINUTES-PLANNING COMMISSION-052704

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
22 April 2004**

I. CALL TO ORDER

- A.** The Dandridge Board of Zoning Appeals met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, April 22, 2004 at 7:00 PM.
- B.** Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

- A.** A roll call of the Commission was conducted by the Town Administrator with the following members responding:

- Chairman GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner BARBARA MCANDREW
- Commissioner PHIL PIERSON

Absent: Mayor DAVID C. JONES
Commissioner LINDA SWANN
Commissioner 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 PIERSON, seconded by Commissioner GRAY, to adopt minutes of the March 25, 2004 meeting as written.

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

- David and Becky Cate, David Cate, 110 Peyton Drive, Map 68J-A, Parcel 9.00-variance (10')-side set back

Kendrick Curtis recommended granting a 10' variance.

It came on a motion by Commissioner GRAY, seconded by Commissioner MCANDREW, to grant 10' side set back variance.

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

- Elite Millworks, Eddy Garrett, 930 Mill Street, map 68K C, parcel 21.00-1'- side set back

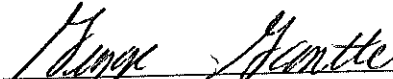
Kendrick Curtis does not recommend granting a 1' variance

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to deny 1' side set back variance.

VII. MISCELLANEOUS
None.

VIII. ADJOURNMENT
It came on a motion by Chairman GANTTE, seconded by Commissioner FRANKLIN, to adjourn the April 22, 2004 meeting of the Dandridge Board of Zoning Appeals.

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


George Gantte, Chairman

ATTEST: 
Angie Carter, Town Administrator
MINUTES-BZA-042204

MEETING REPORT
DANDRIDGE MUNICIPAL/REGIONAL PLANNING COMMISSION
April 22, 2004

MEMBERS PRESENT

George Gantte, Chair
Phil Pierson
Cecil Franklin
Anna Gray, Sec
Barbara McAndrew

MEMBERS ABSENT

David Jones, Mayor
Linda Swan
Ken Thornhill

OTHERS

Applicants
Citizens

VACANT

City:

Legal Council: Jim Hutchins

LPO Staff Representative: Kendrick J. Curtis

CALL TO ORDER

Chairman Gantte called the meeting to order at 7:00. The minutes of the March 25, 2004 meeting were approved.

SITE PLAN - ELITE MILLWORKS - 930 MILL ST - MAP 68K "C" PARCEL 21

Staff recommended denial based on it not meeting all site plan requirements. Staff reviewed that it did not have a complete drainage plan to account for a 10 year storm event, it needed a more detailed landscaping plan, a 10 foot wide evergreen buffer on one side, paved parking lots and drives, 3 additional parking places, and possibly sidewalks. The commission discussed these concerns with Mr. Eddy Garrett. The commission discussed his use and the history of the site. The commission interpreted the paved parking requirement pertained more to customer parking and not to be necessary for this development. The commission determined that due to this development's specific site situation the landscaped buffer or sidewalks were not necessary.

Action taken: Ms. Gray made a motion to approve the site plan subject to the addition of 3 parking spaces and redrawing the building so it did not violate the side yard setback. Ms. McAndrew seconded the motion which passed unanimously.

FINAL SUBDIVISION PLAT - MARTHA'S LAKESIDE VILLAGE III, MAP 68K "G" PARCEL 1.00 - EDDY GARRETT AND DOUGLAS CHANNEL

Staff stated that this property is zoned R-2 and the PUD provision section was only placed in the R-3 section. If this property was to be rezoned and done as a PUD under the new regulations then more extensive PUD plans would be required. Staff reported that there were several aspects of the plat that did not meet the requirements of the R-2 zone classification and/or the current subdivision regulations.

Staff stated that the plat had not been signed. Mr. Mike Norton was present and confirmed that the development could be served public utilities. Staff reviewed a meeting report from January 1997 when the plat for the first phase was approved. It was stated at that time aspects such as setbacks and minimum lot area were not complied with but this was permitted under the PUD regulations. Staff stated that due to the manner in which the PUD requirements had been incorporated in the current regulations the PUD part would not apply to a R-2 property. Mr. Garrett addressed the commission and presented the case that this was the third and final phase of an already initialized development. Mr. Garrett asked that they be permitted to complete the development with this phase in the same manner that the other phases had been constructed. The commission discussed the plat and the history of the development. Mr. Hutchins and the commission stated that the intent of zoning was to permit and regulate uniform development and that they felt it was reasonable to permit the completion of this final phase of the development in like character.

Action Taken: Mr. Pierson made a motion to approve the plat. Ms. Gray seconded the motion which passes unanimously.

FINAL SUBDIVISION PLAT - BRIAN AND MARI ENTWISTLE, ED FRANKLIN
- DAVID SWANN DRIVE - MAP 76D PARCEL 1 AND 2

Staff stated that this plat was complete and was simply shifting a property line between two parcels. Staff recommended approval of the plat.

Action Taken: Ms. Gray made a motion to approve the plat. Ms. McAndrew seconded the motion which passed unanimously.

-- DISCUSSION - LANDSCAPING REGULATIONS AS A COMPONENT OF A
ZONING ORDINANCE

The commission and staff discussed the example landscaping ordinances that staff had presented at the previous meeting. The difference between a tree preservation ordinance incorporated into the grading permit system verses a landscaping ordinance was discussed. However, due to the absence of several members and to give Ms. McAndrew a chance to obtain the materials from Town Hall the item was tabled until the next month's meeting.

Adjourned at 8:15

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
25 March 2004**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, March 25, 2004 at 7:00 PM.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN
- Commissioner KEN THORNHILL

Absent: Mayor DAVID C. JONES
Commissioner BARBARA MCANDREW

- 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 seconded by Commissioner THORNHILL seconded by Commissioner GRAY, to adopt minutes of the March 04, 2004 meeting as written.

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

None.

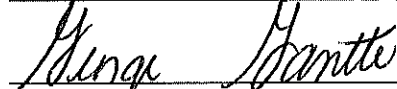
VII. MISCELLANEOUS

None.

VIII. ADJOURNMENT

It came on a motion by Chairman GANTTE, seconded by Commissioner FRANKLIN, to adjourn the March 25, 2004 meeting of the Dandridge Board of Zoning Appeals.

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


George Gantte, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES-BZA-032504

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
25 March 2004**

I. CALL TO ORDER

- A. The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, March 25, 2004, at 7:00 PM.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN
- Commissioner KEN THORNHILL

Absent: Mayor DAVID C. JONES
Commissioner BARBARA MCANDREW

- 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 THORNHILL, seconded by Commissioner SWANN, to adopt the regular minutes of the March 04, 2004 meeting as written.

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

- Dale Meade, Dale Meade, Hwy. 25-70, Lot 2, map 67, parcel 16.00, Hascal Fox Estate, Dandridge-to approve signage.

Kendrick Curtis-recommends approval

It came on a motion by Commissioner SWANN, seconded by Commissioner THORNHILL, to approve signage as presented.

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

- Mark Jackson, Mark Jackson, Phase 3, Franklin Ridge, Dandridge-Rezoning from an R-3 to B-3.

Kendrick Curtis-recommends against rezoning

It came on a motion by Commissioner SWANN, seconded by Commissioner GRAY, to deny rezoning from an R-3 to B-3.

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

- FSG Bank, Kevin Bryant, 1013 S. Hwy. 92, Dandridge-preliminary site plan review

It came on a motion by Chairman GANTTE, seconded by Commissioner SWANN, to approve the preliminary site plan review as presented.

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

Chairman GEORGE GANTTE	AYE	Commissioner PHIL PIERSON	AYE
Commissioner CECIL FRANKLIN	AYE	Commissioner LINDA SWANN	AYE
Commissioner ANNA GRAY	AYE	Commissioner KEN THORNHILL	AYE

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

VII. MISCELLANEOUS

Angie and Kendrick handed out green space and a tree ordinance information which will be discussed at the next meeting.

VIII. ADJOURNMENT

It came on a motion by Chairman GANTTE, seconded by Commissioner FRANKLIN, to adjourn the March 25, 2004 meeting of the Dandridge Planning Commission.

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


George Gantte, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES PLANNING COMMISSION-032504

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
04 March 2004**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, March 04, 2004 at 7:00 PM.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Mayor DAVID C. JONES
- Commissioner CECIL FRANKLIN
- Commissioner BARBARA MCANDREW
- Commissioner PHIL PIERSON
- Commissioner KEN THORNHILL

Absent: 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 JONES, seconded by Commissioner THORNHILL, to adopt minutes of the January 22, 2004 meeting as written.

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

None.

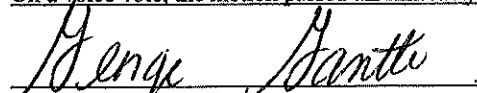
VII. MISCELLANEOUS

None.

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner THORNHILL, to adjourn the March 04, 2004 meeting of the Dandridge Board of Zoning Appeals.

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


George Gantte, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES-BZA-030404

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
4 March 2004**

I. CALL TO ORDER

- A. The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, March 04, 2004, at 7:00 PM.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Mayor DAVID C. JONES
- Commissioner CECIL FRANKLIN
- Commissioner BARBARA MCANDREW
- Commissioner PHIL PIERSON
- Commissioner KEN THORNHILL

Absent: 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 FRANKLIN, seconded by Mayor JONES, to adopt the regular minutes of the January 22, 2004 meeting as written. On a voice vote, the motion passed unanimously and was so ordered.

It came on a motion by Mayor JONES, seconded by Commissioner THORNHILL, to adopt the special session minutes of the February 03, 2004 meeting as written. On a voice vote, the motion passed unanimously and was so ordered.

IV. BUSINESS PRESENTED BY THE MAYOR

Dandridge will proceed with pursuing the Urban Growth Plan as presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Appointment for Historic Planning Commission

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to nominate Commissioner SWANN for one year appointment to Historic Planning Commission commencing March 01, 2004 thru February 28, 2005.

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

- Mark V. Jackson, Mark V. Jackson, Franklin Ridge Phase 3, Dandridge-preliminary subdivision approval

Kendrick Curtis-road grade out of specification; need to purchase a TDEC permit; improvements to Killion Road, per regulations; sidewalks are required.

Recuse: Commissioner FRANKLIN

It came on a motion by Mayor JONES, seconded by Commissioner MCANDREW, to approve preliminary site plan review contingent upon Killion Road being brought up to standards and sidewalks documented properly on plan.

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

Commissioner FRANKLIN has rejoined meeting.

- Kyle Adkins, Eddy Garrett, E. Meeting Street, and High Street, map & parcel number 68-D "A" 22.00, Dandridge-preliminary site plan review

Kendrick Curtis-landscaping concerns, sidewalks, paved parking lot, entrance/exit width.

Eddy Garrett-sidewalks are not necessary due to topography, addressing landscape issues, looking at paving, and increasing width of entrance (60 feet).

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to approve preliminary and final site plan review subject to bond placement for landscape and paved parking.

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

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to request that staff look at the landscape portion of ordinance for changes of improvement and incorporation of greenway policy.

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

- Jack Glenn/Dandridge Golf & Country Club, Eddy Garrett, Reflection Way, map & parcel number 58-E "B", 1.00, Dandridge-subdivision approval

Eddy Garrett-letter of credit has been drafted to build a turn-around.

It came on a motion by Commissioner THORNHILL, seconded by Commissioner FRANKLIN, to approve subdivision plans.

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

- Jerry King, Darrell Keene, Jack Darton, Warren Hurst, & Gene Byrd, Historic Hill's Phase III, Dandridge-approval for renewal of bond.

It came on a motion by Commissioner PIERSON, seconded by Commissioner THORNHILL, to approve extension of bond for one year.

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

Secretary: Cecil Franklin volunteered to be Secretary during this Planning Commission session.

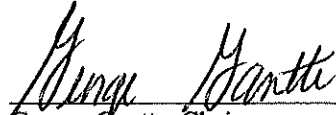
VII. MISCELLANEOUS

Angie Carrier reported that the Planning Commission Members are required to complete 4 hours of training per year. Two options are available. The first option is MTAS will be offering a Planning and Zoning class on May 4, 2004 from 8:30-12:30. The second option is an offering on May 13, 2004, in the evening, provided by the Local Planning Office.

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner THORNHILL, to adjourn the March 04, 2004 meeting of the Dandridge Planning Commission.

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


George Gantte, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-030404

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
SPECIAL CALLED SESSION
3 February 2004**

I. CALL TO ORDER

- A. The Dandridge Planning Commission met in regular session at the Town Hall in Dandridge, Tennessee on Thursday, February 3, 2004, at 6:00 PM.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Mayor DAVID C. JONES
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

Absent: Commissioner CECIL FRANKLIN
Commissioner KEN THORNHILL

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

III. BUSINESS PRESENTED BY THE MAYOR

No business presented.

IV. OLD BUSINESS

No business presented.

V. NEW BUSINESS

- Proposed changes for the Zoning Ordinance for the Town of Dandridge

It came on a motion by Mayor JONES, seconded by Commissioner SWANN, that all special exceptions coming before the Board of Zoning Appeals must have a site plan, this includes all zoning districts.

On a voice vote, the motion passed 4-1, with PIERSON voting NO and was so ordered.

It came on a motion by Chairman GANTTE, seconded by Commissioner PIERSON, no freestanding building shall be located any closer than 1 1/2 times the height of the adjoining structure.

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

It came on a motion by Mayor JONES, seconded by Chairman GANTTE, to change maximum height requirement of signs in PUD Regulations in B-3 from 100 feet to 80 feet.

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

It came on a motion by Mayor JONES, seconded by Commissioner GRAY, to recommend this Ordinance as amended to BMA for approval.

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

VIII. ADJOURNMENT

It came on a motion by Commissioner SWANN, seconded by Mayor JONES, to adjourn the February 03, 2004 special called session of the Dandridge Planning Commission.

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


George Gantte, Chairman

ATTEST: 
Angie Carrier, Town Administrator
MINUTES-SPECIAL CALLED PLANNING COMMISSION-020304

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
22 January 2004**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, January 22, 2004 at 7:00 PM.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY to elect PHIL PIERSON to Chair the Board of Zoning Appeals and Planning Commission meetings.

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

- B. Chairman PHIL PIERSON was present and presiding. Chairman PIERSON called the meeting to order and called roll.

II. ROLL CALL

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

- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN
- Commissioner KEN THORNHILL

Absent: Chairman GEORGE GANTTE
Mayor DAVID C. JONES

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

III. READING OF THE MINUTES

None.

IV. BUSINESS PRESENTED BY THE MAYOR

None.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

1. Eddy Garrett, Walter Mills, Map 68-0 "C", 5-6-7.01, Dandridge-variance for lot width less than 100' in R-1

Kendrick Curtis-requesting a variance to a lot that does not exist. To propose and create this lot would be in violation of the Zoning Ordinance. Not enough frontage to create 3 lots. Does not recommend for approval.

It came on a motion by Commissioner SWANN, seconded by Commissioner GRAY to grant a 18.51' setback variance.

A roll call was asked for and the Board of Zoning Appeals responded as follows:

Commissioner CECIL FRANKLIN	NO	Commissioner LINDA SWANN	AYE
Commissioner ANNA GRAY	AYE	Commissioner KEN THORNHILL	AYE
Commissioner PHIL PIERSON	AYE		

On a roll call vote, the motion passed 4-1, with Commissioner FRANKLIN voting NO, and was so ordered.

2. Dandridge Fire Department, Chuck McSpadden, Town of Dandridge, 147 E. Meeting Street-variance on rear setback

- Roy Parsons, Fred Maples, Pilot Corporation, Map 57, Group A, Parcel 6, Dandridge-preliminary site plan review

It came on a motion by Commissioner FRANKLIN, seconded by Chairman GRAY, to approve preliminary site plan review.

Kendrick Curtis-this is a good design and a good idea.

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

- Ed Stark, Joe Stark, or Tony Lineberger, Ralph McSpadden, tax map 69-J, group C, part of lot 42, Dandridge-site plan review

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

Kendrick Curtis-recommends to approve.

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

VII. MISCELLANEOUS

A roll call of the Planning Commission was conducted by the Town Administrator with the following members responding:

- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN
- Commissioner KEN THORNHILL

Absent: Chairman GEORGE GANTTE
Mayor DAVID C. JONES

- Addendum to growth plan

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to approve addendum to growth plan.

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

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner THORNHILL, to adjourn the January 22, 2004 meeting of the Dandridge Planning Commission.

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

Phil Pierson, Chairman

ATTEST:



Angie Carrier, Town Administrator

MINUTES-PLANNING COMMISSION-012204

No variance needed.

VII. MISCELLANEOUS

- Clarification in a zoned B-2 area; agree laundry mat is acceptable in B-2-consensus
- R-3-0 lot lines

It came on a motion by Commissioner SWANN, seconded by Chairman PIERSON in an R-3 zoned area, the intent is to have 0 lot lines for single family dwellings on single family lots.

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

- A work session to clarify several issues in the Zoning Ordinance is scheduled for Thursday, January 29 @ 6:00 p.m. location Town Hall

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to adjourn the January 22, 2004 meeting of the Dandridge Board of Zoning Appeals.

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

Phil Pierson, Chairman

ATTEST:



Angie Carrier, Town Administrator

MINUTES-BZA-012204

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
22 January 2004**

I. CALL TO ORDER

- A. The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, January 22, 2004, at 7:00 PM.
- B. Chairman PHIL PIERSON was present and presiding. Chairman PIERSON called the meeting to order and called roll.

II. ROLL CALL

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

- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN
- Commissioner KEN THORNHILL

Absent: Chairman GEORGE GANTTE
Mayor DAVID C. JONES

- 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 THORNHILL, seconded by Commissioner FRANKLIN, to adopt minutes of the December 08, 2003 meeting as written. 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

- Dandridge Fire Department, Chuck McSpadden, Town of Dandridge, 147 E. Meeting Street, Dandridge-site plan review

It came on a motion by Commissioner GRAY, seconded by Commissioner SWANN, to approve site plan review.

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

- Eddy Garrett, Woods, Etal, Map 76-61, Dandridge-rezoning from R-1 to R-3

Kendrick Curtis-approve rezoning but caution you to ensure that infrastructure for the transportation system, through this development, be adequate to accommodate this kind of density.

It came on a motion by Commissioner GRAY, seconded by Commissioner FRANKLIN, to approve rezoning from R-1 to R-3.

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

Commissioner CECIL FRANKLIN	AYE	Commissioner LINDA SWANN	AYE
Commissioner ANNA GRAY	AYE	Commissioner KEN THORNHILL	AYE
Commissioner PHIL PIERSON	AYE		

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

- Eddy Garrett, Kent Woods, Etal, Map 76-part of 61, Dandridge-preliminary subdivision approval

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to approve preliminary subdivision.

The Fire Department requires one fire hydrant every 1,000 feet.

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

- Eddy Garrett, Walter Mills, Map 68-0 "C", 5-6-7.01, Dandridge-final subdivision approval

It came on a motion by Commissioner THORNHILL, seconded by Commissioner SWANN to approve final subdivision.

Kendrick Curtis-recommends to deny due to current structure of ordinance.

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

- Eddy Garrett, Mitch Potter, Map 57-56.11, Dandridge-preliminary subdivision approval

It came on a motion by Commissioner GRAY, seconded by Commissioner FRANKLIN, to approve preliminary subdivision.

Kendrick Curtis-recommends to deny due to current structure of ordinance.

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

- Ed Franklin or Eddy Garrett, Turney Eslinger, Milldale Road, Map 57, Parcel 74, Dandridge-subdivision approval

It came on a motion by Chairman PIERSON, seconded by Commissioner GRAY, to approve a two lot subdivision pending proper signatures, set back requirements, and easements within ten days.

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

- Archie Archambault, Burchfield Road, Bella Meadows, Map 69, Parcel p/o 13.00, Eddy Garrett-final subdivision approval

It came on a motion by Commissioner THORNHILL, seconded by Commissioner SWANN to approve final subdivision.

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

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
08 December 2003**

I. CALL TO ORDER

- A. The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Monday, December 08, 2003, at 7:00 PM.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner KEN THORNHILL

Absent: Mayor DAVID JONES
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 THORNHILL, seconded by Commissioner GRAY, to adopt minutes of the October 23, 2003 meeting as written. 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

- Report from Historic Planning Commission

Commissioner GRAY reported proposed improvements to the Rogers-Miller House have been approved. Proposed improvements to the Gass Store have been approved contingent upon the entrance way and second floor access approval.

A work session has been scheduled to revise the proposed Historic Ordinance No. 03/04-18.

- Kenneth or Vickie Adams, Kenneth or Vickie Adams, 244 W. Main Street, Dandridge-site plan review

It came on a motion by Commissioner PIERSON, seconded by Commissioner GRAY, to approve site plan review.

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

- Eddy Garrett, Jack Glenn/Dandridge Golf and Country Club, Reflection Way, Dandridge-subdivision approval

It came on a motion by Chairman GANTTE, seconded by Commissioner FRANKLIN, to deny subdivision approval and place on January's agenda at no charge to the developer.

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

- Ed Franklin or Eddy Garrett, Eslinger, Milldale Road, Dandridge-subdivision approval

It came on a motion by Commissioner THORNHILL, seconded by Commissioner PIERSON to approve a 3-5 lot subdivision.

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

- Ed Stark, Joe Stark, or Tony Lineberger, Ralph McSpadden, tax map 69-J, group C, part of lot 42, Dandridge-site plan review

It came on a motion by Chairman GANTTE, seconded by Commissioner FRANKLIN, to deny site plan review and place on January's agenda at no charge to the developer.

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

- Town of Dandridge, Dandridge-Amendment to Urban Growth Plan

It came on a motion by Chairman GANTTE, seconded by Commissioner FRANKLIN, to recommend that BMA approve Urban Growth Plan along Hwy. 25/70 including Oak Grove Road, following the French Broad property line to 1002 contour, stopping at the property line of Applewood Subdivision moving across Highway 113 including Swann's Bridge.

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

- Gary McGill, Town of Dandridge, French Broad River (Douglas Lake), Dandridge-site plan review

It came on a motion by Commissioner GRAY, seconded by Commissioner THORNHILL, to approve the site plan review.

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

- David or Jennifer Cooper, David and Jennifer Cooper, Eddie Cooper, Judy Patterson, Hwy. 92 and Price Road, Dandridge-rezoning from R-1 to R-3

Mr. Phipps is concerned with the drainage of Price Road.

It came on a motion by Commissioner THORNHILL, to recommend that BMA approve rezoning from R-1 to R-3.

Motion dies due to lack of second.

It came on a motion by Commissioner PIERSON, seconded by Commissioner FRANKLIN, to deny rezoning from R-1 to R-3.

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

Chairman GANTTE	AYE	Commissioner PIERSON	AYE
Commissioner FRANKLIN	AYE	Commissioner THORNHILL	NO
Commissioner GRAY	AYE		

On a roll call vote, the motion passed 4-1, with Commissioner THORNHILL voting NO, and was so ordered.

- David or Jennifer Cooper, David and Jennifer Cooper, Eddie Cooper, Judy Patterson, Hwy. 92 and Price Road, Dandridge-rezoning from R-1 to B-2

It came on a motion by Commissioner THORNHILL, seconded by Chairman GANTTE, to recommend that BMA approve rezoning from R-1 to B-2.

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

Chairman GANTTE	AYE	Commissioner PIERSON	AYE
Commissioner FRANKLIN	AYE	Commissioner THORNHILL	AYE
Commissioner GRAY	AYE		

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

- Kent Woods, Kent Woods, Hunter Farm starting at 315 W. Main Street, Dandridge-plan of services and annexation

It came on a motion by Chairman GANTTE, seconded by Commissioner PIERSON, to recommend BMA adopt a plan of services.

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

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to recommend BMA approve annexation.

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

Chairman GANTTE	AYE	Commissioner PIERSON	AYE
Commissioner FRANKLIN	AYE	Commissioner THORNHILL	AYE
Commissioner GRAY	AYE		

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

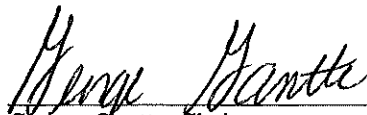
VII. MISCELLANEOUS

No business presented.

VIII. ADJOURNMENT

It came on a motion by Commissioner GRAY, seconded by Commissioner FRANKLIN, to adjourn the December 08, 2003 meeting of the Dandridge Planning Commission.

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


George Gantte, Chairman

ATTEST: -

Angie Carrier, Town Administrator
MINUTES PLANNING COMMISSION-120803

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION REGULAR MEETING
27 November 2003**

Due to the Thanksgiving holiday, no meeting was held.

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
23 October 2003**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, October 23, 2003 at 7:00 PM.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Mayor DAVID C. JONES
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN
- Commissioner 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 Mayor JONES, seconded by Commissioner GRAY, to adopt minutes of the September 25, 2003 meeting as written. 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

No business presented.

VIII. ADJOURNMENT

It came on a motion by Commissioner PIERSON, seconded by Commissioner SWANN, to adjourn the October 23, 2003, meeting of the Dandridge Board of Zoning Appeals. On a voice vote, the motion passed unanimously and was so ordered.

George Gantte, Chairman

ATTEST:



Angie Carter, Town Administrator

MINUTES-BZA-102303

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
23 October 2003**

I. CALL TO ORDER

- A.** The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, October 23, 2003, at 7:00 PM.
- B.** Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

- A.** A roll call of the Planning Commission was conducted by the Town Administrator with the following members responding:
- Chairman GEORGE GANTTE
 - Mayor DAVID JONES
 - Commissioner CECIL FRANKLIN
 - Commissioner ANNA GRAY
 - Commissioner PHIL PIERSON
 - Commissioner LINDA SWANN
 - Commissioner 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 GRAY, seconded by Commissioner THORNHILL, to adopt minutes of the September 25, 2003 meeting as written. On a voice vote, the motion passed unanimously and was so ordered.

IV. BUSINESS PRESENTED BY THE MAYOR

The re-appointments of Commissioner GRAY, Commissioner PIERSON, and Commissioner SWANN have been approved.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Special thanks to Midge Jessiman. Midge has served as our State Planner for the past six years.
- Welcome to Kendrick Curtis. He is our new State Planner.
- Beth Rector, Eugene Rimmer, Cecil and Ginger Franklin, 720 S. Hwy. 92, 742 Killion Road, Dandridge-rezoning from R-1 to B-3

Commissioner FRANKLIN recused himself from agenda items one and two.

Quorum still present.

It came on a motion by Commissioner THORNHILL, seconded by Commissioner PIERSON, to request BMA approve rezoning from an R-1 to B-3

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

- Beth Rector, Eugene Rimmer, Cecil and Ginger Franklin, 720 S. Hwy. 92, 742 Killion Road, Dandridge-rezoning from R-1 to R-3

It came on a motion by Commissioner PIERSON, seconded by Commissioner THORNHILL, to request BMA approve rezoning from an R-1 to R-3.

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

Commissioner FRANKLIN has rejoined the meeting.

- Alex Davis, Alex and Mary Davis, Sheridan Road Dandridge-rezoning from A-1 to R-1

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to deny rezoning request from an A-1 to R-1.

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

- Ed or Joe Stark, Tony Lineberger, Ralph McSpadden, Dandridge-site plan review

Withdrawn from agenda.

- O. L. and Bobbie Merritt, 918 Carson Road, Dandridge-subdivision approval

It came on a motion by Commissioner GRAY, seconded by Mayor JONES, to approve two lot subdivision.

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

VII. MISCELLANEOUS

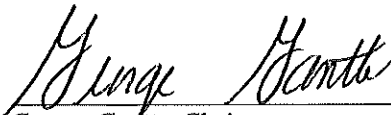
The next Planning Commission will be held Monday, December 8, 2003 at 7:00 p.m.

A training session for the Planning Commission is scheduled for Thursday, October 30, 2003 at 6:30 p.m. in the County Courthouse.

VIII. ADJOURNMENT

It came on a motion by Mayor JONES, seconded by Commissioner THORNHILL, to adjourn the October 23, 2003 meeting of the Dandridge Planning Commission.

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


George Garfite, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES PLANNING COMMISSION-102303

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
25 September 2003**

I. CALL TO ORDER

- A. The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, September 25, 2003, at 7:00 PM.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Mayor DAVID JONES
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner LINDA SWANN
- Commissioner KEN THORNHILL

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 THORNHILL, to adopt minutes of the August 28, 2003 meeting as written. 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

- Ed Franklin, Turney Eslinger, Hwy. 92 and Milldale, Dandridge-subdivision approval

Withdrawn

- Ed Franklin, Turney Eslinger, Hwy. 92 and Milldale, Dandridge-rezoning from R-1 to B-2

It came on a motion by Commissioner SWANN, seconded by Commissioner THORNHILL, to approve rezoning from an R-1 to B-2.

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

Mayor JONES	NO	Vice-Mayor GANTTE	AYE
Commissioner FRANKLIN	NO	Commissioner GRAY	NO
Commissioner SWANN	AYE	Commissioner THORNHILL	AYE

. On a roll call vote, the motion failed 3-3, and was so ordered.

- Ed Franklin, Keith Dennis, Water Street, Dandridge-subdivision approval

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to approve a two lot subdivision. On a voice vote, the motion passed unanimously, and was so ordered.

- Garrett & Associates, Dr. Martin Whitson, Dandridge, Hwy. 25/70, Dandridge-site plan review

NOTE: Detention is misspelled on the site plan.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to approve the site plan review. On a voice vote, the motion passed unanimously, and was so ordered.

- Johnny D. Kerr, Henry Byar, and Mary Dowdy, 1312 and 1314 Hilltop Drive, Dandridge-subdivision approval.

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to approve 2 lot subdivision. On a voice vote, the motion passed unanimously, and was so ordered.

- Alex Davis, Alex and Mary Davis, 25/70 and Shrader Road, Dandridge-rezoning from A-1 to C-2

NOTE: Larry Cook spoke against rezoning.

It came on a motion by Mayor JONES, seconded by Commissioner SWANN, to deny recommendation of rezoning to the county. On a voice vote, the motion passed unanimously, and was so ordered.

- Thomas and Jean Manzella, Shrader Road, Dandridge-de-annexation

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to deny de-annexation. On a voice vote, the motion passed unanimously, and was so ordered.

- Tim Dunnivant, FSG Bank, 1013 S. Highway 92, Dandridge-site plan review

It came on a motion by Commissioner THORNHILL, seconded by Commissioner GRAY, to grant final site plan approval with one year being granted for the temporary structure. On a voice vote, the motion passed unanimously, and was so ordered.

- Boat Dock property-plan of services

It came on a motion by Mayor JONES, seconded by Commissioner THORNHILL, to recommend annexation and adopt a plan of services to BMA. On a voice vote, the motion passed unanimously, and was so ordered.

- Beth Rector, Eugene Rimmer, William, Cecil, and Ginger Franklin, 720 S. Highway 92, 742 Killion Road, Dandridge-plan of services

Commissioner FRANKLIN recused himself due to conflict of interest.

Quorum still present.

It came on a motion by Commissioner THORNHILL, seconded by Commissioner SWANN, to recommend annexation and adopt a plan of services to BMA. On a voice vote, the motion passed unanimously, and was so ordered.

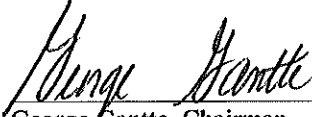
Commissioner FRANKLIN rejoins meeting.

VII. MISCELLANEOUS

Training for Commissioners, TDEC, is scheduled for October 30, 2003.

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to adjourn the September 25, 2003 meeting of the Dandridge Planning Commission. On a voice vote, the motion passed unanimously and was so ordered.



George Gantte, Chairman

ATTEST:



Angie Carrier, Town Administrator

MINUTES-PLANNING COMMISSION-092503

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
28 August 2003**

I. CALL TO ORDER

- A. The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, August 28, 2003, at 7:00 PM.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Commissioner LINDA SWANN
- Commissioner CECIL FRANKLIN
- Mayor DAVID JONES
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner 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 THORNHILL, seconded by Commissioner GRAY, to adopt minutes of the July 24, 2003 meeting as written. On a voice vote, the motion passed unanimously and was so ordered.

It came to motion by Mayor JONES, seconded by Commissioner FRANKLIN to adopt the BZA meeting minutes dated June 26, 2003. On a voice vote, the motion passed unanimously and was so ordered.

IV. BUSINESS PRESENTED BY THE MAYOR

Request Annexation for Boat Dock Area.

It came to motion by Mayor JONES, seconded by Commissioner FRANKLIN to suspend rules and add annexation to the agenda.

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

Mayor JONES	AYE	Vice-Mayor GANTTE	AYE
Commissioner FRANKLIN	AYE	Commissioner GRAY	AYE
Commissioner PIERSON	AYE	Commissioner SWANN	AYE
Commissioner THORNHILL	AYE		

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

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Carolyn Swann, Commonwealth Dandridge Partners, 123 West Hwy. 25/70 Dandridge-site plan review

No show; roll to bottom of agenda.

- Garrett & Associates, Town of Dandridge, Hwy. 25/70, Dandridge-site plan review for the Street Department

It came on a motion by Commissioner PIERSON, seconded by Commissioner SWANN, to approve final site review plan. On a voice vote, the motion passed unanimously, and was so ordered.

- Garrett & Associates, Craig Faulkner, Hwy. 25/70, Dandridge-preliminary subdivision approval

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to approve preliminary subdivision. On a voice vote, the motion passed unanimously, and was so ordered.

- Garrett & Associates, Dr. Martin Whitson, Dandridge, Hwy. 25/70, Dandridge-site plan review

Withdrawn; roll to next agenda.

- Garrett & Associates, Archie Archambault, Birchfield Road, Bella Meadows, Dandridge-preliminary subdivision approval 6-15 lots

It came on a motion by Commissioner PIERSON, seconded by Commissioner FRANKLIN, to approve preliminary subdivision. On a voice vote, the motion passed unanimously, and was so ordered.

- Beth Rector, Eugene Rimmer, William, Cecil, and Ginger Franklin, 720 S. Hwy. 92, 742 Killion Road, Dandridge-Annexation

Commissioner FRANKLIN recused himself from this agenda item; there was still a quorum.

Need to complete a plan of services.

It came on a motion by Mayor JONES, seconded by Commissioner THORNHILL, to prepare a plan of services which will be reviewed at the next Planning Commission meeting. On a voice vote, the motion passed unanimously, and was so ordered.

FRANKLIN rejoins meeting.

- Eddy Garrett, Clyde, and Geri Rennie, 418 Meeting Street, Dandridge-Re-zoning from R-1-B-2

It came on a motion by Commissioner THORNHILL, seconded by Mayor JONES, to recommend for BMA approval to re-zone from R-1-B-2. On a voice vote, the motion passed unanimously, and was so ordered.

- Ed Franklin, Keith Dennis, Water Street, Dandridge-subdivision 2 lots or less

Withdrawn from agenda.

- Ed Franklin, Randy and Cindy Poe, Canter Lane, Dandridge-final approval of subdivision 3-5 lots

Note: McKenzie Drive misspelled on plans.

It came on a motion by Commissioner SWANN, seconded by Commissioner GRAY, to adopt final subdivision. On a voice vote, the motion passed unanimously, and was so ordered.

- Danny McCarter, Danny and Donna McCarter, 751 Hart Road, Jefferson City-subdivision 2 lots or less

It came on a motion by Mayor JONES, seconded by Commissioner THORNHILL, to approve final subdivision. On a voice vote, the motion passed unanimously, and was so ordered.

- Eddy Garrett, Mitch Potter, and Larry Anglea, Hwy. 92, Dandridge-re-zoning from R-1-B-2.

Motion to deny R-1 to B-2, Mayor JONES; motion dies for lack of second.

It came to motion by Mayor JONES, seconded by Commissioner FRANKLIN, to recommend approval of agenda item #12 to BMA for rezoning from R-1 to R-3. On a voice vote, the motion passed unanimously, and was so ordered.

It came on a motion by Commissioner PIERSON, seconded by Commissioner SWANN, to recommend approval of re-zoning from R-1 to B-2. On a voice vote, the motion passed 6-1 with Mayor JONES voting NO, and was so ordered.

- Eddy Garrett, Mitch Potter, and Larry Anglea, Hwy. 92, Dandridge-Re-zoning from R-1-R-3.

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to recommend to BMA for approval. On a voice vote, the motion passed unanimously, and was so ordered.

- Request for Annexation; Boat Dock.

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to recommend preparation of plan of services, and recommend approval of annexation to BMA. On a voice vote, the motion passed unanimously, and was so ordered.

- Item #1 on agenda.

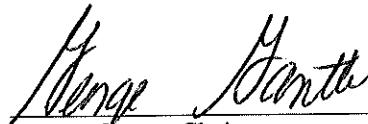
It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to deny site plan review. On a voice vote, the motion passed unanimously, and was so ordered.

VII. MISCELLANEOUS

Training for Commissioners, TDEC, is scheduled for October 30, 2003.

VIII. ADJOURNMENT

It came on a motion by Commissioner THORNHILL, seconded by Commissioner FRANKLIN, to adjourn the August 28, 2003 meeting of the Dandridge Planning Commission. On a voice vote, the motion passed unanimously and was so ordered.


George Gantte, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-082803

MINUTES
DANDRIDGE REGIONAL PLANNING COMMISSION
AND
BOARD OF ZONING APPEALS

July 24, 2003

Members Present

Phil Pierson
Cecil Franklin
Ken Thornhill
Anna Gray
Linda Swann

Members Absent

David Jones, Mayor
George Gantte, Chair
Vacancy
Vacancy

Others

Jim Hutchins
Greg Gann
Gary Satterfield
Midge Jessiman

Board of Zoning Appeals

Phil Pierson was acting Chairman in the absence of George Gantte. He called the meeting to order at 7:08 P.M. The minutes of both the May 22 and June 26 2003 Board of Zoning Appeals were approved upon a motion by Gray and a second by Franklin. The first and only agenda item was called.

Variance Request; Roger DeWolfe, Jefferson County Habitat for Humanity; Kerr St. Twelve Feet Setback Front Right-of-way

A plat was presented of the proposed Habitat subdivision. The property has a ravine running through with an embankment at the rear. Furthermore, Habitat is dedicating additional front right-of-way to the City for future road widening. They are asking a twelve feet front variance due to topographical conditions. Staff recommended in favor. Franklin made a motion to approve and Gray second. It was approved.

Adjournment

The Board was adjourned at 7:12 P.M. upon a motion by Franklin and a second by Thornhill.

Secretary

MINUTES
DANDRIDGE REGIONAL PLANNING COMMISSION
AND
BOARD OF ZONING APPEALS

July 24, 2003

<u>Members Present</u>	<u>Members Absent</u>	<u>Others</u>
Phil Pierson	David Jones, Mayor	Jim Hutchins
Cecil Franklin	George Gantte, Chair	Greg Gann
Ken Thornhill	Vacancy	Gary Satterfield
Anna Gray	Vacancy	Midge Jessiman
Linda Swann		

Acting Chairman Phil Pierson called the Planning Commission to order at 7:13 P.M. Upon a motion by Swann and a second by Franklin, the minutes of the June 26, 2003 meeting were approved. The first agenda item was called.

Business by Mayor

In the Mayor's absence, the staff planner gave a report on the new copies of the land use plan.

Jon Woods; 414 Meeting Street; Dandridge Rezoning Request; R-1 to B-2

This is a housekeeping measure to correct a deficiency in the zoning map. Staff recommended in favor. Thornhill made a motion to approve and Franklin second. It was approved and sent to the City Board.

Roger Dewolfe; Jefferson County Habitat for Humanity; Kerr Street; Minor Subdivision Review

This is a two lot subdivision which has received a front yard variance setback due to topography. A section of the property along the front of both lots has been given to the City for right-of-way. After receiving the variance, the property met all requirements. Gray made a motion to approve and Swann second. It was approved.

Eddy Garrett; Minor Plat Review for Fred and Patsy Maples; 531 Patriot Drive

The plat met all requirements. Franklin made a motion to approve and Swann second. It was approved.

Eddy Garrett; Ralph Lichlyter, East Meeting Street; Minor Subdivision

The plat met all requirements. Swann made a motion to approve and Gray second. It was approved.

Frank Consentino, Dandridge Point Marina; 122 Boat Dock Drive; Site Plan Review

Dykes Hayes represented the site plan. The only issue was the placement of additional fire hydrants. Thornhill made a motion to approve the site plan contingent on the developers placing the fire hydrants in accordance with the wishes of the fire department. Franklin second. It was approved.

Eddy Garrett, Town of Dandridge; Preliminary Site Plan Review

Staff noted that there needed to be a fire hydrant and a drainage plan. Thornhill made a motion to approve as a preliminary site plan. Franklin second. It was approved.

Ed Franklin; Ron and Brenda Hill; Water Street; Minor Plat Review; Two Lots

It met all requirements. Gray made a motion to approve and Swann second. It was approved.

Annual Report

The annual report for 2003-2004 had been distributed in June. There were no questions; therefore, Thornhill made a motion to approve and Franklin second. It was approved.

Training Sessions

The commission agreed to two, two hour sessions to meet the requirements of state law for training. These sessions will be in September or October. Staff will try to get guest speakers.

Report on Historic Planning Commission

Anna Gray gave a report on the agenda items of that commission.

Adjournment

Swann made a motion to adjourn at 7:50 P.M. Thornhill second. The meeting was adjourned.

Secretary

Date

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
June 26, 2003**

I. CALL TO ORDER

- A.** The Dandridge Board of Zoning Appeals met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, June 26, 2003 at 7:00 PM.
- B.** Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

- A.** A roll call of the Commission was conducted by the Town Administrator with the following members responding:
- Chairman GEORGE GANTTE
 - Commissioner CECIL FRANKLIN
 - Commissioner ANNA GRAY
 - Commissioner PHIL PIERSON
 - Commissioner LINDA SWANN
 - Commissioner KEN THORNHILL

ABSENT:

- Mayor DAVID C. JONES
- Commissioner STEVE ALLEN

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

III. READING OF THE MINUTES

No business presented.

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Garland McCoig, Dandridge Volunteer Fire Department, E. Meeting Street, Dandridge—Request for Variance

CHUCK MCSPADDEN stated that the fire department would need a variance of 1.3 ft. for the front setback and a variance of 15ft. for the rear setback.

MIDGE JESSIMAN, State Planner, stated that there were two problems with the request: 1) there is not a topography reason to grant a variance or unusual circumstance and 2) a precedent has been set with BellSouth who was requesting a variance for the same reason and the variance was not granted.

It came on a motion by Commissioner PIERSON, seconded by Commissioner FRANKLIN, to deny 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 Commissioner FRANKLIN, seconded by Commissioner PIERSON, to adjourn the June 26, 2003, meeting of the Dandridge Board of Zoning Appeals. On a voice vote, the motion passed unanimously and was so ordered.


George Gantte, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES-BZA-062603

CERTIFICATION OF ZONING ORDINANCE

FOR DANDRIDGE, TENNESSEE

On this day 26th the Dandridge Municipal Planning Commission did hereby review the document know as the Dandridge Zoning Ordinance, dated June 2003. Said ordinance also includes previously adopted amendments listed as appendices a, b and c. Said appendices include the communication tower ordinance (appendix a), adult oriented business ordinance (appendix b), and the flood plain management regulations (appendix c).

On this date June 26, 2003 the Dandridge Municipal Planning Commission does hereby certify the Dandridge Zoning Ordinance, June 2003 with the above referenced amendments in accordance with Tennessee Code Annotated 13-7-202 and does recommend the adoption of the June 2003 Dandridge Zoning Ordinance with its appendices a, b and c.

Also, the Dandridge Municipal Planning Commission does hereby recommend the repealing of previous zoning ordinances and text amendments enacted prior to June 2003. However, the zoning map and all of its amendments shall not be repealed, altered or affected in any manner by the certification and adoption of the June 2003 Dandridge Zoning Ordinance. And the zoning map currently in use shall remain in use concurrently with the June 2003 Zoning Ordinance of Dandridge Tennessee. Said zoning map shall accompany and be a part of the adopted zoning ordinance and appendices a, b, and c as approved by the legislative body of Dandridge Tennessee.

June 26, 2003
Date

Conrad C. Grady
Secretary, Dandridge Municipal Planning Commission

[Signature]
Chairman, Dandridge Municipal Planning Commission

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
June 26, 2003**

I. CALL TO ORDER

- A. The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, June 26, 2003, at 7:00 PM.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Commissioner LINDA SWANN
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner KEN THORNHILL

ABSENT:

- Mayor DAVID JONES
- Commissioner STEVE ALLEN
-

- 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 THORNHILL, seconded by Commissioner SWANN, to adopt minutes of the May 22, 2003 meeting as written. 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 Butterworth, Don Kerr Property, Hwy. 25/70, Dandridge-Site Plan
No representation.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to deny the site plan. On a voice vote, the motion passed unanimously, and was so ordered.

- Ed Franklin, Keith Dennis, Water Street and Nichols Street, Dandridge-Subdivision
State Planner JESSIMAN stated that it is acceptable.

It came on a motion by Commissioner SWANN, seconded by Commissioner THORNHILL, to approve subdivision as presented. On a voice vote, the motion passed unanimously, and was so ordered.

- Ed Franklin, Roger and Beverly Barry, Valley Home Road, Dandridge-Subdivision
FRANKLIN stated that it was approved prior, but expired before it was recorded. State Planner JESSIMAN stated that a bond would need to be posted for \$2,500 until a placement of a fire hydrant. It would need to be posted within 10 days.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to approve as presented with contingency. On a voice vote, the motion passed unanimously, and was so ordered.

- Felknor Real Estate, Beverly Cagle, 382 W. Main St., Dandridge-Rezoning from R-1 to R-3
SEAN GLENN spoke in favor of the rezoning request. He stated that it was his intention to develop something of top class. He discussed the development of condominiums.
Several members of the community such as PRISCILLA FELKNOR and LAURA SQUIRES discussed the negative effects that this zoning would have on their properties. They submitted a petition of over 100 signatures against the rezoning.
State Planner JESSIMAN stated that generally property over 5 acres would avoid the spot zoning requirement. She stated that there were other areas more suitable for condominiums that could handle the drainage necessary for that type of development.

It came on a motion by Commissioner SWANN, seconded by Commissioner PIERSON, to deny the rezoning request. On a voice vote, the motion passed unanimously, and was so ordered.

- Eddy Garrett, JWD, Historic Hills Phase II, Dandridge-Subdivision
GARRETT stated that this was a resubdivision of Lots 59, 60 and 61. State Planner JESSIMAN stated that health department approved 3-bedrooms per lot.

It came on a motion by Commissioner PIERSON, seconded by Commissioner GRAY, to approve as presented. On a voice vote, the motion passed unanimously, and was so ordered.

- Garland McCoig, Dandridge Volunteer Fire Department, E. Meeting Street, Dandridge-Site Plan
Removed from agenda.

- Discussion of Quail Ridge Bond
GREGG GANN, Public Works Superintendent, stated that everything had been taken care of. Mr. JOEL LINDAHL, Developer, asked that Quail Ridge Lane be accepted as a city street.

It came on a motion by Commissioner SWANN, seconded by Commissioner GRAY, to recommend to BMA the acceptance of Quail Ridge Lane as a city street. On a voice vote, the motion passed unanimously, and was so ordered.

- Certification of Zoning Ordinance for Town of Dandridge

It came on a motion by Commissioner THORNHILL, seconded by Commissioner GRAY, to recommend to BMA to approve new zoning ordinance. On a voice vote, the motion passed unanimously, and was so ordered.

- Annual Report
Town Administrator, ANGIE CARRIER suggested that the Commission amend the report to include surveys for the historic district under special projects provided by the state planning office.

This item was rolled to the next agenda.

VII. MISCELLANEOUS

No business was presented.

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to adjourn the June 26, 2003 meeting of the Dandridge Planning Commission. On a voice vote, the motion passed unanimously and was so ordered.


George Gantte, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-062603

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
May 22, 2003**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, May 22, 2003 at 7:00 PM.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Mayor DAVID C. JONES
- Commissioner CECIL FRANKLIN
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN
- Commissioner KEN THORNHILL

ABSENT:

- Commissioner STEVE ALLEN
- 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 Mayor JONES, seconded by Commissioner FRANKLIN, to adopt minutes of the April 24, 2003 meeting as amended. 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

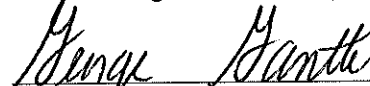
No business presented.

VII. MISCELLANEOUS

No business presented.

VIII. ADJOURNMENT

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to adjourn the May 22, 2003, meeting of the Dandridge Board of Zoning Appeals. On a voice vote, the motion passed unanimously and was so ordered.


George Gantte, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES-BZA-052203

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
May 22, 2003**

I. CALL TO ORDER

- A.** The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, May 22, 2003, at 7:00 PM.
- B.** Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Mayor DAVID JONES
- Commissioner LINDA SWANN
- Commissioner CECIL FRANKLIN
- Commissioner PHIL PIERSON
- Commissioner KEN THORNHILL

ABSENT:

- Commissioner STEVE ALLEN
- 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, to adopt minutes of the April 24, 2003 meeting as written. 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, Franklin Ridge, Dandridge—Subdivision, Final
Water Superintendent Mike NORTON questioned the installed water lines. State Planner Midge JESSIMAN stated this can be approved contingent upon bond within ten days of meeting.

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to approve final contingent upon letter of credit (equivalent to setting a 20% bond), \$12,000 for roads and water. On a voice vote, the motion passed unanimously, and was so ordered.

- Frank Cosentino / Dykes Hayes, The Point Development Group, Boat Dock Drive, Dandridge—Site Plan

Mr. Cosentino presented plans for the Ship Store, boat slips and a cat walk. Other items will have to come to the commission for approval. State Planner JESSIMAN stated the plans for the cat walk, 32 boat slips, the store, and fuel are acceptable. He stated the plans have been approved by TVA and he is waiting on receipt of permit.

It came on a motion by Mayor JONES, seconded by Commissioner PIERSON, to approve as presented. On a voice vote, the motion passed unanimously, and was so ordered.

- Michelle Clay, Lucas & Sherry Edwards, Isabell Drive, Dandridge—Subdivision
- Subdivided Lot 33 into two lots. State Planner JESSIMAN stated this is acceptable.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to approve as presented. On a voice vote, the motion passed unanimously, and was so ordered.

- Mark Jackson, 1503 David Swann Drive, Dandridge—Subdivision
- Mr. Jackson stated the lot line was moved back to the original line. State Planner JESSIMAN stated this is acceptable.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to approve as presented. On a voice vote, the motion passed unanimously, and was so ordered.

- Rick Butterworth, Don Kerr Property, Hwy. 25/70, Dandridge—Site Plan
- Mr. Butterworth presented site plan. State Planner JESSIMAN stated she would recommend contingent upon fire hydrants being installed by the developer. Mr. Butterworth requested a copy of the code which requires the developer to do this.

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to approve site plan contingent on fire hydrants being placed by developer.

It came on a motion by Commissioner THORNHILL, seconded by Mayor JONES, to table until the next meeting.

A roll call vote was called for and the members responded as follows:

Chairman GANTTE	AYE	Commissioner PIERSON	NO
Mayor JONES	AYE	Commissioner FRANKLIN	AYE
Commissioner SWANN	NO	Commissioner THORNHILL	AYE

On a roll call vote, the motion passed 4 -2 with Commissioners SWANN and PIERSON voting no, and was so ordered.

- Mark Jackson, Patterson Place, Dandridge—Subdivision
- Mr. Jackson stated lot 1 will be a site for a day care and moving the line will meet requirements for this type business.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, to approve as presented. On a voice vote, the motion passed unanimously, and was so ordered.

- Mark Jackson, Clyde Romines Farm, E. Cross Rd., Dandridge—Subdivision
Mr. Jackson stated he is going to build two more houses. Between lot 5 and lot 4 is a ditch line, so he is going to fill this in and install tile at the developers cost.

It came on a motion by Commissioner FRANKLIN, seconded by Mayor JONES, to approve contingent upon installation of tile. On a voice vote, the motion passed unanimously, and was so ordered.

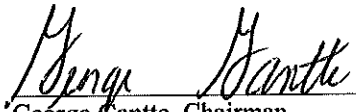
VII. MISCELLANEOUS

Due to the absence of Mrs. GRAY, a secretary was elected. Mrs. Linda SWANN was nominated.

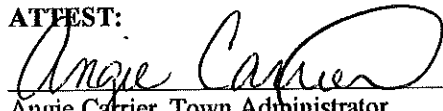
It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to elect Commissioner SWANN as secretary for tonight's meeting. On a voice vote, the motion passed unanimously, and was so ordered.

VIII. ADJOURNMENT

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to adjourn the May 22, 2003 meeting of the Dandridge Planning Commission. On a voice vote, the motion passed unanimously and was so ordered.


George Gantte, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-052203

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
April 24, 2003**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, April 24, 2003 at 7:00 PM.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Mayor DAVID C. JONES
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

ABSENT:

- Commissioner STEVE ALLEN
- Commissioner 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 Mayor JONES, seconded by Commissioner FRANKLIN, to adopt minutes of the March 27, 2003 meeting as written. 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

- Laura Tiller, Elmer Lane Tract 17, Requesting temporary variance

Ms. Tiller came before the board requesting a variance for her property on Elmer Lane. Her property was annexed into the city and the cost of providing sewer to the location is not feasible. She is requesting a variance to allow her to put a single wide mobile home on the lot and a second variance because it will not meet the thirty foot front set back as required. She is trying to sell the property and no one is interested in purchasing the land without these variances.

It came on a motion by Commissioner PIERSON, seconded by Mayor JONES, to allow ten foot set-back variance and to replace mobile home within 30 days of removal of the existing unit. 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 SWANN, seconded by Mayor JONES, to adjourn the April 24, 2003, meeting of the Dandridge Board of Zoning Appeals. On a voice vote, the motion passed unanimously and was so ordered.


George Gantte, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES-BZA-042403

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
April 24, 2003**

I. CALL TO ORDER

A. The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, April 24, 2003, at 7:00 PM.

B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Mayor DAVID JONES
- Commissioner ANNA GRAY
- Commissioner LINDA SWANN
- Commissioner CECIL FRANKLIN
- Commissioner PHIL PIERSON

ABSENT:

- Commissioner STEVE ALLEN
- Commissioner 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 GRAY, seconded by Commissioner FRANKLIN, to adopt minutes of the March 27, 2003 meeting as written. On a voice vote, the motion passed unanimously and was so ordered.

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor JONES informed the members of the resignation of Maynard FRANSEEN from the Dandridge Planning Commission.

Ms. GRAY updated members of the actions of the Historic Planning Commission. A decision was made concerning the signage at the Vance Building.

Building Inspector Gary SATTERFIELD was asked to check on filing plans with Sarah Webb. The recording fee is \$17.00 and the check would need to be made to her.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Steve Duke—Ed Franklin, George and Gary Eslinger, Milldale Rd., Dandridge—Site Plan
Mr. Ed Franklin presented plans for final site plans for property on Milldale Road. Water Superintendent Mike NORTON stated the need of fire hydrants. The hydrants need to be placed within 500 feet.

It came on a motion by Mayor JONES, seconded by Commissioner SWANN to approve site plan contingent upon fire hydrants being installed where needed. On a voice vote the motion passed unanimously, and was so ordered.

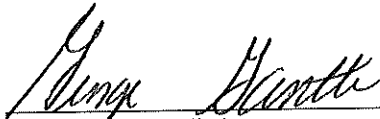
- Garland McCoig Dandridge Volunteer Fire Department, Meeting Street, Dandridge—Site Plan
It was requested to roll this item to the next meeting.

VII. MISCELLANEOUS

A date was set for the Planning Commission Work Session to continue work on the proposed Zoning Ordinance. It was decided to meet at 4:00 PM on Thursday, May 22, 2003 at Town Hall.

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to adjourn the April 24, 2003 meeting of the Dandridge Planning Commission. On a voice vote, the motion passed unanimously and was so ordered.


George Gantte, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-042403

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
March 27, 2003**

I. CALL TO ORDER

- A. The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, March 27, 2003, at 7:00 PM.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Mayor DAVID JONES
- Commissioner ANNA GRAY
- Commissioner LINDA SWANN
- Commissioner CECIL FRANKLIN
- Commissioner PHIL PIERSON
- Commissioner MAYNARD FRANSEEN
- Commissioner KEN THORNHILL

ABSENT:

- Commissioner STEVE ALLEN

- 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 THORNHILL, to adopt minutes of the February 27, 2003 meeting as written. On a voice vote, the motion passed unanimously and was so ordered.

IV. BUSINESS PRESENTED BY THE MAYOR

Chairman GANTTE stated an item meeting deadline requirements was omitted from the agenda.

It came on a motion by Mayor JONES, seconded by Commissioner FRANSEEN, to add this item to tonight's agenda. On a voice vote, the motion passed unanimously, and was so ordered.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Norman Patterson, Jewell Patterson, Lots 10, 11, 12, Patterson Street, Dandridge—Subdivision
Mr. Norman Patterson made presentation on two lot subdivision. State Planner Midge JESSIMAN stated this meets all requirements.

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to approve subdivision as presented. On a voice vote, the motion passed unanimously, and was so ordered.

- Ed Franklin, Keith Dennis, Water Street, Dandridge—Subdivision
Mr. Ed Franklin made presentation on new plans for Water Street. They only difference from the plans previously presented is the set backs now conform.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANSEEN, to approve as presented. On a voice vote, the motion passed unanimously and was so ordered.

- Catisha Asbury or Gregg Allen, Samuel Neal, 220 W. Hwy. 25/70, Dandridge—Subdivision
Ms. Asbury made presentation on a two lot subdivision. Midge JESSIMAN, State Planner, informed members this meets all requirements.

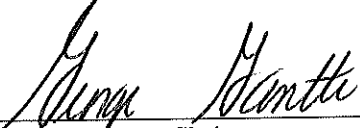
It came on a motion by Commissioner SWANN, seconded by Mayor JONES to approve as presented. On a voice vote, the motion passed unanimously and was so ordered.

VII. MISCELLANEOUS

The final draft of the zoning ordinance is available for all members to review. Also, information on the landscaping ordinance is ready. Members decided to meet in a work session on Tuesday, April 15, 2003, 6:00 pm, at the Jefferson County Health Department.

VIII. ADJOURNMENT

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to adjourn the March 27, 2003 meeting of the Dandridge Planning Commission. On a voice vote, the motion passed unanimously and was so ordered.



George Gantte, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-032703

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
February 27, 2003**

I. CALL TO ORDER

- A. The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, February 27, 2003, at 7:00 PM.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner PHIL PIERSON
- Commissioner MAYNARD FRANSEEN
- Commissioner KEN THORNHILL

ABSENT:

- Mayor DAVID JONES
- Commissioner STEVE ALLEN
- 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 THORNHILL, seconded by Commissioner FRANSEEN, to adopt minutes of the February 06, 2003 meeting as written. On a voice vote, the motion passed unanimously and was so ordered.

Due to the absence of Commissioner GRAY, a volunteer was needed to serve as secretary of planning commission for tonight's meeting. Commissioner KEN THORNHILL volunteered and was approved by consensus.

Chairman GANTTE questioned members on the need to change the meeting date for planning commission. After much discussion the date will remain the same.

IV. BUSINESS PRESENTED BY THE MAYOR

- Green Space Protection
- Town Administrator CARRIER stated the Mayor would like to see that green space protection be included into the new draft of zoning ordinance. Green space is already in place between commercial and residential areas.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Ray Robbins, Eastgate Storage, 740 E. Meeting Street, Dandridge—Site Plan
Mr. Robbins is wanting to add two buildings on to the present location. State Planner Midge JESSIMAN questioned the need for a fire hydrant, but concluded they can not require him to install fire hydrants at this time. Chairman GANTTE questioned the landscaping and when Mr. Robbins intended to plant the landscaping. It was decided for him to go ahead and complete the landscaping or post bond.

It came on a motion by Chairman GANTTE, seconded by Commissioner FRANKLIN, to approve site plan as presented. On a voice vote, the motion passed unanimously and was so ordered.

- Ed Franklin, Keith Dennis, Water Street, Dandridge—Site Plan
Mr. Franklin stated there are some modifications on parcel one and four. He is planning to install duplexes on these lots and needed to change the set backs.

It came on a motion by Commissioner PIERSON, seconded by Commissioner THORNHILL to approve as presented. On a voice vote, the motion passed unanimously and was so ordered.

- Eddy Garrett, Mountain Mist Car Wash, Hwy. 25/70 & 92, Dandridge—Site Plan
Mr. Garrett presented plans for a second automatic wash bay. The plans should show vacuum pads at 30' x 40'. He will correct and present new plans. State Planner JESSIMAN stated a final plan must be submitted before approval.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner FRANSEEN to approve contingent upon new plans being presented at town hall. On a voice vote, the motion passed unanimously and was so ordered.

- 2-lot Subdivision
State Planner JESSIMAN stated clarification is needed on two-lot subdivisions. Staff will be allowed to approve new two-lot subdivisions. If the plat had already been approved by planning commission then the subdivision must be presented and approved before planning commission.

It came on a motion by Commissioner FRANSEEN, seconded by Commissioner FRANKLIN, to allow staff to approve new two-lot subdivisions, but those which have already been before planning commission must return to and be approved by planning commission. On a voice vote, the motion passed unanimously and was so ordered.

- Recording of documents
Discussion included whether to require individuals to record documents. Also, it was stated there needs to be more information obtained on setting a rate for providing this service and to cover the fees charged by Sarah Webb. Chairman GANTTE recommended this be added to next month's agenda after this information is obtained.

VII. MISCELLANEOUS

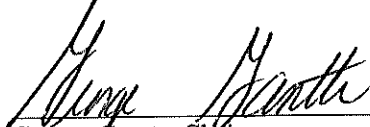
As of March 10, 2003, Tennessee Department of Environment and Conversation is requiring a grading permit for 1 acre lot or more.

Also discussed the issue of requiring a bond from developers before a final site plan is signed.

It came on a motion by Commissioner THORNHILL, seconded by Commissioner PIERSON, that final approval is automatically rescinded unless bond is received within fifteen (15) days. On a voice vote, the motion passed unanimously, and was so ordered.

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANSEEN, seconded by Commissioner FRANKLIN, to adjourn the February 27, 2003 meeting of the Dandridge Planning Commission. On a voice vote, the motion passed unanimously and was so ordered.


George Gantte, Chairman

ATTEST:


Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-022703

**TOWN OF DANDRIDGE, TENNESSEE
PLANNING COMMISSION
REGULAR MEETING
February 06, 2003**

I. CALL TO ORDER

- A. The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, February 06, 2003, at 5:00 PM.
- B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and called roll.

II. ROLL CALL

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

- Chairman GEORGE GANTTE
- Mayor DAVID JONES
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner MAYNARD FRANSEEN
- Commissioner LINDA SWANN
- Commissioner KEN THORNHILL

ABSENT:

- Commissioner STEVE ALLEN

- 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 JONES, seconded by Commissioner GRAY, to adopt minutes of the December 12, 2002 meeting as written. On a voice vote, the motion passed unanimously and was so ordered.

IV. BUSINESS PRESENTED BY THE MAYOR

Commissioner FRANKLIN informed the members of the items discussed at the County Commission Work Session.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Eddy Garrett, Historic Hills Phase 2, Dandridge—Subdivision;
Mr. Eddy Garrett presented plans for a final approval. State Planner Midge JESSIMAN stated a bond needs to be posted for fire hydrants and roads +10 % before plans are to be signed.

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to approve contingent upon submission of letter of credit for bond plus 10% to cover roads and fire hydrants, with an inspection and approval by a member of the Dandridge Fire Department On a voice vote, the motion passed unanimously and was so ordered.

It came on a motion by Mayor JONES, seconded by Commissioner FRANSEEN, to send a letter to Shady Grove Utility informing them anytime they can not install water lines as per the plat, then they need to notify the Dandridge Planning Commission. On a voice vote, the motion passed unanimously and was so ordered.

- Ronald Baker, 1504 Denton Drive, Dandridge—Re-zoning A-1 to C-2;
Mr. Ronald Baker requested re-zoning of his property from an A-1 to C-2 for use as a used car lot. This area would be considered spot zoning, which is illegal.

It came on a motion by Mayor JONES, seconded by Commissioner THORNHILL, to deny approval of re-zoning. On a voice vote the motion passed unanimously and was so ordered.

- Mark Jackson, Lots #24 & #25 Dandridge Landing, Dandridge—Subdivision;
Mr. Mark Jackson asked for approval of subdivision. State Planner JESSIMAN recommended this for approval.

It came on a motion by Commissioner GRAY, seconded by Commissioner SWANN, to approve subdivision as presented. On a voice vote, the motion passed unanimously and was so ordered.

- Jon Woods, Randy Giles, Shrader Rd. & Goosecreek Rd., Dandridge—Re-zoning R-1 to R-3;
Mr. Jon Woods spoke on the 16.3 acres for re-zoning of property from an R-1 to an R-3 for use as a high-density subdivision. State Planner JESSIMAN stated this would be acceptable.

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to recommend the re-zoning to BMA. On a voice vote, the motion passed unanimously and was so ordered.

- Mark V. Jackson, Lots #18, #19, & #20 Franklin Ridge Subdivision, Dandridge—Subdivision;
Mr. Mark V. Jackson spoke on combining three lots into two. It meet requirements of subdivision. State Planner JESSIMAN stated this is acceptable.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANSEEN, to approve subdivision as presented. On a voice vote, the motion passed unanimously and was so ordered.

- Charles McSpadden, 680 E. Meeting Street, Dandridge—Site Plan Review (Sign);
Mr. Charles McSpadden presented plans where his sign would be located. State Planner JESSIMAN stated this meets all requirements.

It came on a motion by Mayor JONES, seconded by Commissioner FRANSEEN, to approve sign. On a voice vote, the motion passed unanimously and was so ordered.

- Ed Franklin, George Eslinger, Milldale Rd., Dandridge—Subdivision
Mr. Ed Franklin stated this area of Milldale Road faces Hwy. 92 and is requesting final approval for the subdivision. State Planner JESSIMAN stated this does meet requirements and the Town will be retaining bond until the end of this calendar year.

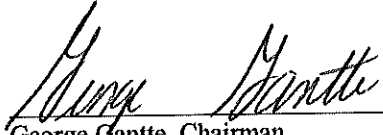
It came on a motion by Commissioner FRANSEEN, seconded by Commissioner PIERSON, for final approval of subdivision plans. On a voice vote, the motion passed unanimously, and was so ordered.

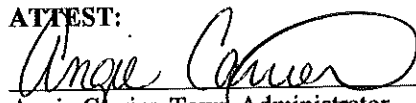
VII. MISCELLANEOUS

Mayor JONES asked where the committee is on the revision of the zoning ordinance. Ms. JESSIMAN stated the second draft is ready and will be given back to the committee later this month for their final approval. He also questioned the approving of two lot subdivision by staff as acceptable. Chairman GANTTE asked if this was also what members agreed. State Planner JESSIMAN stated any subdivision which has come before planning commission would need to return to commission if the latter amends a public document. Mayor JONES stated this was not brought up at the time of allowing staff to approve two lot subdivisions. Mayor JONES asked Ms. JESSIMAN to forward a copy of the law.

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to adjourn the February 06, 2003 meeting of the Dandridge Planning Commission. On a voice vote, the motion passed unanimously and was so ordered.


George Gantte, Chairman

ATTEST:

Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-020603