**TOWN OF DANDRIDGE, TENNESSEE**
**BOARD OF ZONING APPEALS**
**REGULAR MEETING**
**12 December 2002**

## 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 the 12th December, 2002 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 JONES
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

**ABSENT:**

- Commissioner STEVE ALLEN
- Commissioner MAYNARD FRANSEEN

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

## III. READING OF THE MINUTES

No minutes presented.

## IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

## V. OLD BUSINESS

No business presented.

## VI. NEW BUSINESS

- Don Smith or Richard Musick, Food City, Hwy. 25/70, Dandridge, TN—Sign Variance

Mr. Richard Musick of Food City requested a 5 foot sign variance to allow for a 30 foot sign. He requested this due to the slope of the land where the sign will be placed and the ground clearance. State Planner Midge JESSIMAN recommended against approval of the variance. She felt this was an issue only of preference and not of necessity.

It came on a motion by Mayor JONES, seconded by Commissioner SWANN, to deny the requested sign variance. 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 GRAY, to adjourn the December 12, 2002, 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 Carrier

Angie Carrier, Town Administrator
MINUTES-BZA-121202

**TOWN OF DANDRIDGE, TENNESSEE**
**PLANNING COMMISSION**
**REGULAR MEETING**
**12 December 2002**

## I. CALL TO ORDER

**A.** The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday, December 12, 2002 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 STEVE ALLEN
- Commissioner CECIL FRANKLIN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

**ABSENT:**

- Commissioner MAYNARD FRANSEEN

**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 ALLEN, to adopt minutes of the September 26, 2002 meeting as written. On a voice vote, the motion passed unanimously and was so ordered.

## IV. BUSINESS PRESENTED BY THE MAYOR

No business presented by Mayor.
Mr. Phil PIERSON informed the members of the actions of the Historic Planning Commission. Two new businesses presented signs for approval.

## V. OLD BUSINESS

No business presented.

## VI. NEW BUSINESS

- Election of Chairman

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner ALLEN, to elect Alderman George GANTTE Chairman of Planning Commission. On a voice vote, the motion passed unanimously, and was so ordered.

- Selection of Representative to Historic Planning Commission

It came on a motion by Chairman GANTTE, seconded by Mayor JONES, to elect Commissioner Anna GRAY as representative to Historic Planning Commission. On a voice vote, the motion passed unanimously, and was so ordered.

- Mark Jackson, Lots #24 &#25, Dandridge Landing—Subdivision

Due to no representation, the item was moved to the bottom of the agenda.

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to deny this subdivision because of no representation. On a voice vote, the motion passed unanimously, and was so ordered.

- George Strange, Amos E. Cresswell, Hwy. 25/70, Dandridge—Site Plan

State Planner JESSIMAN stated items which needed to be changed from the previous plan have been changed and do meet all requirements.

It came on a motion by Mayor JONES, 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—Subdivision

State Planner JESSIMAN stated the subdivision meets all requirements.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner PIERSON, to approve subdivision as presented. On a voice vote, the motion passed unanimously, and was so ordered.

- Don Smith or Richard Musick, Food City, Hwy. 25/70, Dandridge—Site Plan Review

State Planner JESSIMAN stated the 25 foot sign meets all sign requirements.

It came on a motion by Mayor JONES, seconded by Commissioner SWANN, to approve sign plan as presented. On a voice vote, the motion passed unanimously, and was so ordered.

- Robert Elwood, Frank Preston, 460 Shrader Rd., Dandridge—Re-zoning, R-1 to A-1

Mr. Robert Elwood represented the Prestons and their desire to re-zone this property to A-1 for agricultural use as an orchard. This would be a recommendation to County Planning Commission. Mr. Elwood stated other uses allowed in an A-1 zone.

It came on a motion by Commissioner GRAY, seconded by Commissioner PIERSON, to recommend to County Planning Commission approval of this re-zoning.

A roll call vote was asked for, and the members responded as follows:

| | | | |
|---|---|---|---|
| Chairman GEORGE GANTTE | NO | Commissioner ANNA GRAY | AYE |
| Mayor DAVID JONES | NO | Commissioner PHIL PIERSON | NO |
| Commissioner STEVE ALLEN | NO | Commissioner LINDA SWANN | NO |
| Commissioner CECIL FRANKLIN | NO | | |

On a roll call vote, the motion failed 6-1, with Chairman GANTTE, Mayor JONES, Commissioners ALLEN, FRANKLIN, PIERSON and SWANN voting no.

- David Bailey or Ell Scheckles, George Franklin, Bramble Lane, Dandridge—Site Plan Review

This site plan is for a billboard on Bramble Lane, which is in the county. State Planner JESSIMAN stated this meets all county regulations. A recommendation is needed to the County Planning Commission.

It came on a motion by Commissioner ALLEN, seconded by Commissioner GRAY, to recommend to County Planning Commission approval of the plan. On a voice vote, the motion passed 5-1, with Commissioner FRANKLIN abstaining, and Mayor JONES voting no, 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 a preliminary plans for a subdivision.

It came on a motion by Commissioner SWANN, seconded by Mayor JONES, for approval of preliminary subdivision plans. On a voice vote, the motion passed unanimously, and was so ordered.

- Ed Franklin , Dennis Property, Hopewell St., Dandridge—Subdivision

Mr. Ed Franklin presented final plans for a 3 lot subdivision on Hopewell Street.

It came on a motion by Commissioner SWANN, seconded by Commissioner FRANKLIN, for final approval of subdivision plans. On a voice vote, the motion passed unanimously, and was so ordered.

- Eddy Garrett, David Alvey, Mountain Mist Car Wash, Hwy. 92 and 25/70, Dandridge—Site Plan Review

Mr. Eddy Garrett made changes to original plan; State Planner JESSIMAN stated all requirements are met.

It came on a motion by Mayor JONES, seconded by Commissioner GRAY, to approve site plan as presented. On a voice vote, the motion passed unanimously, and was so ordered.

- Jack Glenn, First Security Group, Hwy. 92, Dandridge—Site Plan Review

Mr. Jack Glenn stated the needs for the changes made to original plans. Department of Transportation made changes to the intersection into the Bank. State Planner JESSIMAN stated there are not problems with these changes.

It came on a motion by Commissioner ALLEN, seconded by Commissioner SWANN, to approve site plan as presented. On a voice vote, the motion passed unanimously, and was so ordered.

## VII. MISCELLANEOUS

Chairman GANTTE asked for a volunteer to represent the Dandridge Planning Commission at the County Commission work sessions held on the 2nd Tuesday on the months when a meeting is held—January, April, July, and October.

It came on a motion by Mayor JONES, seconded by Chairman GANTTE, to approve Commissioner FRANKLIN as the representative. . On a voice vote, the motion passed unanimously and was so ordered.

## VIII. ADJOURNMENT

It came on a motion by Commissioner ALLEN, seconded by Mayor JONES, to adjourn the December 12, 2002 meeting of the Dandridge Planning Commission. On a voice vote, the motion passed unanimously and was so ordered.

George Gantte
George Gantte, Chairman

ATTEST:
Angie Carrier
Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-121202

MEMO

To: Planning Commission Members
From: David C. Jones
Date: November 12, 2002
SUBJECT: Notifying Staff

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The October planning commission failed to convene because a quorum was not present. In the future, please notify staff if you are not able to attend. Those on the agenda can then be advised not to attend the meeting.

**TOWN OF DANDRIDGE, TENNESSEE**
**PLANNING COMMISSION**
**REGULAR MEETING**
**October 24, 2002**

No quorum present.

George Gantte, Chairman

**ATTEST:**

Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-102402

**TOWN OF DANDRIDGE, TENNESSEE**
**PLANNING COMMISSION**
**REGULAR MEETING**
**26 September 2002**

## 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 26, 2002 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 STEVE ALLEN
- Commissioner CECIL FRANKLIN
- Commissioner MAYNARD FRANSEEN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner TODD KESTERSON
- Commissioner LINDA SWANN

**ABSENT:**

- Mayor DAVID 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 GRAY, seconded by Commissioner FRANSEEN, to adopt minutes of the August 22, 2002 meeting as written. <u>On a voice vote, the motion passed unanimously and was so ordered.</u>

## IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

## V. OLD BUSINESS

No business presented.

## VI. NEW BUSINESS

- Richard Kent, Mark Manis, 974 Valley Home Rd., Dandridge—Subdivision;
  Mr. Kent made presentation for a 4 lot subdivision off Valley Home Road, outside the city limits but within region. A fire hydrant needs to be installed and a bond needs to be posted for the hydrant.

  It came on a motion by Commissioner ALLEN, seconded by Commissioner SWANN, to approve and to include bond for fire hydrant. <u>On a voice vote, the motion passed unanimously and was so ordered.</u>

- Sam Moyers, Kenneth and Vanessa Brower, Dandridge Shopping Center, N. Hwy 92—Site Plan
  Mr. Moyers presented plans to complete the three partially constructed areas at the Dandridge Shopping Center.

It came on a motion by Commissioner KESTERSON, seconded by Commissioner GRAY to approve with these contingencies: 1) do not show loading area at rear of building, 2) provide a letter from an engineer certifying that the drainage plan will work on this site. On a voice vote, the motion passed unanimously and was so ordered.

- Thomas D. and Jessica M. Richards, Re-zoning R-1 to B-2, 930 Mill Street, Dandridge, TN
  Mr. Richards requested the area on Mill Street be rezoned. The building has been used as a business for 30 years but not properly zoned.

  It came on a motion by Commissioner SWANN, seconded by Commissioner FRANSEEN, to recommend rezoning to BMA. On a voice vote, the motion passed unanimously and was so ordered.

## VII. MISCELLANEOUS

Town Administrator, Angie CARRIER, discussed the need to schedule an alternative date for the November and December planning commission meetings due to the holidays. The date for the combined November and December meeting will be Thursday, December 12, 2002.

## VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner KESTERSON, to adjourn the September 26, 2002 meeting of the Dandridge Planning Commission. On a voice vote, the motion passed unanimously and was so ordered.

George Gantte

George Gantte, Chairman

ATTEST:

Angie Carrier

Angie Carrier, Town Administrator

**TOWN OF DANDRIDGE, TENNESSEE**
**PLANNING COMMISSION**
**REGULAR MEETING**
**22 August 2002**

## 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 22, 2002 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 STEVE ALLEN
- Commissioner CECIL FRANKLIN
- Commissioner MAYNARD FRANSEEN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON

**ABSENT:**

- Mayor DAVID JONES
- Commissioner TODD KESTERSON
- Commissioner LINDA SWANN

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

## III. READING OF THE MINUTES

It came on a motion by Commissioner GRAY, seconded by Commissioner FRANSEEN , to adopt minutes of the July 25, 2002 meeting as written. On a voice vote, the motion passed unanimously and was so ordered.

## IV. BUSINESS PRESENTED BY THE MAYOR

Mr. Phil PIERSON updated commission on results of the Historic Planning Commission—footmarker for Veteran's Cemetery and Charlie Miller remodeling.

Mr. Gary SATTERFIELD, building inspector, spoke of an issue of property maintenance. Resident is making progress on this matter.

Midge JESSIMAN, State Planner, spoke they are still working on zoning codes.

## V. OLD BUSINESS

No business presented.

## VI. NEW BUSINESS

- Martin Whitson, Hwy 25/70, Dandridge—Site Plan Review.
  Mr. Eddie Garrett presented site plan for dentist office for Dr. Martin Whitson. Drainage plan was included with site plan.
  Commissioner ALLEN enters meeting.

  It came on a motion by Commissioner ALLEN, seconded by Commissioner GRAY, to approve as presented. On a voice vote, the motion passed unanimously and was so ordered.

- Richard Kent, Mark Manis, 974 Valley Home Rd., Dandridge—Subdivision;
No one attended meeting to make presentation.

  It came on a motion by Commissioner FRANKLIN, seconded by Commissioner ALLEN, to deny. On a voice vote, the motion passed unanimously and was so ordered.

- Eddie Garrett, John Orr, Hwy. 92, Dandridge—Subdivision, Site Plan Review;
Mr. Eddie Garrett presented site plan for First Security Bank. Discussion included removal of part of the guardrail. Dirt will be needed for fill in.

  It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY to approve as presented with the understanding if not within 500 feet of a fire hydrant then the bank will need to put one in. On a voice vote, the motion passed unanimously and was so ordered.

  Mr. Eddie Garrett also presented subdivision.

  It came on a motion by Commissioner PIERSON, seconded by Commissioner FRANSEEN to approve as presented. On a voice vote, the motion passed unanimously and was so ordered.

- Rodney Martin, Joel Lindahl, E. Cross Rd., Dandridge—Subdivision,
Mr. Rodney Martin presented subdivision. Road improvements will need to be inspected by Mr. Gregg Gann, Public Works Superintendent. Must bring a layout of the sidewalks within 10 days. Also, letter of credit needs to be on First Tennessee Bank letterhead and returned within 10 days. Mr. Galloway needs a signed dedication in writing within 10 days.

  It came on a motion by Commissioner FRANSEEN, seconded by Commissioner GRAY, to approve subdivision on meeting those conditions. On a voice vote, the motion passed unanimously and was so ordered.

- Town of Dandridge—Grading Permit Fee Schedule.
Grading permit fees were discussed. Residential grading $10.00, Commercial grading $25.00 first acre, $10.00 each additional acre.

  It came on a motion by Commissioner ALLEN, seconded by Commissioner FRANSEEN, to recommend this fee schedule to BMA. On a voice vote, the motion passed unanimously and was so ordered.

## VII. MISCELLANEOUS

Town Administrator, Angie CARRIER, discussed the new law that planning commissioners must attend four hours of training per year. Information will follow in the future.

## VIII. ADJOURNMENT

It came on a motion by Commissioner FRANSEEN, seconded by Commissioner PIERSON, to adjourn the August 22, 2002 meeting of the Dandridge Planning Commission. On a voice vote, the motion passed unanimously and was so ordered.

George Gantte

George Gantte, Chairman

**ATTEST:**

Angie Carrier

Angie Carrier, Town Administrator

MINUTES-PLANNING COMMISSION-082202

**TOWN OF DANDRIDGE, TENNESSEE**
**PLANNING COMMISSION**
**REGULAR MEETING**
**25 July 2002**

## I. CALL TO ORDER

**A.** The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday the 25th July 2002 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 MAYNARD FRANSEEN
- Commissioner ANNA GRAY
- Commissioner TODD KESTERSON
- Commissioner LINDA SWANN

**ABSENT:**

- Commissioner STEVE ALLEN
- Commissioner PHIL PIERSON

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

## III. READING OF THE MINUTES

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner FRANSEEN , to adopt minutes of the June 27, 2002 meeting as written. <u>On a voice vote, the motion passed unanimously and was so ordered.</u>

## IV. BUSINESS PRESENTED BY THE MAYOR

Town Administrator CARRIER updated commission on items from Historic Planning Commission.

- Approval of Jeff Moore, Dandridge Cabinet Shop site plan.

Ms. CARRIER also informed the Commission of the recently passed law allowing staff the privilege to approve subdivision of 2 lots or less without coming before planning commission. Building Inspector Gary SATTERFIELD and State Planner Midge JESSIMAN would look over any plans for subdivision of 2 lots or less for approval. Secretary of Planning Commission would have to sign off on plans.

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

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

| | | | |
|---|---|---|---|
| Chairman GANTTE | AYE | Commissioner GRAY | AYE |
| Mayor JONES | AYE | Commissioner KESTERSON | AYE |
| Commissioner FRANKLIN | AYE | Commissioner SWANN | AYE |
| Commissioner FRANSEEN | AYE | | |

<u>On a roll call vote, the motion passed unanimously, and was so ordered.</u>

Clarification was requested for the items allowed in B-1 also allowed for residents in B-2.

Mayor JONES stated that new law annexation is by non-jury trial.

## V. OLD BUSINESS

No business presented.

## VI. NEW BUSINESS

- Ed Franklin, Leonard and Jean Patterson, 661 E. Meeting St, Dandridge—Subdivision;

Mr. Eddie Garrett spoke for the Patterson's subdivision.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner SWANN, to approve sudivision as presented. On a voice vote, the motion passed unanimously and was so ordered.

- Margaret Howard, Donald & Margaret Howard, 849 Lakeshore Dr, Dandridge—Subdivision;

Mrs. Margaret Howard presented plan to adjoin the area in cul-de-sac with their property so as to receive only one tax bill.

It came on a motion by Mayor JONES, seconded by Commissioner KESTERSON, to approve as presented. On a voice vote, the motion passed unanimously and was so ordered.

- David Alvey, Chuck Leslie, K & A INC., Intersection Hwy. 25/70 & 92, Dandridge—Site Plan Review;

Mr. David Alvey discussed plans for a car wash located by Food City.

It came on a motion by Commissioner KESTERSON, seconded by Commissioner GRAY, to approve site plan as presented. On a voice vote, the motion passed unanimously and was so ordered.

- Rodney Martin, Jim Miller, Milldale Road—Subdivision;

Item withdrawn.

- Martin Whitson, Hwy 25/70, Dandridge—Site Plan Review.

Mr. Whitson requested this item to roll over to August meeting.

## VII. MISCELLANEOUS

No business presented.

## VIII. ADJOURNMENT

It came on a motion by Commissioner GRAY, seconded by Commissioner KESTERSON, to adjourn the July 25, 2002 meeting of the Dandridge Planning Commission. On a voice vote, the motion passed unanimously and was so ordered.

George Gantte

George Gantte, Chairman

ATTEST:

Angie Carrier

Angie Carrier, Town Administrator

MINUTES-PLANNING COMMISSION-072502

**TOWN OF DANDRIDGE, TENNESSEE**
**BOARD OF ZONING APPEALS**
**27 June 2002**

## 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 27, 2002 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 Board of Zoning Appeals was conducted by the Town Administrator with the following members responding:

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

**ABSENT:**

- Commissioner STEVE ALLEN
- Commissioner TODD KESTERSON

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

## III. NEW BUSINESS

- Patsy Maples—531 Patriot Drive, Point of Clarification for a B-3 Zone.

She owns a lot and is interested in setting up tables selling Antiques and Arts and Crafts; during the evening hours, with longer weekend hours. The working area would be 61' x 184'. She would install lights and four portable toilets. Table size: 4' x 8' tables, as many as 56 tables. All vendors would be required to purchase Business Tax license prior to giving them a table. Chairman GANTTE stated that this commission is to decide whether this type business is a permissible use in the B-3 zone. Mr. HUTCHINS stated this would be in a B-3 area and he stated under current guidelines nothing states this type of business is prohibited. State Planner Midge JESSIMAN spoke against allowing this type of use in a B-3 zone. She did not recommend in favor of this due to the temporary versus permanent status of this type of business.

It came on a motion by Commissioner FRANSEEN, seconded by Commissioner SWANN to table this item until the next meeting. And after much discussion the motion changed to table the item until a special called session at 6:00 pm, on Tuesday, July 09, 2002 at the Dandridge Senior Citizens Center. <u>On a voice vote the motion passed unanimously, and was so ordered.</u>

## VII. MISCELLANEOUS

No business presented.

## VIII. ADJOURNMENT

It came on a motion by Commissioner FRANSEEN , seconded by Commissioner FRANKLIN, to adjourn the June 27, 2002 meeting of the Dandridge Board of Zoning Appeals. <u>On a voice vote, the motion passed unanimously and was so ordered.</u>

George Gantte, Chairman

**ATTEST:**

Angie Carrier, Town Administrator
MINUTES-PLANNING COMMISSION-062702

**TOWN OF DANDRIDGE, TENNESSEE**
**PLANNING COMMISSION REGULAR MEETING**
**27 June 2002**

I. **CALL TO ORDER**

A. The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday the 27th June 2002 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 MAYNARD FRANSEEN
- Commissioner ANNA GRAY
- Commissioner PHIL PIERSON
- Commissioner LINDA SWANN

**ABSENT:**

- Commissioner STEVE ALLEN
- Commissioner TODD KESTERSON

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 FRANSEEN , to adopt minutes of the May 23, 2002 meeting as written. On a voice vote, the motion passed unanimously and was so ordered.

IV. **BUSINESS PRESENTED BY THE MAYOR**

Mayor JONES stated Food City did sign the signalzation agreement and a building permit was issued.

V. **OLD BUSINESS**

Mr. Phil Pierson commented on events at the Historical Planning Commission. He stated a request for a foot stone at the Veteran's Cemetary was tabled pending a specific plan or design. Also, commission recommended an ordinance to BMA suggesting fees for Historical Planning Commission, and approved the J.C. Romine's Mediation Agreement as presented.

VI. **NEW BUSINESS**

- Mark Jackson, Sue House, Bill Bonds, 310 Goose Creek Drive—Rezoning from A-1 to C-2

This area is in the county. The commission had previously approved the use of this property for A-1 use as a small engine repair shop; however, the owners are requesting to be rezoned to C-2 in order to use the property as a dealership, as well as, a small engine repair. This area does not have sewer in place and the road is not adequate for a commercial area.

Chairman GANTTE stated this body needs only to make a recommendation to the County Planning Commission.

It came on a motion by Chairman GANTTE, seconded by Commissioner FRANSEEN, to recommend to the Jefferson County Planning Commission that the C-2 be granted since there are other businesses in the area that do not have sewer and are zoned C-2.

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

| | | | |
|---|---|---|---|
| Chairman GANTTE | AYE | Commissioner GRAY | AYE |
| Mayor JONES | NO | Commissioner PIERSON | NO |
| Commissioner FRANKLIN | NO | Commissioner SWANN | NO |
| Commissioner FRANSEEN | AYE | | |

<u>On a roll call vote, the motion failed 3-4, with Mayor Jones, Commissioner Franklin, Commissioner Pierson, and Commissioner Swann voting no.</u>

- Michael Price, J.C. Romines, 1222 Circle Drive—Request for Site Plan Approval

Attorney Jim Hutchins discussed the changes made by the mediation. No certificate of occupancy will be issued until all items are completed properly. Chairman GANTTE asked both Mr. Price and Mr. Romines if they were in agreement with what the Town Attorney presented and they answered yes.

It came on a motion by Mayor JONES, seconded by Commissioner GRAY, to accept the mediation agreement as presented.

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

| | | | |
|---|---|---|---|
| Chairman GANTTE | AYE | Commissioner GRAY | AYE |
| Mayor JONES | AYE | Commissioner PIERSON | NO |
| Commissioner FRANKLIN | AYE | Commissioner SWANN | AYE |
| Commissioner FRANSEEN | AYE | | |

<u>On a roll call vote, the motion passed 6-1, with Commissioner Pierson voting no, and was so ordered.</u>

- Town of Dandridge, Political Signs

Town Administrator, Angie CARRIER, stated she has had many questions about how many political signs are allowed. During the primary election, one sign was allowed per yard.

It came on a motion by Mayor JONES, seconded by Commissioner FRANKLIN, to ask the Town Attorney to prepare an ordinance to deal with political signs in the future and bring back to the next planning commission meeting. <u>On a voice vote, the motion passed unanimously, and was so ordered.</u>

- Review of Annual Report

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to accept the annual report as presented. <u>On a voice vote, the motion passed unanimously, and was so ordered.</u>

## VII. MISCELLANEOUS

No business presented.

**VIII. ADJOURNMENT**

It came on a motion by Commissioner FRANSEEN, seconded by Commissioner FRANKLIN, to adjourn the June 27, 2002 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-062702

**TOWN OF DANDRIDGE, TENNESSEE**
**PLANNING COMMISSION REGULAR MEETING**
**23 May 2002**

## I. CALL TO ORDER

**A.** The Dandridge Planning Commission met in regular session at the Jefferson County Health Department in Dandridge, Tennessee on Thursday the 23rd May 2002 at 7:00 PM.

**B.** Mayor DAVID JONES was present and presiding. Mayor 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 with the following members responding:

- Mayor DAVID JONES
- Commissioner CECIL FRANKLIN
- Commissioner MAYNARD FRANSEEN
- Commissioner ANNA GRAY
- Commissioner TODD KESTERSON
- Commissioner LINDA SWANN

**ABSENT:**

- Chairman GEORGE GANTTE
- Commissioner STEVE ALLEN
- Commissioner PHIL PIERSON

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

## III. READING OF THE MINUTES

It came on a motion by Commissioner GRAY, seconded by Commissioner FRANKLIN, to adopt minutes of the April 25, 2002 meeting as written. <u>On a voice vote, the motion passed unanimously and was so ordered.</u>

## IV. BUSINESS PRESENTED BY THE MAYOR

Mayor JONES stated Food City did try to obtain a Building Permit today; however, it was denied because there is no signed signalzation agreement.

## V. OLD BUSINESS

No business presented.

## VI. NEW BUSINESS

- Rodney Martin, Site Plan Review; Goose Creek Road; Small Engine Repair

Town Attorney Jim HUTCHINS commented on A-1 district and what exactly is allowed in a small engine repair shop. A small engine repair shop is able to repair lawnmowers, garden tillers, weed-eaters, chain saws, boat motors, and riding tractors. It would also be able to sell parts, replacement parts; and they could also sell used equipment, lawnmowers, etc. It does not approve for sale any new equipment.
State Planner Midge JESSIMAN stated three conditions: 1) increase entrance 20 feet wide, 2) parking places must be paved, 3) designated sales area in the front, with no sales in the parking lot and no junk sales.

It came on a motion by Commissioner FRANSEEN, seconded by Commissioner KESTERSON to approve contingent upon changes. <u>On a voice vote, the motion passed unanimously and was so ordered.</u>

- Garrett and Associates; Philip and Tammy Pierson; Minor Subdivision Approval; Two Lots; 269 West Main, Dandridge, Tennessee.

This is before the commission as a final approval of a duplex home lot.

It came on a motion by Commissioner KESTERSON, seconded by Commissioner SWANN, to approve as presented. On a voice vote, the motion passed unanimously and was so ordered.

- Planning Commission Fees

Personnel and Finance Committee voted to raise the fees for application for various items. Town Attorney HUTCHINS presented the ordinance. He asked the committee to approve for recommendation to BMA. State Planner JESSIMAN stated these proposed fees were high for the area and may cause a hardship for some residents.

It came on a motion by Mayor JONES, seconded by Commission FRANKLIN, to propose to Personnel and Finance Commission, leaving items D & E as is, and raising items A, B & C by factor of 2 of current fees. 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 KESTERSON, to adjourn the May 23, 2002 meeting of the Dandridge Planning Commission. On a voice vote, the motion passed unanimously and was so ordered.

George Gantte

George Gantte, Chairman

**ATTEST:**

Angie Carrier

Angie Carrier, Town Administrator

MINUTES-PLANNING COMMISSION-052302

# Minutes

## Dandridge Regional Planning Commission

## April 25, 2002

| Members Present | Members Absent | Others |
|---|---|---|
| George Gantte, Chair | Linda Swann | Angie Carrier |
| Steve Allen | David Jones | Gary Satterfield |
| Anna Gray | | Jim Hutchins |
| Maynard Franseen | | Midge Jessiman |
| Phil Pierson | | |
| Todd Kesterson | | |
| Cecil Franklin | | |

Chairman Gantte called the meeting to order at 7:30 P.M. A quorum was declared present. There was a change to the March minutes - Peterson was to be changed to Patterson. With that correction, Franklin made the motion to approve and Kesterson second. The minutes were approved.

Mayor's Business

There was none but Pierson reviewed the actions of the Historic Board.

Leonard Opeil Property; 855 Isabell drive; Two Lots

Staff noted that Mr. Opeil had agreed to combine lot two with his existing lot. Therefore, only lot one was subdivided off. Lot two not front on a public road if it had remained separated from the lot with the Opeil house. She recommended in favor of final contingent on the surveyor making the change prior to the commission's signing the plat. Allen made a motion to approve with that contingency. Kesterson second. It was approved.

Proposed Zoning Amendments: Jefferson County Zoning Resolution

Upon a motion by Franseen and a second by Franklin, the four amendments to the Jefferson County Zoning Resolution were recommended to the county commission.

Mark V. Jackson, Franklin Ridge Development; Preliminary Review; Killian Road

Staff recommended in favor. Franklin made a motion to approve and Pierson second. It was approved.

Grading and Erosion Control Ordinance

Allen made a motion to recommend the revised ordinance to the Board of Mayor and Aldermen. Franseen second. It was approved with Kesterson voting "no".

Adjournment

The meeting was adjourned at 7:50 P.M.

# Meeting Report

## Dandridge Regional Planning Commission

March 28, 2002

| Members Present | Members Absent |
|---|---|
| Phil Pierson | Linda Swann |
| Todd Kesterson | Anna Gray |
| Cecil Franklin | Steve Allen |
| Maynard Franseen | |
| David Jones, Mayor | |
| George Gantte, Chair | |

## Board of Zoning Appeals

The Chair called the meeting to order at 7:10 P.M. A quorum was declared present and the only item was called.

David Petterson; 859 Valley Home Road; Request for Sixteen Feet; Front Setback Variance

Mr. Peterson is demolishing an old house and replacing it with a double-wide. There is a creek to the rear on the small lot. Additionally, there is a steep bank in the front. Staff noted that the request met the criteria for topographical conditions for a variance. Franseen made a motion to approve the request and Franklin second. It was approved.

Adjournment

The Board of Zoning Appeals was adjourned at 7:17 P.M.

## Planning Commission

Chair Gantte called the meeting to order at 7:17 P.M. A quorum was declared present. Jones made a note regarding the February minutes that the bottom of page one should read Historic Hills instead of Heritage Hills. With that correction, Jones made a motion to approve the minutes and Franseen second. They were approved.

Pierson: Historic Commission Report

Phil Pierson gave an update to the actions of the March 2002 Historical Planning Commission.

Rick Carpenter: Request for Clarification for Noise and Odor Restrictions

No one was present;therefore, no action was taken.

David Hayes and Associates; Final Plat Review; Martha's Lakeside Village; Phase Two

Staff noted that the top coat of paving needed to be done. The cul-de-sac was not adequate and needed to be widened to accommodate the fire trucks, and residents were using the T-turn around for parking. This also needed to be corrected. A bond needed to be posted. Jones made a motion to approve the final plat of phase two contingent on a bond being posted for a top coat, address size of cul-de-sac and prohibit parking in the lower cul-de-sac. Franseen second. It was approved with those conditions.

Donald A. House; Subdivision Review; 310 Goosecreek Road

This is a minor plat. The water line and size needs to be noted. Jones made a motion to grant final approval. Kesterson second. It was approved.

Donald S. House; Site Plar ...view; Goosecreek Road

This property is in ... zoned A-1. The
applicants wish to opera... The
planning commission note... be
approved as it was hand-... an
appeared to show a larg... ch ten
by ten doors - large en... t was
also questioned whethe... on the
topographically extrem...
interstate. Jones made ... on to
the County Board of Z... tion of
the repair shops perm... use and
an appropriate site ... ning
commission review th... was
approved.

Date Should Be March 28, 2002

Don Stiles; Jeffers... Plan Review

All items were in order. Jones ... to approve and Franseen second. It was approved.

Eddy Garrett; Preliminary Plat Approval; Highway 25/70

Kesterson made a motion to approve and Pierson second. It was granted preliminary approval.

Herb Norton; Dandridge Water Department; Swanns Chapel Water Line Extension; Burchfield Road and Surrounding Area

Jones recused himself from the proceedings. There was considerable discussion regarding the size of the lines and water pressure/fire hydrants. Franklin made a motion to adopt Jim Hutchins recommendation that the planning commission recommends to the BMA that a variance to the 1,000 feet requirement between fire hydrants be waived across the farmland for 2,500 feet and from Zirkle Road to Burchfield Road until further development occurs. Pierson second. It was approved.

Eddy Garrett; Water Street Off Nichols Road; Final Subdivision Review

Jones made a motion to approve with bonding required for the lots connection to the public sewer and contingent on the house on lot 3 - if existing house is demolished, a new house will be constructed out of the flood hazard area. Franklin second. It was approved.

Adjourn

The meeting was adjourned at 8:45 P.M.

# Meeting Report

## DANDRIDGE REGIONAL PLANNING COMMISSION

February 28, 2002

| Members Present | Members Absent |
|---|---|
| David Jones, Mayor | Anna Gray |
| Cecil Franklin | Phil Pierson |
| Linda Swann | Steve Allen |
| Todd Kesterson | George Gantte, Chair |
| Maynard Franseen | |

Jones presided as acting Chairman in the absence of George Gantte. The meeting was called to order at 7:25 P.M. Swann made a motion to approve the minutes and Kesterson second. They were approved.

Election of Temporary Secretary

Franklin was nominated by Swann and Kesterson for the position of acting secretary in the absence of the existing secretary. It was approved.

Ed Franklin: Minor Subdivision Review; David Swann Drive

The property meets all the requirements. Swann made a motion to approve and Kesterson second. It was approved.

Ed Franklin: Rezoning Request from R-1 to R-2; West Main Street

It was discovered that the existing four-plex is in the wrong zoning district. This four plex is adjacent to the property proposed for another four plex. Staff recommended that both properties be rezoned to R-2. Franseen made the motion to recommend the rezoning. Franklin second. It was approved.

Jerry King; Ellison Farm; Rezoning Request from A-1 to R-1; Highway 25/70; Region

The property is located adjacent to an R-1 district composed of Heritage Hills. Franklin made a motion to recommend in favor to the county. Franseen second. It was approved.

Eddy Garrett; Historic Hills Subdivision; Preliminary Subdivision Phase 2

There was a question as to why fire hydrants were not installed in phase one as required by the commission. Shady Grove had sent a letter that they didn't require them or install them as one area had a bad pressure problem. In the end, the developer was told to install the fire hydrants in phase one, as required. In the area with bad water pressure, each lot had to be within 1,000 feet of a working fire hydrant with suitable water pressure for fighting fires. In phase two, all improvements must be made as originally certified on phase one. Kesterson made a motion to approve phase two as a preliminary contingent on the phase one fire hydrants being installed, as well as phase two. Swann second. It was approved.

McSpadden Properties; Site Plan Review; East Meeting Street For Office and Warehouses

The property needs to be subdivided into two as there are two principle buildings on the same property. McSpadden agreed. Franseen made a motion to grant final site plan review contingent on the subdivision of the property. Kesterson second. It was approved.

Kenny Carr; Request for Rezoning from R-1 to B-2; Highway 25/70

The property is being rezoned for apartments or condos. It is across from a B-2 district. Franseen made a motion to approve and recommend to council. Franklin second. It was approved.

Drainage Ordinance

Proposed copies were presented. The commission was to review the proposals and discuss at the March meeting.

Proposed Zoning Ordinance

It was decided that at the subcommittee would meet in March at 5:00 p.m. on the day of the regular meeting. However, the place would be chosen and notice sent to staff.

Adjournment

The meeting was adjourned at 8:00 P.M. upon a motion by Kesterson and a second by Franklin.

# Meeting Report

## Dandridge Regional Planning Commission

January 24, 2002

| Members Present | Members Absent | Others |
|---|---|---|
| Phil Pierson | David Jones | Jane Sorey |
| Todd Kesterson | Anna Gray | Angie Carrier |
| Cecil Franklin | | Gary Satterfield |
| Linda Swann | | Chuck McSpadden |
| Maynard Franseen | | Greg Gann |
| George Gantte, Chair | | Jim Hutchins |
| Steve Allen | | Midge Jessiman |

Chairman Gantte called the meeting to order at 7:00. Upon a motion by Franklin and a second by Kesterson, the Board of Zoning Appeals minutes for December 13, 2001 were approved. Upon a motion by Allen and a second by Franklin, the December minutes of the planning commission were approved. The first agenda item was reviewed.

Historic Planning Commission

Phil Pierson gave a report on the activities of that meeting.

Mayor's Report

Sorey asked if the Town attorney had the authority to sign-off on a plan prior to a certificate of occupancy being issued? There are some revisions between the old approved plan and the new plan. The owner is attempting to correct the inconsistencies with the old plan, but has to move some landscaping, the building has been moved six to eight feet and one handicapped parking space has to be moved for safety sake. Hutchins will review and work with Newman's attorney on the revisions.

Commonwealth Dandridge Partners: Highway 70 and 92; Request for Site Plan Approval

The previous site plan had expired as no work on constructions had been started in the past thirteen (13) months. There were considerable discussions most relating to: TVA review of drainage plan at the site, installation of potential traffic light, clean-up of drainage and run-off potential damage around Dollar Store and adjacent to the detention pond. TVA will be meeting with Town officials around January 28 and 29. The developers would like to be informed of that meeting or work with TVA on the wash-out problem at the site, a problem that could lead to some flooding or problems with the pump near the dike. The developers agreed that the drainage problem/erosion/wash-out issues adjacent to the Dollar Store and the drainage detention ditch would have to be solved by the developers. Then, the discussion moved onto the traffic light. A source of contention has been the potential need for a traffic light at the site. A previous agreement had not been approved by the developers. Several motions were made including the motion to deny the site plan due to the traffic light and other such motions. Finally, an agreement was worked out in the meeting between the developers and the Town/planning commission. That agreement is attached to these minutes. After said agreement, Pierson made a motion to approve the site plan with Kesterson second based on the attached agreement between the Town and the developer. All voted in favor on a roll call vote. Allen noted the "housekeeping" procedure that the phantom driveway into one out-parcel had to be removed, per previous site plan approvals. The developer agreed and signed three copies noting the erroneous driveway.

Louise Zvoboda; Dynamic Tool and Die; 964 Pine Drive ; Site Plan Review; Building Expansion

There was a question of the on street parking which could be a hazard to emergency vehicles. It was agreed that a parking area for the employees would be made and there would be no further on-street parking. Kesterson made a motion to approve and Franseen second. It was approved.

Leonard Opiel; Minor Subdivision; Lot Line Movement; Lots 36b and 37 b; Isabell Drive

Mr. Opeil said that the minor subdivision consisted of moving one corner of a lot line. Allen made a motion to approve. Pierson second. It was approved.

Mike Gray for Wallace Lutz; Site Plan Review; Amendment to Apartment Complex; Highway 92

The project consists of replacing a proposed duplex to a four-plex in the middle of an apartment complex. The complex has been previously approved. Franklin made a motion to approve and Swann second. It was approved.

James Cox, Klote International; 1018 Industrial Park; Site Plan Review; Building Expansion

The company had altered the plans - per staff request to include drainage, asphalting of the loading/entry areas and correcting a drainage plan on the rear of an existing building. Swann made a motion to approve the plan and Franseen second. It was approved.

## Grading Permits

Gary Satterfield presented some ideas for grading permits. Allen made a motion to ask that a specific proposal be brought back. Gantte second. It was approved.

## Banners: Review of Problems

Sorey questioned the zoning code's lack of addressing banners and she noted that the Town ahs been allowing them She thought that they should be addressed in the code. Jessiman disagreed stating that banners can cause problems with their temporary nature. It was proposed that the issue be addressed in the proposed zoning ordinance.

## Schedule for Proposed Zoning Ordinance Review

Franseen, Franklin, Pierson, Satterfield and Jessiman were appointed to a sub-committee to develop a final draft of a proposed code.

## Adjournment

The meeting was adjourned at 9:05 P.M.

Minutes

Dandridge Regional Planning Commission

And

Board of Zoning Appeals

December 13, 2001

| Members Present | Members Absent | Others |
|---|---|---|
| David Jones, Mayor | Maynard Franseen | Jane Sorey |
| Anna Gray | Phil Pierson | Jim Hutchins |
| George Gantte, Chair | | Angie Carrier |
| Todd Kesterson | | Greg Gann |
| Cecil Franklin | | Gary Satterfield |
| Steve Allen | | Steve McSpadden |
| | | Midge Jessiman |

Chairman Gantte called the Board of Zoning Appeals to order at 7:00 P.M. and declared a quorum present. The minutes of the previous meeting were approved upon a motion by Allen and a second by Franklin. The first and only agenda item was called.

Jerry Wallace; 808 Valley Home Road; Request for Variance of Side Setbacks

Mr. Wallace wanted to build to zero lot line by adding a carport. There is a carport at the other side of the building, which is near or on zero lot line. Jessiman recommended against as there were no topographical reasons - just personal preference. After discussion, Jones made a motion to deny the request and Franklin second. It was denied.

Adjournment

The meeting was adjourned at 7:18 P.M.

Planning Commission

Chairman Gantte called the planning commission to order at 7:18 P.M. A quorum was declared present. Allen made a motion to approve the planning commission minutes of October 2001 and Kesterson second. The minutes were approved.

Historic Planning Commission

Carrier gave an update of the activities of the Historic Planning Commission.

Kenny Carr; 880 Old Highway 92; Lot 4; Rezoning Request from R-1 to B-2

After discussion, Kesterson made a motion to recommend the rezoning of the property to the City Board. Gray second. The motion carried by a vote of four to two.

Marcie Lanz; Evans Lane and Summitt Ridge Road; Minor Subdivision Review

The property is near public sewer but it will take $2,000 to bore under the road to access the property. Staff suggested that a bond be required. Jones made a motion to grant final contingent on the bond for the property's sewer being posted. Franklin second. It was approved,

Mark Jackson; Dandridge Landing; Request for Rezoning from A-1 to R-1

Staff recommended in favor. Jones made a motion to recommend to the county commission the rezoning request. Kesterson second. It was approved. A letter will be sent informing the commission of the action.

Randy Giles; Request for Annexation; Map 67, Parcel 87 Shrader Rd.

The plan of services will contain, and was agreed upon by the applicant, that all water and sewer shall be extended to the property at the owner's expense. And, the applicant will negotiate with Shady Grove regarding any extension from its service. Jones made a motion to annex the property with that provision in the plan of service. Kesterson second, and the applicant agreed to all items. Both the annexation recommendation and the plan of services were approved.

Rodney Martin for Billy Bonds; Goose Creek Road; Minor Subdivision Review; Final

All items were in order. Kesterson made a motion to approve. Jones second. It was approved.

Rodney Martin for Mark Jackson; Final Minor Subdivision Review; Highway 139, Cedar Lane at East Cross Road

All items were in order. Allen made a motion to approve and Gray second. It was approved.

Adjournment

The meeting was adjourned at 7:52 p.m.

MINUTES

DANDRIDGE REGIONAL PLANNING COMMISSION

October 25, 2001

| Members Present | Members Absent | Others |
| --- | --- | --- |
| George Gantte, | David Jones | Jane Sorey |
| Maynard Franseen | Phil Pierson | Angie Carrier |
| Cecil Franklin | | Jim Hutchins |
| Todd Kesterson | | Greg Gann |
| Linda Swann | | Gary Satterfield |
| Anna Gray | | Midge Jessiman |
| Steve Allen | | |

BOARD OF ZONING APPEALS

Chairman Gantte called the meeting to order at 7:00 P.M. The first and only agenda item was called.

Cathy Washer, East Dumplin Street; Variance for Hardship for Singlewide Mobile Home

The county had issued a permit for a single wide mobile home. The title attorney and title did not reflect that the property was within the corporate limits. The Washers started to grade the site for the location of a single-wide mobile home. It was then that they found out that the property was within the corporate limits of Dandridge and the Town does not allow single-wide mobile homes. All paperwork presented indicated that all parties thought that the property was allowed for single-wide use and the mobile home has already been purchased and is ready to be moved. After considerable discussion, Gray made a motion to grant a hardship variance for this mobile home on this site. Franseen second. It was approved with six in favor and one opposed. The conditions were that this mobile home, once removed, could not be replaced with another single-wide.

Adjournment

The meeting was adjourned and 7:29 and reconvened as the planning commission..

PLANNING COMMISSION

The planning commission was called to order at 7:29 P.M. by Chairman Gantte and a quorum was declared present. The minutes were approved upon a motion by Kesterson and a second by Gray with one typo correction. On page 4 should read "that he" not "the he". The meeting during the holiday session would be on December 13th. There would be no November meeting.

Mayor's Business

Angie Carrier reported on the activities of the Historic Planning Commission. She noted that Subway was in discussion with the commission.

Connie Kyker; 1109 Church Street; Rezoning Request; R-1 to B-2

The applicant requested withdrawal.

Review of Street Map and Land Use

It was agreed that the review of the proposals for a new zoning ordinance would start after the holidays. No action was taken.

Notification of Squirewood

Allen moved that Squirewood's developers should be notified, in writing, that their site plan has expired. Franklin second. It was approved.

Adjournment

The meeting was adjourned at 7:50 P.M.

Chairman Gantte

# MINUTES

## DANDRIDGE REGIONAL PLANNING COMMISSION

September 27, 2001

| Members Present | Members Absent | Others |
|---|---|---|
| Anna Gray | Linda Swann | Greg Gann |
| George Gantte, Chair | Phil Pierson | Chuck McSpadden |
| Todd Kesterson | | Gary Satterfield |
| Cecil Franklin | | Herb Norton |
| Maynard Franseen | | Carson Williams |
| David Jones, Mayor | | Jane Sorey |
| Steve Allen | | Angie Carrier |
| | | Jim Hutchins |
| | | Midge Jessiman |

Chair Gantte called the meeting to order at 7:00 P.M. The Chair declared that there was a quorum present. He also remarked that Commissioner Phil Pierson's son was ill and he might be out several months.

### Approval of the Board of Zoning Appeal's Minutes

Jones noted that changes to the minutes need to read "now" instead of "not". With that correction, Jones made a motion to approve the BZA minutes and Franseen second. The minutes were approved. It was noted that the planning commission minutes need to have a name change from "George" to "Cecil". With that change, Jones made a motion to approve and Franklin second. Those minutes were approved.

### Historical Commission

City Recorder Angie Carrier noted the results and actions.

### Mayor's Business

Mayor Jones noted that Ruby Tuesday's Restaurant had broken the deal with David Hayes. In the future, he would not agree to change any ordinances for a business not already operating in the area.

Connie Kyker: 1109 Church Street: Rezoning Request, R-1 to B-2

Mrs. Kyker had requested to be removed from the agenda prior to the meeting due to health problems. The item was deferred.

Kenneth Carr for J.C. Romines: Request for Information

The item was withdrawn prior to the meeting.

Rodney Martin: Goose Creek Road: Minor Subdivision Approval: Four Lots: Request for Final Approval

Rodney Martin represents Billy Joe Bonds. There is no health department approval; therefore, the plat cannot receive a final approval. Jones made a motion to grant preliminary approval and Kesterson second. Preliminary was granted.

Rodney Martin: Preliminary Subdivision Approval: Six Lots: Highway 139: Cedar Lane and East Cross Road

Public water and sewer are present. Allen made a motion to grant preliminary approval. Gray second. It was approved.

Lucy Franklin: Request for De-annexation: Highway 92, Dumplin Valley, Cline Road, Price Road, Milldale Road: Rabbit Run Lane: Elmer Lane

A petition has been circulated and approximately 1/3 of the parcels or tracts has requested de-annexation. Some of the comments are listed below:

Charles Reed 385 Cline Road; He complained that he still had not been changed over to City water and was still being billed by Shady Grove which was more expensive. (Later it was noted that the Town is in negotiation with Shady Grove Utility to buy out the line but has not reached an agreement yet. It is illegal for the Town to provide water without the line buy-out.) He stated that the Town should not annex without the means in place. He said that he had police and garbage services and recycling pick-up.

Clyde Price, 396 Cline Road: He referred to the letter of 4/7/97 in which he said that the letter promised property taxes of $190. He said that there was no drop in the fire rating and he did get garbage collection. He said that town water, instead of Shady Grove, has not been provided nor has sewer. The streets, he alleges, have not been maintained. The road rights-of-way have been moved and street lights provided. Planning and zoning has been satisfactory. (It was noted that the letter did not promise taxes of only $190. A copy of the letter, signed by Mayor David Jones was produced. It was an example. See references to the buy out of Shady Grove water line. And, note the Town paid expenses for street maintenance as attached.)

David Buuk, attorney for Lucy Franklin and others, 713 Market Street; The bridge on Milldale Road, on which the Town recently had an ordinance to block to vehicular traffic, has been devastating to Mrs. Franklin with a Bed and Breakfast Inn. He said it seems that the Plan of Service would require the maintenance of the bridges and roads. He noted that the new 1101 law would not allow future annexations to be conducted without fulfilling the plan of service. He said that the easy way out would be to de-annex the Milldale area. He noted that there were other alternatives to fixing the bridge without closing it. (Note that Mr. Buuk was informed that the annexation took place prior to the 1101 law and also, the new ordinance closed the bridge for now. There is nothing that says the closure is permanent.)

James Washer, Cosby; He asked for the area to be de-annexed for different reasons. The county had issued his family a building permit for a single-wide mobile home on a lot. The title attorney and the building official had not noted that the parcel was in the Town of Dandridge; therefore, a single-wide could not be placed on the property.

Anna Gray, planning commissioner: Read a letter from the Farmer's Co-op to Lucy Franklin. The Co-op's Board of Directors said that the issue was a political one and they would not get involved with the de-annexation request (the Co-op is in the area). The Board did oppose the closing of the bridge.

Steve Allen: planning commissioner: asked if the shaded areas on the map were people in the petition area. Roughly that was 389 acres to 657 acres or 389 in favor of the de-annexation and 657 opposed or have not signed. It was noted, to his question, that the people wishing de-annexation had paid $30,000 in taxes over a four year period - 1998,1999, 200, and 2001. That is, $30,000 total, not per year.

Jane Sorey listed the expenses that the Town has incurred since the annexation in 1997 or just over four years ago. As an example, over $329,000 has been spent on sewer in the area alone. A complete list of the incurred costs is attached to and a part of the minutes.

Jessiman noted that the plan of services for the area was being met. At the time of annexation, no one in the affected area objected to the plan of services. In essence, the residents agreed to it. And, the services are being provided -except for the public water, which is in negotiation with Shady Grove and the provision of sewer across Highway 92 to Cline Road and Price Road. However, these provisions take time. And, it had only been four years. In the plan of services, there was no requirement to maintain the bridge near Lucy Franklin's bed and breakfast. Therefore, closing of the bridge does not violate the plan of services. Furthermore, Jessiman noted that there was a misconception that property taxes pay for water and sewer services. User fees pay for water and sewer services.

David Jones noted that the 1101 would hold up future annexations if the plan of services had not been met. But, he noted that this annexation was prior to the 1101 law. He further noted that the closure of the bridge to vehicular traffic is driving much of the dissension. Jones further noted that the ordinance to close the bridge did not mean that the bridge had to remain closed forever. Jones also addressed the issue of the letter he sent to all residents prior to the annexation. If the letter is read closely, it can be noted that the $190 figure is used as an example of a potential taxation cost. Under no circumstances can the letter be reasonably construed that taxes would not exceed $190 per year. The Mayor noted that it was premature to challenge the plan of services.

Herb Norton of the water department said that there was no effort to deny sewer service to the annexation area. He noted that a lot of money has been spent in that area on utilities. Furthermore, it was noted that the Mayor does not have sewer service to his house.

Jones asked that sewer tap fees be tallied against what has been spent on the Town in regard to water and sewer.

Richard Ballinger: Rabbit Run Lane: was concerned about a return on his investment. He said that he had a break-in and the sheriff and Town police could not decide who was in charge. (It was noted that this was an E-911 dispatcher problem, not the Town's.)

Charles Reeves noted that Shady Grove charges double the cost of the Town's water so why didn't the Town just by-pass Shady Grove's line and install their own? He was informed that this was illegal. The Shady Grove line was installed with federal money and has to be reimbursed, which is what the Town is attempting to do - if a price can be agreed upon.

David Buuk: Lucy Franklin said she had sewer because she granted an easement for the line without condemnation.

Don Willocks: East Dumplin Valley Road: Said tha the was in favor of annexation and still is. He is opposed to de-annexation.

Gray made a motion to de-annex the area. The motion died for lack of a second.

Allen asked for a point of order, "Was there any need to do anything?" Hutchins said, "no". Allen suggested that a committee be formed to deal with complaints and concerns.

Franseen made a motion to recommend no action to be taken to the city board and to deny de-annexation. Jones second. Upon a roll call vote, Gantte, Franseen, Jones, Franklin, Kesterson voted to deny the de-annexation request. Gray was opposed and Allen abstained. The motion to deny the de-annexation carried.

Sorey said that she had received few complaints from residents in the area. She asked the residents to provide specific complaints in written form within the next few weeks and the Town would seek to solve the problems.

Site Plan: Final Approval: Sonic Drive-In: Highway 92

Fire Inspector McSpadden noted that the fire department needed a twenty (20) foot access around the building and a new fire hydrant in the rear. It was also noted that the north bound internal road should be widened to twenty (20) feet at the entrance/exits. Jones made a motion to grant final approval contingent on the fire inspector's requests. Allen second. It was approved.

Washer Property: Dumplin Valley Road

County wrongfully issued a building permit for a couple placing a single-wide mobile home. The couple will appeal to the BZA next month. In the meantime, the commission granted a waiver of the application fee as it appears it is the county's fault.

Adjournment

Gray made a motion to adjourn at 8:53 P.M. and Allen second. The meeting was adjourned.

# Minutes

## Dandridge Regional Planning Commission

## August 23, 2001

| Members Present | Members Absent | Others |
|---|---|---|
| Phil Pierson | Steve Allen | Jane Sorey |
| George Gantte, Chair | | Jim Hutchins |
| Maynard Franseen | | Gary Satterfield |
| David Jones, Mayor | | Greg Gann |
| Anna Gray | | Midge Jessiman |
| Cecil Franklin | | |
| Linda Swann | | |
| Todd Kesterson | | |

## Board of Zoning Appeals

The Board of Zoning Appeals was called to order at 7:00 P.M. The first item was called.

Leonard and Helen Opeil; Lot 68I; ;Part of Parcel 48; Variance of Road Requirements

Jeff Jones represented the Opeils as their attorney. In general the request had changed. The Opeils had re-platted the property to show access to a public road. The subdivided property will now both front on Isabell Drive, a public road, not Atalya Drive, a private road. After discussion, it was agreed upon a motion by Jones and a second by Pierson to move the item to the planning commission. Considering the item as a planning commission item was approved.

Adjournment

Upon a motion by Franklin and a second by Kesterson, the Board of Zoning Appeals was adjourned at 7:31 P.M.

## Planning Commission

Chair Gantte called the meeting to order at 7:31. The order of business was dismissed to continue with the Opeil's hearing.

Opeil; Request to Subdivide off Isabell Drive

As re-platted, Franklin made a motion to approve 4.62 subdivision of one lot out of a 10.6 acre tract. Pierson second. It was approved with Jones and Franseen voting "no" and the remainder "yes".

## Minutes

There was a correction to the minutes. In the July meeting, it should be noted that Jones voted "no" to the Bill Clause variance request. Jones made a motion to approve the minutes with the correction. Franseen second. It was approved.

## Historic Commission

Pierson gave a report on the actions of the Historic Planning Commission. He noted that there was a need for the Town Attorney to write the duties of the Historic Commission to match Tennessee Code Annotated.

## Introduction of New Building Official

Gary Satterfield was welcomed as the new building official. He is a full-time staff person and will work on codes enforcement and site plans.

## Mayor's Business

Jones noted that the Food Pantry and the Clothes Closet haven't found another place. Jones referred to the signage approved last month limiting the parking in one Town owned parking space to allow entry into these to non-profit businesses. Jones made a motion to allow no parking on Mondays, Wednesdays and Fridays from 8 A.M. to noon. Pierson second. It was approved.

## Fred Rimmer: Minor Subdivision Review; 992 Industrial Park Road

Jones made a motion to approve and Kesterson second. It was approved.

## Cory Roberts: Site Plan Approval; Sonic Drive In; Highway 25/70; Out-parcel

After discussion, it was noted that the Food City plan needed to be amended to show access from the Food City/Squirewood Site to the Sonic out-parcel. Also a new letter was requested showing that the out-parcel was included in the original site plan for Squirewood. Jones made a motion to defer until those items were done Franklin second. The deferment was approved.

Historic Planning Commission: Sign Guidelines Review

Pierson presented the proposed sign guidelines. No action was required or taken.

Adjournment

Upon a motion by Gray and a second by Kesterson, the meeting was adjourned at 8:30 p.m.

MINUTES

DANDRIDGE REGIONAL PLANNING COMMISSION

July 26, 2001

| Members Present | Members Absent | Others |
|---|---|---|
| Phil Pierson | Steve Allen | Mark Robinson |
| George Gantte, Chair | | Greg Gann |
| David Jones, Mayor | | Jim Hutchins |
| Anna Gray | | Angie Carrier |
| Maynard Franseen | | Jane Sorey |
| Cecil Franklin | | Midge Jessiman |
| Todd Kesterson | | |
| Linda Swann | | |

## Board of Zoning Appeals

Chairman Gantte called the Board of Zoning Appeals to order at 7:00 P.M. There were no minutes and the first and only item of business was called.

Bill Clause; 414 Elmer Lane; Request for Variance; Fifteen Feet Side Setback

Franseen made a motion to grant the variance due to topo and the reasons that the footers were dug wrongly. Swann second. It was approved. Mayor voted no - make correction per motion to accept 8/23/01

Adjourned

The meeting was adjourned at 7:12 P.M.

## Planning Commission

Chairman Gantte called the meeting to order at 7:12 P.M. The minutes of the June regular meeting were approved upon a motion by Jones and a second by Gray. The minutes of the special called meeting were approved upon a motion by Kesterson and a second by Franklin. The first agenda item was called.

Historical Planning Commission Report

Phil Pierson reported on the HPC and noted that J.C. Romines was given 120 days to comply on his site plan. Also, the HPC was forwarding signage requirements to the Regional Planning Commission for review for any conflicts.

Mayor's Business

The Mayor reviewed the situation with the non-profit charity oriented Clothes Closet and Food Pantry. There was a request to close one space in the Town parking on from 10 a.m. to 12 noon on Monday, Wednesday and Friday to allow access through the one space for the clientele of the nonprofit group. Upon a motion by the Mayor and a second by Franseen to allow one space to be closed during the above noted times and dates, it was voted to recommend said closure to the Mayor and Board of Aldermen.

James T. Johnson; Highway 25/70; Two Lot Subdivision

The property has public water and sewer and meets all requirements. Gray made a motion to approve the plat and Pierson second. It was approved.

Sam Moyers for Cathleen Covington; 695 Haynes Road; Minor Subdivision Review

Sam Moyers presented the two lot plat. Upon a motion by Jones and a second by Kesterson, the plat was approved.

J.C Romines; Alteration to Previously Approved Site Plan;Circle Drive

Several items had been altered, as installed, from the previously approved site plan. In other words, what was constructed did not match the approved site plan. Jones made a motion to require compliance with the previously approved site plan within 120 days (as the Historical Planning Commission also voted). Franseen second the motion. It was approved.

Administrative Review of Two Lot Subdivision; Atalya Subdivision

Leonard and Helen Opeil were the developers of the subdivision located along Atalya Drive. It was not disputed that the planning commission had approved the subdivision plat but the road had never been approved as a Town Street. In fact, letters had been sent noting to the couple the problems with the Street. It has not been developed to standards. Building permits had been issued to several lot owners in accordance with State Law. But the current issue is the further subdivision of one lot into two. Staff recommended against as the Opeils had not complied with the subdivision regulations before and the new two lot division would not front on a public road. After discussion, Franseen made a motion to disallow the plat. Gray second. It was not allowed.

Gary and George Eslinger; Plat Amendment; Right-of-way; Highway 92 and Milldale Road

The front subdivision line had to be moved approximately six feet due to a right-of-way line for the State of Tennessee. The plat had been given final approval in a previous meeting. Jones recused himself and presented the issue for Eslinger. Kesterson made a motion to approve and Gray second. It was approved.

Adjournment

The meeting was adjourned at 8:10 P.M. upon a motion by Franklin and a second by Kesterson.

George Garrett

~~Secretary~~ Chairman

**TOWN OF DANDRIDGE, TENNESSEE**
**DANDRIDGE REGIONAL PLANNING COMMISSION**
**SPECIAL CALLED SESSION**
**July 12, 2001**

## I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in a special called session at the Dandridge Town Hall in Dandridge, Tennessee on Thursday the 12th of July 2001 at 5:30 PM.

B. Chairman GEORGE GANTTE was present and presiding. Chairman GANTTE called the meeting to order and had the City Recorder, ANGIE CARRIER, to call roll.

## II. ROLL CALL

A. A roll call of the Dandridge Regional planning Commission was conducted with the following members responding:

- Chairman GEORGE GANTTE
- Mayor DAVID C. JONES
- Commissioner CECIL FRANKLIN
- Commissioner MAYNARD FRANSEEN
- Commissioner ANNA GRAY
- Commissioner TODD KESTERSON
- Commissioner PHIL PIERSON

**ABSENT:**

- Commissioner STEVE ALLEN
- Commissioner LINDA SWANN

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

## III. BUSINESS PRESENTED BY MAYOR

No business was presented.

## IV. AGENDA

- David Hayes, Ruby Tuesday's Signage Plan Review

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner GRAY, to approve the signage plan from Ruby Tuesday's as presented. On a voice vote, the motion passed unanimously and was so ordered.

## V. ADJOURNMENT

It came on a motion by Commissioner FRANSEEN, seconded by Commissioner KESTERSON, to adjourn the Dandridge Regional Planning Commission meeting of July 12, 2001. On a voice vote, the motion passed unanimously and was so ordered.

~~Secretary~~ Chairman

# Minutes

## Dandridge Regional Planning Commission

## June 28, 2001

| Members Present | Members Absent | Others |
|---|---|---|
| Steve Allen<br>Anna Gray<br>Phil Pierson<br>Linda Swann<br>Maynard Franseen<br>Cecil Franklin<br>George Gantte, Chair<br>David Jones, Mayor | Todd Kesterson | Jane Sorey<br>Mark Robinson<br>Midge Jessiman<br>Jim Hutchins |

Chair Gantte called the meeting to order at 7:22 P.M. after the Historic Commission. A motion was made by Allen and a second by Franklin to approve the minutes as presented. They were approved and the first agenda item was called.

Old Business: Chuck McSpadden; Standard Fire Prevention Code, 1999

Chuck McSpadden presented information on the Standard Fire Prevention Code of 1999. A this time, the Town has not adopted the code. Allen made a motion to recommend the adoption of the code to council. Franseen second. The recommendation was approved.

Dale Meade; Site Plan Approval; Highway 25/70; Warehouses

The item had previously been on the agenda but was withdrawn due to a ruling needed by the County Board of Zoning Appeals. The BZA ruled in favor of Meade's proposal. Staff recommended in favor of the site plan. Jones made a motion to approve. Pierson second. It was approved.

Steven Robbins/Jerry Chandler; U.S. Cellular; and the Dandridge water Department; Cellular Antennae Location

U.S. Cellular has agreed to lease a space from the Dandridge water Department for the location of an antennae. The antennae will be located at the top of a telephone pole. It does not fit the definition or requirements of a cellular tower. Staff recommended in favor. Allen made a motion to approve contingent on the contract being executed with the water department. Swann second. It was approved.

Ruby Tuesday's; Signage Plan; Sharon Drive

No one was present; therefore, Allen made a motion to deny. Gray second. The denial was approved.

John Whitt; Rezoning Request from R-1 to B-2; East Price Road; Southeast Portion

The discussion centered around the need to include the Chandler property next door. Jones made a motion to recommend to council that the Whitt and Chandler property be rezoned. Gray second. It was approved and recommended to council.

Annual Report

Staff presented the annual report. Franseen made a motion to approve and Gray second. It was approved.

Adjournment

The meeting was adjourned at 8:15 P.M.

~~Secretary~~ Chairman

Minutes

Dandridge Regional Planning Commission

May 24, 2001

Members Present

David Jones, Mayor
George Gantte, Chair
Phil Pierson
Linda Swann
Anna Gray
Steve Allen
Cecil Franklin
Todd Kesterson
Maynard Franseen

## Board of Zoning Appeals

Chairman Gantte called the Board of Zoning Appeals to order at 7:00 P.M. The first and only agenda item was called.

Ruby Tuesday's Request for Variance on Sign Height; From 50 Feet to 80 Feet; Sharon Drive

There was considerable discussion regarding the variance. It was agreed that an ordinance changing the sign height was preferable to the variance. Jones made a motion to deny the variance and Franseen second.

Adjourn

The Board of Zoning Appeals was adjourned at 7:25 P.M.

## Planning Commission

Chairman Gantte called the meeting of the planning commission to order at 7:25 P.M. Allen made a motion to approve the minutes and Franklin second. The minutes were approved.

Historic Planning Commission

Pierson was recognized and he noted that the Historic Planning Commission would be meeting on the fourth Thursday at 6:00 P.M. - one hour before the planning commission. He is the commission's representative to the historic commission.

Anthony Ottinger; Site Plan Review; Epco Drive

The proposed site plan is for a new tool and die company. City Attorney Hutchins said that the property is not in the proposed area for annexation now in a lawsuit. Staff noted that the site plan needs paving, a sign plan and a landscaping plan. Jones made a motion to grant final site plan approval contingent on those items noted by staff being done. Kesterson second. It was approved.

Jeff Co Drugs; Site Plan Review; Meeting Street

No one was present. No action was taken. Hutchins noted that a letter received from Jeff Co. Attorney Tom Wall indicated that the old building will be removed.

Charles Shields; Subdivision Review; Highway 92

There was considerable discussion about the entry to each lot. However, Franseen made a motion to approve the plat as presented. Kesterson second. It was granted final approval with Pierson and Allen voting "no".

Charles McSpadden; Site Plan Review; Highway 25/70; Barn

The planning commission was assured that the barn, which was constructed and finished without a building permit, will house horses. It will be placed on the building permit, "livestock only". The stipulation of approval is no commercial, industrial or storage use permitted. Mayor made a motion to approve the site plan for the barn with the stipulations. Allen second. It was approved.

Sign Height Amendment; B-3 Zone

After considerable discussion, it was agreed that the sign height will be set at eighty (80) feet in height per a new ordinance. No other parts of the sign ordinance will be changed. Pierson made a motion to change a sign height variance. Franklin second. It was approved and recommended to council.

Temporary Signs

It was noted that Morristown allowed signs on the state and local rights-of-way. After discussion, it was agreed that no signs, including real estate signs should be allowed on the rights-of-way. No action was taken.

Signalization Agreement; Commonwealth Partners

No agreement has been reached.

Adjournment

The meeting was adjourned at 8:07 P.M.

George Smith

~~Secretary~~ Chairman

Minutes

Dandridge Regional Planning Commission

April 26, 2001

| Members Present | Members Absent | Others |
|---|---|---|
| Maynard Franseen | David Jones, Mayor | Jane Sorey |
| Linda Swann | Cecil Franklin | Angie Carrier |
| Phil Pierson | | Jim Hutchins |
| George Gantte, Chair | | Mark Robinsom |
| Todd Kesterson | | Midge Jessiman |
| Anna Gray | | |
| Steve Allen | | |

Chairman Gantte called the meeting to order at 7:14 p.m.. A quorum was declared present. The minutes were approved upon a motion by Gray and a second by Franseen. The first item was called.

Mayor's Business

Gantte told attendees that the planning commission needed to elect a representative to the historic planning commission. Gray made a motion to appoint Pierson. Swann second. He was appointed.

NDL Partnership; Jeff Co Drugs; Site Plan Review

The historic planning commission had not rescinded the previous approval of demolition of the building. Therefore, it was questioned whether the planning commission could review the site plan that did not show the demolition of the building. The item was withdrawn until the May meeting.

Floyd W. Case, Jr. Minor Subdivision; Elmer Drive

Allen made a motion to approve the one lot subdivision. Pierson second. It was approved.

Eslinger; Final Plat Review; Highway 92; Five Lots

Staff informed the property owners that the bond was inadequate. The wording for the letter of credit was wrong and could not be approved. A bond needed to be made out to the planning commission. Franseen made a motion to grant final approval contingent on the bond for $27,000 being made out properly. Gray second. It was approved with the contingency.

H.B. Chambers; Minor Subdivision; Two Lots; Epco Drive

The site needed sewer certifications. Allen made a motion to approve contingent on the sewer certification. Kesterman second. It was approved.

Charles Shields; Request for Subdivision; Five Lots; Highway 92 and Old Jefferson City Highway

It was noted that previously the developer had been told that no development would be permitted unless Old Jefferson Highway were improved by the developer of the property. The application was withdrawn and deferred to the May meeting.

Charles McSpadden; Site Plan Review; East Meeting Street

Mr. McSpadden has sent a letter giving permission to act upon the site plan without his presence. However, there were questions as to why a barn was already constructed without any permit. Also, it was questioned what would go into the barn. Pierson made a motion to deny until McSpadden could be present to answer questions. Allen second. It was denied.

Ruby Tuesday; Sharon Drive; Site Plan Review; Lot 7

The site did not have a signage review; therefore, no approval was granted for signs. Allen made a motion to approve with no signage review or approvals. Kesterson second. It was approved with the understanding that the sign review would come later.

Program Design 2001 to 2002

It was agreed that a new zoning code would be written in the next fiscal year upon a motion by Franseen and a second by Swann.

Adjournment

The meeting was adjourned at 7:51 P.M.

George Scott

~~Secretary~~ Chairman

VIII. **FINANCIAL REPORT BY THE TOWN ADMINISTRATOR**

Town Administrator, Jane Sorey, reported as of April 10, 2001 that the Town's General Fund bank balance was $435,175.62 with $41,044.32 in a 30 day CD.

IX. **REPORTS OF OFFICERS**

- JANE SOREY, Town Administrator, stated that she has discussed subdivision of property with Food City. She stated that Ruby Tuesday has submitted a plan for the next Planning Commission meeting. She stated that someone was beginning to build on Thomas Farm Rd. with no building permit and a stop work order has been issued. She stated that she had talked to TDOT and no signs are allowed in the right-of-way on any state road with the exception of the signs owned by the State that are erected for tourism and directional signs.

X. **REPORTS OF COMMITTEES**

Planning Commission-Planning Commission did not meet in March. The next meeting will be April 26, 2001.

Water Commission- DMS is moving part of their operation to Knoxville. The Commission recommended increased water and sewer rates to the Board of Mayor and Alderman. Easements are being obtained for sewer on East 25-70.

Streets- No comment made.

Parks, Recreation and Tourism- No comment made.

Police- No comment made.

Historic Planning- Jeff-Co Drug Store has agreed to fix most of the areas where they are in violation. They will be before Planning Commission in April with an amendment to the original site plan.

Personnel and Finance- The Commission approved the first five items on tonight's agenda and did not approve the feasibility study for Milldale Bridge.

XI. **PRESENTATION OF ORDINANCES AND RESOLUTIONS**

1. **Third Reading of Ordinance No. 00/01-10 ""AN ORDINANCE TO ANNEX CERTAIN TERRITORY AND TO INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF DANDRIDGE, TENNESSEE." (Jack Hasty Property, Industrial Park)**

JIM HUTCHINS, Town Attorney, stated that Mr. HASTY would not sign an agreement. He stated that our options would be to set a dumpster to provide garbage pick-up for the mobile home park.

It came on a motion by Mayor JONES, seconded by Alderman GANTTE, for the Town Attorney to contact other property owners by letter asking them to allow the Town to place a dumpster on their property to serve that area and to roll Ordinance No. 00/01-10 to the next agenda. On a voice vote the motion passed unanimously and was so ordered.

2. **Third Reading of Ordinance No. 00/01-19 "AN ORDINANCE INCREASING THE MEMBERSHIP OF THE TOWN OF DANDRIDGE HISTORICAL PLANNING COMMISSION."**

It came on a motion by Alderman FARRAR, seconded by Alderman LINDSEY, to adopt Ordinance No. 00/01-19 on third and final reading.

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

| | | | |
|---|---|---|---|
| Mayor JONES | AYE | Alderman FARRAR | AYE |
| Vice-Mayor MILLER | AYE | Alderman GANTTE | AYE |
| Alderman BROWN | AYE | Alderman LINDSEY | AYE |

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

3. **Third Reading of Ordinance No. 00/01-20 "AN ORDINANCE INCREASING THE FEES FOR THE COLLECTION OF SOLID WASTE MATERIALS FROM COMMERCIAL ENTERPRISES."**

It was decided by consensus to roll this item to the next agenda.

4. **First Reading of Ordinance No. 00/01-21 "AN ORDINANCE AMENDING SECTION 8-213 AND 8-211 OF THE DANDRIDGE MUNICIPAL CODE PROSCRIBING PROHIBITED CONDUCT OR ACTIVITIES OF BEER PERMIT HOLDERS."**

It came on a motion by Alderman GANTTE, seconded by Alderman FARRAR, to adopt Ordinance No. 00/01-21 on first reading.

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

| | | | |
|---|---|---|---|
| Mayor JONES | AYE | Alderman FARRAR | AYE |
| Vice-Mayor MILLER | AYE | Alderman GANTTE | AYE |
| Alderman BROWN | AYE | Alderman LINDSEY | AYE |

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

5. **First Reading of Ordinance No. 00/01-22 "AN ORDINANCE REVISING THE WATER AND SEWER RATES OF THE TOWN OF DANDRIDGE."**

It came on a motion by Alderman FARRAR, seconded by Alderman GANTTE, to adopt Ordinance No. 00/01-22 on first reading.

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

| | | | |
|---|---|---|---|
| Mayor JONES | AYE | Alderman FARRAR | AYE |
| Vice-Mayor MILLER | PASS | Alderman GANTTE | AYE |
| Alderman BROWN | AYE | Alderman LINDSEY | AYE |

On a roll call vote, the motion passed unanimously, with Vice-Mayor MILLER passing, and was so ordered.

## XII. OLD BUSINESS

- Jack Hasty Agreements

It was decided by consensus to remove this item from the agenda.

## XIII. NEW BUSINESS

- Authorize Mayor to sign Audit Contract with Brown, Jake & McDaniel, PC

Vice-Mayor MILLER requested that we be able to receive the audit sooner than last year. There was some discussion about when would be a reasonable time to receive the audit.

It came on a motion by Alderman BROWN, seconded by Vice-Mayor MILLER, to authorize the Mayor to sign the audit contract and request they produce it sooner and give reason to why they could not produce it sooner. On a voice vote the motion passed unanimously and was so ordered.

- Request to waiver penalty for Mobile Home Building Permit

It came on a motion by Vice-Mayor MILLER, seconded by Alderman BROWN, to waive the penalty for the building permit. On a voice vote, the motion passed 5-1, and was so ordered.

- Approval of Hart Rd. to Killion Rd. Engineering study by Site, Inc.

It came on a motion by Alderman FARRAR, seconded by Alderman GANTTE, to approve the engineering study for street lighting by Site Inc. from Hart Rd. to Killion Rd. On a voice vote the motion passed unanimously and was so ordered.

- Approval of HWY. 92 at Dumplin Valley Rd. Traffic Engineering Study by Site Inc.

It came on a motion by Alderman FARRAR, seconded by Alderman GANTTE, to approve the traffic engineering study by Site Inc. for HWY. 92 at Dumplin Valley Rd. On a voice vote the motion passed unanimously and was so ordered.

- COPS MORE 2001 Grant Application approval

It came on a motion by Alderman FARRAR, seconded by Alderman GANTTE, to approve the grant application for the COPS MORE 2001. On a voice vote the motion passed unanimously and was so ordered.

- Committee Appointments

This item was withdrawn from the agenda in light of the fact that the nominees do not live in the town limits.

**XIV. MISCELLANEOUS**

- Set date for BMA/Water Board Meeting

**XV. RECESS**

Mayor JONES called the meeting to recess.

**XVI. CALL TO ORDER**

Mayor JONES called the BMA meeting to order.
It was decided by consensus to select the dates of April 30, 2001 and May 7, 2001 at 7:00 p.m.

**XVII. PRESENTATION OF ORDINANCES**

1. **Second Reading of Ordinance No. 00/01-21 "AN ORDINANCE AMENDING SECTION 8-213 AND 8-211 OF THE DANDRIDGE MUNICIPAL CODE PROSCRIBING PROHIBITED CONDUCT OR ACTIVITIES OF BEER PERMIT HOLDERS."**

It came on a motion by Alderman GANTTE, seconded by Alderman LINDSEY, to adopt Ordinance No. 00/01-21 on second reading.

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

| | | | |
|---|---|---|---|
| Mayor JONES | AYE | Alderman FARRAR | AYE |
| Vice-Mayor MILLER | AYE | Alderman GANTTE | AYE |
| Alderman BROWN | AYE | Alderman LINDSEY | AYE |

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

2. **Second Reading of Ordinance No. 00/01-22 "AN ORDINANCE REVISING THE WATER AND SEWER RATES OF THE TOWN OF DANDRIDGE."**

It came on a motion by Mayor JONES, seconded by Alderman LINDSEY, to adopt Ordinance No. 00/01-22 on second reading.

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

| | | | |
|---|---|---|---|
| Mayor JONES | AYE | Alderman FARRAR | AYE |
| Vice-Mayor MILLER | PASS | Alderman GANTTE | AYE |
| Alderman BROWN | AYE | Alderman LINDSEY | AYE |

On a roll call vote, the motion passed unanimously, with Vice-Mayor MILLER passing, and was so ordered.

**XVIII. ADJOURNMENT**

It came on a motion by Alderman GANTTE, seconded by Alderman FARRAR, that the meeting of April 10, 2001 adjourn. On a voice vote the motion passed unanimously and was so ordered

David C. Jones

David C. Jones, Mayor

**ATTEST:**

Angie Carrier

Angie Carrier, City Recorder

MINUTES-BMA-041001

# TOWN OF DANDRIDGE, TENNESSEE
# BOARD OF MAYOR AND ALDERMEN
# REGULAR MEETING
# April 10, 2001

## I. PUBLIC HEARING

The Town of Dandridge BMA held a Public Hearing at 7:00 p.m. for the following ordinances and resolutions:

1. Ordinance No. 00/01-19 "AN ORDINANCE INCREASING THE MEMBERSHIP OF THE TOWN OF DANDRIDGE HISTORICAL PLANNING COMMISSION."
   - No comment made.
2. Ordinance No. 00/01-20 "AN ORDINANCE INCREASING THE FEES FOR THE COLLECTION OF SOLID WASTE MATERIALS FROM COMMERCIAL ENTERPRISES."
   - Postponed to May 08, 2001 Public Hearing.

## II. CALL TO ORDER

**A.** The Dandridge Board of Mayor and Aldermen (BMA) met in regular session at the Senior Citizens Center in Dandridge, Tennessee on Tuesday, the 10th of April, 2001.

**B.** Mayor DAVID JONES was present and presiding. Mayor JONES called the meeting to order, led the invocation, and pledge of allegiance to the American flag.

## III. ROLL CALL

**A.** A roll call of the BMA was conducted by Town Administrator, Jane Sorey, with the following members responding:

- Mayor DAVID C. JONES
- Vice-Mayor JASON MILLER
- Alderman ROY BROWN
- Alderman PAM FARRAR
- Alderman GEORGE GANTTE
- Alderman MILDRED LINDSEY

ABSENT:

- Alderman MIKE CHAMBERS

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

## IV. READING OF THE MINUTES

It came on a motion by Alderman GANTTE, seconded by Alderman BROWN, to approve minutes of March 13, 2001 as written. <u>On a voice vote the motion passed unanimously and was so ordered.</u>

## V. PUBLIC PRESENTATIONS

No business was presented.

## VI. PRESENTATION OF PETITIONS, MEMORIALS, REMONSTRANCES, AND COMMUNICATIONS

No business was presented.

## VII. BUSINESS PRESENTED BY THE MAYOR

No business was presented.

Minutes

Dandridge Regional Planning Commission

February 22, 2001

| Members Present | Members Absent | Others |
|---|---|---|
| Maynard Franseen | Todd Kesterson | Greg Gann |
| Linda Swann | Anna Gray | Mark Robinson |
| Cecil Franklin | Steve Allen | Jane Sorey |
| Phil Pierson | | Angie Carrier |
| George Gantte, Chair | | Jim Hutchins |
| David Jones, Mayor | | Midge Jessiman |

A workshop was called for 6:15 P.M. at the Jefferson County Health Department for the purpose of evaluating and developing a land use plan. A review of the draft was conducted and the workshop was closed at 7:00 P.M.

The regular meeting of the Dandridge Regional Planning Commission was called to order at 7:00 P.M. by Chair Gantte and a quorum was declared. Maynard Franseen was welcomed as a new member. The first agenda item was called.

Mayor's Business

The Mayor noted that Squirewood Village had been approved by the planning commission but he disagreed with the decision. However, he has been in contact with other grocery stores that are interested in locating in Dandridge. Hutchins also noted that he has met with the attorney for Jeff Co Drugs who will provide answers to the questions on the site plan discrepencies.

Jason Wice; Rezoning Request from R-1 to B-2; 1125 Academy Circle

It was noted that Mr. Wice was restoring cars without a permit and the zoning to do so. He is located in the old school building. David Dezan, an adjacent property owner, complained about the noise from the current, unapproved, car restoration. Charles McSpadden, another adjacent owner, opposed the rezoning request. Staff Planner recommended against rezoning as it was a spot zoning. Furthermore, the proposed use - car repair - was out of character with the historic zoning overlay. The proposed rezoning allows highway commercial uses to encroach into the downtown historic area. Franklin made a motion to deny the request. Pierson second. It was denied.

Roger and LeWayne Price; 1059 Valley Home Road; Site Plan Amendment; Signage

The proposed sign is 3 x 4 feet and it is located on the property and not the right of way. Staff recommended in favor. Jones made a motion to approve and Swann second. It was approved.

Dallas Cotham and Bob Taylor; Highway 92 and Killian Road; Minor Subdivision; Two Lots

Jones made a motion to approve contingent on the proper signatures being submitted. Franseen second. It was approved.

Adjournment

The meeting was adjourned at 7:42 P.M.

George Garrett

~~SECRETARY~~ Chairman

Minutes

Dandridge Regional Planning Commission

January 25, 2001

| Members Present | Absent | Others |
|---|---|---|
| George Gantte, Chair | David Jones, Mayor | Jane Sorey |
| Anna Gray | Steve Allen | Jim Hutchins |
| Linda Swann | Maynard Francine | Greg Gann |
| Todd Kesterson | | Angie Carrier |
| Cecil Franklin | | Mark Robinson |
| Phil Pierson | | |

Chairman Gantte called the meeting to order at 7:00 p.m., noting that the only item on the Board of Zoning Appeals had been withdrawn; therefore, the Board of Zoning Appeals' meeting had been cancelled. Gantte announced that a quorum of the planning commission had been obtained. He welcomed Todd Kesterson as a new member to the planning commission. Upon a motion by Gray and a second by Pierson, the minutes of the November 2000 meeting were approved. The commission did not meet in December.

Mayor's Report

A workshop meeting was agreed upon to be held in February to discuss land use policies, review maps and discuss a development corridor along Highway 92. The meeting will be held on February 22 at 6:15 p.m. Later, other workshops may be held to receive input from commissioners. It was also mentioned by Hutchins that litigation had been filed regarding the industrial park annexation. He noted that Jeff Co Drugs is also in violation of the site plan requirements. The plans submitted and approved by the planning commission are different from the construction. The structure has no dormers; the existing building was not torn down and is being used for a tobacco shop. The large trees were torn down; therefore, the landscaping is incorrect. No sign has been approved, but the sign is constructed. Hutchins asked for permission to litigate if the Board of Mayor and Aldermen approve a lawsuit. Kesterson made a motion to approve litigation and Gray second. It was approved.

Sorey suggested that all final and approved plans have three copies signed: one copy for the building official, one file copy, and one extra copy for the developers' files. Swann made a motion to have three signed copies. Kesterson second. It was approved.

Election of Secretary

Franklin nominated Anna Gray. Pierson made a motion to close nominations. All approved of Gray as secretary.

Rezoning Requests; Highway 92

Two separate rezonings were discussed as one item. Gary Eslinger requested a rezoning from R-1 to B-2 on Highway 92 adjacent to a B-3 district. Mike Chambers requested a rezoning from R-1 to B-2 in the vicinity of Highway 92 and Dumplin Valley. The Coop was included in the request. A map was provided for both rezonings. After discussion, Pierson made a motion to approve and recommend both the requests to the Board of Mayor and Aldermen. Gray second. All voted in favor.

William B. Clause; Final Subdivision Review; Elmer Lane

Mr. Clause had completed all items requested in the one lot subdivision of his property. Gray made a motion to approve. Kesterson second. It was approved.

Michael Scott; Commonwealth Dandridge Partners; Site Plan Amendment; Fuel Center

It was agreed that the parcel with 1.6 acres showing an access is in error. The access will have to be removed and was placed on the plan in error. The current proposal is the addition of three fuel islands with six dispensers or six nozzles. There will be one employee. From the previous site plan, the fuel center has been moved to the middle of the site plan for greater safety. Gray noted her concern with safety. Gantte noted the increase in traffic speeds. The developer reported that the traffic engineer had reported no change in the previous traffic study. There was some disagreement as to whether the 1.55 acre parcel had a right in and right out only or allowed right in and out as well as left out. It would be checked against previously approved plans. Swann asked if it wasn't understood by the planning commission that a convenience store/gasoline station would be permitted in this zone and could locate at this site. It was noted that this was understood in previously approved plans - a gasoline/convenience store could locate on out parcels. Then, she asked, why it was inappropriate for just a fuel center without a convenience store? There was also a discussion about a traffic light. The developer made the public commitment, that if T-DOT would allow a traffic light, the shopping center would pay for the light. They said that the Town could hold them to it. The developer of the shopping center would pay for the entire cost of the light. After discussion, Pierson made a motion to approve the amended site plan with the fuel center. Swann second. It was approved by a vote of four to two. In favor were: Gantte, Pierson, Kesterson, Swann. Opposed were Franklin and Gray.

J.C. Romines; Site Plan Review; Lot 2; John and Gladys Fox Subdivision

The site plan had been altered from a previous proposal. The site now had parking in the front and rear. A detention pond was located in the back. New landscaping was provided. Franklin made a motion to approve the site plan. Gray second. It was approved.

Adjournment

The meeting was adjourned at 8:30 P.M.

George Gantte

~~SECRETARY~~ Chairman

Meeting Report

Dandridge Regional Planning Commission

December 28,2000

No meeting was held in December due to the holidays.

# Minutes

## Dandridge Regional Planning Commission

## November 30, 2000

| Members Present | Members Absent | Others |
| --- | --- | --- |
| David Jones, Mayor | Linda Swann | Jim Hutchins |
| Danny Noe | | Angie Carrier |
| Anna Gray | | Greg Gann |
| George Gantte | | Mark Robinson |
| Cecil Franklin | | Midge Jessiman |
| Phil Pierson | | |
| Steve Allen | | |
| Mildred Lindsey | | |

Chairman Gantte called the meeting to order at 7:00 P.M. A quorum was declared present. It was noted that this meeting would suffice for the November and December meetings. The next meeting would be January 25, 2001. With a motion by Jones and a second by Gray, the minutes for the Planning Commission and Board of Zoning Appeals were approved for October 2000. The first agenda item was called.

David Hayes; Rezoning Request from R-1 to B-3; South Highway 92

The property is adjacent to B-3 and has the appropriate infrastructure. Upon a motion by Jones and a second by Noe, the rezoning was recommended to council.

David Hayes; Minor Subdivision; Two Lots; Lot 7; Sharon Drive

This property had been previously approved and a line had been changed. Jones made a motion to approve and Lindsey second. The final plat was approved.

Chuck McSpadden; Assistant Fire Chief; Emergency Procedures

The Assistant Fire Chief noted various fire problems such as the height limitations of 35 feet maximum without a ladder truck. He also suggested the fire department help enforce the building codes and the fire prevention code. He will come back in 2001.

Tom Jinks; Rezoning Request from R-1 to A-1; Meadowood Circle; Lot 45, North Gate Subdivision

It was noted by Robert Elwood that the entire North Gate subdivision is non-conforming with mobile homes. The lots also do not meet current standards. The site currently has 34 mobile homes and was zoned R-1, which dis-allows mobile homes. It was suggested that the entire subdivision be zoned to A-1. Jones made a motion to recommend rezoning the entire subdivision to R-1. Gray second. It was approved.

James C. Romines; Site Plan Review; Lot 2; Circle Drive

The site plan did not have an approved landscaping plan. The building was under construction, but the size of the building had been enlarged and the parking was no longer adequate. Also, drainage was being "sheeted" across the Town-owned parking lot without approval. Jones made a motion to deny as the appropriate landscaping plan is not submitted for the previously approved site plan with conditions. Allen second. It was noted that the enlarged plan was not approved as there was no drainage plan, parking plan or landscaping plan. It was clearly noted that no drainage could be allowed on the Town parking lot.

William B. Clouse; 414 Elmers Lane; Subdivision Review

The minor plat had no surveyor and was hand drawn. After discussion, the owner was told to return with a new plat drawn appropriately. No action was taken.

Adjourn

The meeting was adjourned at 8:35 P.M.

George Farrell

~~Secretary~~ Chairman

# Minutes

## Dandridge Regional Planning Commission

## And Board of Zoning Appeals

## October 26, 2000

Members Present

Mildred Lindsey
Cecil Franklin
George Gantte, Chair
Danny Noe
Anna Gray
Linda Swann
David Jones, Mayor
Steve Allen
Phil Pierson

Others Present

Angie Carrier
Greg Gann
Jim Hutchins
Midge Jessiman
Herb Norton

## Board of Zoning Appeals

Chairman Gantte called the meeting to order at 7:00 P.M.. A quorum was declared present after a roll call. The first item of business was called.

Holiday Schedule

The holiday schedule was discussed and upon a motion by Franklin and a second by Lindsey, the meeting was scheduled for November 30 at 7:00. This meeting was agreed upon for both November and December.

John Rimmer and Ben Catlett; East Highway 92; Front Yard Variance of Fifteen Feet

The property lays adjacent to an unusually shaped piece of property owner by the State of Tennessee. Furthermore, there is a large bank, which is not conducive to development. The property owners are trying to purchase the property from the State which would allow them to grade and build. If the State does not sell the triangular section, the variance will be mandatory due to topography or the large bank. Staff recommended in favor of the variance. Noe made a motion to grant the variance of fifteen feet but the variance would be null and void if the property owners obtained property from the State of Tennessee. Gray second the motion. Jones said that he would like to see a survey of the property. Pierson echoed that sentiment. A roll call vote was called and there were six in favor, two opposed (Jones and Pierson) and one abstention (Allen).

Adjournment

As there was no further business the meeting was adjourned at 7:19 P.M.

Planning Commission

Gantte called the meeting to order at 7:19 P.M. and declared a quorum present. There were corrections to the minutes of September which included: page 2, second line from bottom of first section - placed instead of laced. Allen made a motion to approve the minutes with the correction. Jones second. It was approved.

Mayor's Business

Mayor Jones asked to revisit the site plan requirements and reconsider the placement of sidewalks in commercial developments. Others agreed that a re-visit should be done in the future.

Commonwealth of Dandridge; Highway 25/70 and Highway 92, Site Plan Amendment

It was noted that the new site plan was lacking in the needed number of spaces - at least three additional spaces were needed and maybe four. These counts did not include the necessary parking for a gasoline station. It was also noted that no out-parcels are being reviewed in this plan or approved. The relocation of two retail shops, addition to the anchor business and the reduction in retail space of approximately 3,000 square feet was reviewed. The addition of a fuel center was also being considered. The commission generally had a problem with the fuel center, its impact on traffic and its location. No new counts were available to update the previously presented transportation plan. Franklin made a motion to approve the site plan contingent on the appropriate number of parking spaces being shown although the fuel center would not be approved. Pierson second. Allen abstained from voting. The site plan was approved.

Bell South; Highway 25/70; Site Plan Review

With a brief discussion, Jones made a motion to approve the plans dated October 5, 2000. Gray second. The site plan was approved.

Town of Dandridge; Sewer Line Extension; Mildale and Dumplin Valley East

Herb Norton represented the Town's Utility Department and answered questions on the proposed extension. There were general questions except for the location of a large pump. A fifty feet square parcel plus an easement is needed for the pump. A motion was made by Allen to approve the sewer line extension on the condition that the location of the pump is discussed with Lucy Franklin. Franklin second the motion. This meeting should occur by Monday the 30th of October.

Annexation Proposals; C and C Trailer Park and the Industrial park; Jack Hasty Mobile Home Park

Ordinances for both proposals as well as plans of service were presented. Herb Norton said that his department will lose $14,000 to $15,000 per year from the extra outside line charges for water and sewer. On DMS, the water department will lose $4,418 in fees alone. Allen made a motion to recommend both annexations and plans of service to the Town council. Lindsey second. It was approved.

Zoning Amendment; Vacant Lots

Section 11-903 was presented for amendment to include the word, "vacant" in the text to make the reading more clear. Jones made a motion to recommend the amendment to council. Gray second. It was approved.

Gaby Hills

A resident of Gaby Hills complained about the Eslinger rezoning was not heard. He was informed that the issue was in front of the Town Board and not the planning commission.

Adjourned

The meeting was adjourned at 8:58 P.M.

~~SECRETARY~~ Chairman

# MINUTES

## DANDRIDGE REGIONAL PLANNING COMMISSION

August 24, 2000

| Members Present | Members Absent | Others |
|---|---|---|
| Danny Noe | Cecil Franklin | Jim Hutchins |
| George Gantte, Chair | David Jones | Midge Jessiman |
| Mildred Lindsey | Barbara McAndrew | |
| Anna Gray | Jim Miller | |
| Steve Allen | | |

Chairman Gantte called the meeting to order at 7:21 p.m. and declared a quorum. Allen made a motion to approve the minutes and Gray second. The minutes were approved as written. There was no Mayor's business; therefore, the first agenda item was called.

<u>Richard Talley, 328 W. Highway 25/70, Minor Subdivision Review</u>

Staff noted that the property would be hooking onto the sewer line and recommended final approval contingent on the installation of the sewer to the property or to posting a bond. Allen made a motion to approve with staff's contingencies. Noe second. It was approved with the contingencies.

<u>Jerry Hodge; 1239 Treadway Drive; Rezoning Request from A-1 to C-2; Region</u>

Staff recommended against as it did not meet Dandridge's requirements for commercial as it lacked suitable infrastructure. There was no sewer; the road was narrow and a dead-end. The C-2 district was a heavy commercial district. Allen made a motion to deny the rezoning and Noe second. The denial recommendation was approved.

<u>Tom Jinks, Bond Release; Rebecca's Run</u>

Greg Gann had inspected the road and recommended release of the bond. Lindsey made a motion to release the bond. Gray second. It was released.

<u>Tom Eslinger Property; Rezoning Request from R-2 to R-1; High and Meeting Streets</u>

It was noted that the property was rezoned to allow publicly assisted housing. That application was not approved. It was noted that the developer requested thirty more days to review other funding sources. And, in thirty days, his option on the property would run out. Noe made a motion to postpone for thirty days or until the next meeting and Allen second. It was postponed.

Adjournment

Upon motions by Lindsey and Gray, the meeting was adjourned at 7:50 P.M.

George Gantte

~~SECRETARY~~ Chairman

MINUTES

DANDRIDGE REGIONAL PLANNING COMMISSION

July 27, 2000

| Members Present | Members Absent | Others |
|---|---|---|
| George Gantte, Chair | Barbara McAndrew | Jim Hutchins |
| Anna Gray | | Midge Jessiman |
| Mildred Lindsey | | Mark Robinson |
| David Jones, Mayor | | |
| Cecil Franklin | | |
| Danny Noe | | |
| Steve Allen | | |
| Jim Miller | | |

Chairman Gantte called the meeting to order at 7:00 P.M. The minutes of the June 29,2000 were reviewed and there were two corrections made - page 3, Gray was appointed secretary in Jones' absence, not Lindsey; and, change the word, "eater" to "water". With those corrections agreed upon, Jones made a motion to approve the minutes with the corrections and Franklin second. The minutes were approved as corrected.

Mayor's Business

The Mayor noted that Barbara McAndrews may have to resign for health reasons. Also, he noted that the Town did not receive the grant for low to moderate income. Therefore, he requested that the Eslinger property be rezoned back to R-1 from R-2 and this item should be placed on the August agenda.

C.R. and H.B. Chambers; 899 Epco Drive; Minor Subdivision Review

Staff said that it met all criteria. Jones made a motion to approve and Miller second. It was approved.

William Humphrey; 218 West Main Street; Minor Subdivision Review

Staff recommended in favor. Miller made a motion to approve and Franklin second. It was approved.

Tom Jinks, Lot 9 Evans Lane; Minor Subdivision Review

Staff recommended in favor. Franklin made a motion to approve and Gray second. It was approved.

Tom Jinks; Partial Bond Release; Rebecca's Run; Hart Road

The bond release is for $78,290.16. This amount is from the total bond of $229,531. Jones made a motion to release the bond of $78,290.16. Miller second. It was approved.

Michael Jordan/Randy Cooper; Site Plan Review; St. Mary's

This plan is a new plan which supercedes the previously approved document. Michael Jordan presented the plan. It was noted that the drainage needed to be certified and the plan had to be stamped. Jones made a motion to approve with the conditions of having a stamped copy and the drainage certified. Gray second. It was approved.

Bell South; Highway 70; Site Plan Revision

Staff noted that the plan differs from the previously approved one. The following are revisions: stairwell moved, new 15 feet by 30 feet pad added, 12 feet by 20 feet portable office to be placed in front, relocated 10 by 16 feet portable office to the rear, and addition of dumpster. Staff noted that the portable building added in the rear would not meet setbacks and could not be approved. She also noted that some of the landscaping had been removed from the plan by the addition of the portable building in the front. No one from Bell South was present. Jones said, for the record, that a representative from Bell South had approached him about placing the portable office in the rear. The Mayor told him that it would not meet setbacks. Also, Bell South wanted to increase the size of the building in the front and the Mayor told him to come back with a new site plan. Jones made a motion to deny as no one was present. Franklin second. The revised site plan was denied. Jones made a motion that the Town Administrator to write a letter to Bell South noting the problems. Allen second. It was approved.

Adjournment

The meeting was adjourned at 7:42 P.M. upon a motion by Lindsey and a second by Miller.

MINUTES

June 29, 2000

| Members Present | Members Absent | Others |
|---|---|---|
| George Gantte, Chair | Barbara McAndrew | Angie Carrier |
| Anna Gray | David Jones, Mayor | Jim Hutchins |
| Danny Noe | Jim Miller | Midge Jessiman |
| Cecil Franklin | Steve Allen | |
| Mildred Lindsey | | |

Chairman Gantte called the meeting to order at 5:39 P.M. A quorum was declared. Upon a motion by Gray and a second by Noe, the minutes of the May 2000 meeting were approved. There was a general discussion of the time of the meeting. Since a quorum failed on June 22, 2000 and a bare quorum was met at this meeting, the meeting was rescheduled back to 7:00 P.M. Since there was no Mayor's business, the first agenda item was called.

John and Donna Thompson: Two Lot Subdivision, 870 S. Highway 92

No one was present. Franklin made a motion to deny as no one was present unless the applicant appeared before the end of the agenda. The motion was approved to deny.

Ron and Brenda Hill; Valley Home Road; Site Plan Review and Minor Subdivision; Duplexes

Staff recommended in favor of the subdivision and the duplex site plans but noted that two motions were required or two separate actions. Lindsey made a motion to approve the subdivision of two lots as a final plat and also to approve the site plan. Franklin second. Both the subdivision and the site plan were approved.

Warren Hurst and Darryl Keene; Re-Plat of Historic Hills Lots 1-9

Staff noted that lot 9 had not been approved by the health department; therefore, it should be noted on the plat that it was not approved and not for sale. Otherwise she recommended in favor. Lindsey made a motion to grant final approval except for lot 2, which is not approved. Gray second. It was granted final approval except lot 2.

Tom Jinks Bond Release, Rebecca's Run

The bond release was for eater, sewer, drainage and grading. It was a partial bond release of $98,985.49 from $229, 531. Lindsey made a motion to reduce the bond and Franklin second. The bond release was approved.

Historic Hills; Bond Release; Water

Staff had contacted the Shady Grove Utility District regarding the bond and Mike Jones had no problem with the bond release. Gray made a motion to release the bond and Franklin second. The water bond ws released.

John and Donna Thompson; Two Lot Subdivision; 870 S. Highway 92

John Thompson appeared. Staff noted that the plat is a re-subdivision of lot five of a 1981 plat. The lot five is a "condo" division with the foot print already in place. In other words, the lot matched what was there. Lindsey made a motion to approve the plat and Noe second. It was approved.

Secretary

Until Mayor Jones is back, a motion was made by Gray and second by Franklin to have Lindsey serve as secretary for plat signature purposes.

Adjournment

The meeting was adjourned at 6:10 P.M.

~~SECRETARY~~ Chairman

Minutes

May 25, 2000

Dandridge Regional Planning Commission

| Members Present | Members Absent | Others |
|---|---|---|
| George Gantte, Chair | Barbara McAndrew | Jim Hutchins |
| Cecil Franklin | | Jane Sorey |
| Danny Noe | | Greg Gann |
| David Jones, Mayor | | Midge Jessiman |
| Steve Allen | | |
| Mildred Lindsey | | |
| Jim Miller | | |
| Anna Gray | | |

Chairman George Gantte called the meeting to order at 5:11 P.M. A quorum was declared present. On the minutes of the May 10th meeting, the date was incorrect - noted as the 19th. Jones made a motion to approve the May 10th minutes with the correction to the date. Miller second. The minutes were approved.

Mayor's Business

There was none.

Old Business

Chad Long and Maxie Bible was placed on the agenda as old business from the May 10th meeting. It was a one-lot subdivision. Staff noted that public water was located nearby but was not to the property. She recommended in favor of final contingent on the lot being tapped to public water. Jones made a motion to approve contingent on the lot being taped into the public water and Gray second. It was approved with the contingency.

Carolyn Henderson; Rezoning Request from A-1 to R-1; Flora Road

Henderson had faxed a letter to Town Hall stating that she could not be present but authorizing the planning commission to act upon the rezoning request. Staff recommended in favor of the rezoning request. Lindsey made a motion to recommend the rezoning to the county commission. Allen second. It was approved.

Ed Franklin, Nichols Road; Minor Subdivision Review; Final

Lot number 3 was being altered on the Keith Dennis property. The lot line change did not require health department approval. Staff recommended in favor. Jones made a motion to grant final approval. Franklin second. It was approved.

R.T. Felknor; 630 Hart Road; Two-Lot Combination; Final

This property is adjacent to the interstate and the owner is purchasing a lot along Hart Road to give public access to the landlocked parcel. No health department was needed and staff recommended in favor. The joined lots will be 1.441 acres with the 3.2 acres, which is landlocked. Allen made a motion to grant final approval. Franklin second. It was approved.

Commonwealth Partners; Highway 92 at 25W/70; Final Site Plan Review

There was considerable discussion. Granted final approval was: the entrance closest to the downtown area of Dandridge will be 24 feet wide; the site plan, as shown, with the Food Store, as shown, and a 4,500 future expansion to the food store. Exit/entrance at 25/70 is right in/right out/ left in. Additional development other than the one parcel west of the parking lot will require the exit be right in/right only out and a new exit will have to be constructed according to safety standards further down Highway 25/70. The warning was issued that the site plan approval was good only for one year from May 25,2000. If no permit was obtained or construction was not nearly complete, the permits would be revoked. The developer agreed. Allen made a motion to grant final site plan review with the above contingencies. Miller second. It was approved.

Jeff and Angela Bowling; Request for Annexation; Highway 25/70

The requestors withdrew this item.

Adjournment

Franklin made a motion to adjourn at 5:50 P.M. Miller second. It was approved.

# MINUTES

# DANDRIDGE REGIONAL PLANNING COMMISSION

May 10, 2000

| Members Present | Members Absent | Others |
|---|---|---|
| George Gantte, Chair | Barbara McAndrew | Jim Hutchins |
| Jim Miller | David Jones, Mayor | Jane Sorey |
| Danny Noe | Cecil Franklin | Mark Robinson |
| Anna Gray | | Midge Jessiman |
| Mildred Lindsey | | |
| Steve Allen | | |

Chairman Gantte called the meeting to order at 5:05 P.M. After a roll call, a quorum was declared present. Miller made a motion to approve the Board of Zoning Appeals and planning commission minutes of March 23, 2000. All voted in favor and the first agenda item was called.

## Mayor's Business

In place of Mayor Jones, Interim Town Administrator, Jane Sorey, noted that a traffic study has been done on the Highway 92 and Highway 25/70 intersection and area.

## George Franklin; Rezoning Request from A-1 to C-2; Bramble Lane

Staff noted that the property lack commercial infrastructure. There was no sewer and Bramble Lane was not sufficient to handle commercial uses. She recommended against. After considerable discussion, Allen made a motion to deny based on staff's recommendations and the lack of suitable infrastructure. Noe second. The denial was approved with Miller abstaining.

## Dale Meade; Highway 25/70; Exit 415; To Commercial 2

Staff noted that Mr. Meade had obtained a building permit for a private storage facility, apparently for his own use. The county zoning officer later noted that Mr. Meade was operating a business out of it, illegally. Meade then asked for a rezoning. Allen asked if this was a "forgiveness" issue. The answer was "apparently". The surrounding properties are zoned C-2 and have commercial uses on this. Staff recommended in favor. Miller made a recommendation for rezoning based on surrounding commercial zoning and uses. Gray second. It was approved and sent to county commission.

John Allen/Clint Harrison, Shady Grove Utility; Site Plan Review; 830 Highway 139; Office and Maintenance Buildings

The site plan showed two buildings connect by a breeze way or canopy. Building "a" was the offices of the utility. Building "b" was the service building for the trucks. All requirements had been met. Staff recommended in favor. Miller made a motion to approve and Lindsey second. It was approved.

Tritel Communications; Spring Creek Road; Site Plan Review; Addition to Existing Cellular Tower

A co-locator with generator and attendant equipment was being added to the tower. Staff recommended in favor. Lindsey made a motion to approve and Noe second. It was approved.

Miscellaneous

A letter from Michael Scott was distributed and discussed regarding the proposed shopping center at Highway 25/70 and Highway 92. No action was taken.

The time of the meeting was changed, upon general agreement, from 7 p.m. to 5 p.m. This new time will be tried for a while.

Adjournment

Upon a motion by Gray and a second by Miller, the meeting was adjourned at 5:55 P.M.

George Garrett

~~SECRETARY~~ Chairman

MINUTES

DANDRIDGE REGIONAL PLANNING COMMISSION

March 23, 2000

| Members Present | Members Absent | Others |
|---|---|---|
| David Jones, Mayor | None | Jim Hutchins |
| George Gantte, Chair | | Midge Jessiman |
| Steve Allen | | Mark Robinson |
| Mildred Lindsey | | Greg Gann |
| Cecil Franklin | | |
| Barbara McAndrew | | |
| Danny Noe | | |
| Jim Miller | | |
| Anna Gray | | |

BOARD OF ZONING APPEALS

Chairman Gantte called the meeting to order at 7:20 P.M. A quorum was present. The only agenda item was a request from Pizza Plus for a 9 feet 4 inch front yard variance. However, they withdrew the request in the meeting. No action was necessary. Upon a motion by Allen and a second by Miller, the BZA meeting was adjourned at 7:22 P.M.

PLANNING COMMISSION

The planning commission was called to order at 7:22 P.M. and a quorum was declared present. The Chair called for a review of the minutes. Allen noted a typographical error, page 1, third line - Mr. Instead of Me. - The typo would be changed and the minutes approved upon a motion by Jones and a second by Miller. All voted in favor and the first agenda item was called.

Mayor's Business

The Mayor reported on the county growth committee meeting of March 22. The agreement was that Dandridge would give up the 424 interchange but would keep the 415. After three years, the 424 interchange can be reviewed for inclusion into Dandridge's area.

Johnny Kerr; Historic Hills Plat Amendment; Hwy.25/70 25/70

Three lots had been combined from the original plat. Lot 42 was still not approved. Staff asked for the bond that had not been turned in since August 1999. It was presented. She recommended in favor. Mayor made a motion to approve with lot 42 still being omitted and that the final bond be signed within five working days. Franklin second. It was approved with those stipulations.

Rezoning Request; Don Miller; Valley Home Road; From R-1 to R-2; Tom Miller Subdivision; 1.2 Acres

Staff recommended against, as it was spot zoning. The R-2 parcel across the street had been changed to R-1 a few years ago at the request of residents. The request was withdrawn.

Tom Jinks; Final Plat Review; Rebecca's Run; Hart Road

The bond had been turned in. All requirements had been met. Staff recommended in favor. Lindsey made a motion to approve the final plat. Franklin second. It was approved.

Johnny Kerr; Site Plan Review; Pizza Plus; Highway 92

The item was withdrawn. No action was necessary.

Bell South; Bill Shelton; Site Plan Review; Highway 92; Expansion of Existing Facility

The setbacks conform as was questioned last month. A drainage and landscaping plan had been submitted. Discussion centered on the location of the portable building. Shelton said it would be screened and underpinned. Allen made a motion to approve the site plan and the portable building as shown. Miller second. It was approved with Jones voting "no".

David Cate; Three Lot Subdivision; Haynes Road; Final Plat Approval

There were houses on each of the three lots. No health department was required. Staff recommended in favor. Gray made a motion to approved and Noe second. It was approved.

Misc.

The Mayor noted that five members of council could replace the BZA and a couple of council members were considering it.

Adjournment

The meeting was adjourned at 8:10 P.M. upon a motion by Miller and a second by Franklin.

George Gantte

~~SECRETARY~~ Chairman

MINUTES

Dandridge Regional Planning Commission

February 24, 2000

| Members Present | Members Absent | Others |
|---|---|---|
| Steve Allen | Anna Gray | Jim Hutchins |
| Mildred Lindsey | Barbara McAndrew | Jane Sorey |
| David Jones, Mayor | Cecil Franklin | Midge Jessiman |
| Danny Noe | | Mark Robinson |
| Jim Miller | | Herb Norton |
| George Gantte, Chair | | |

Chairman Gantte called the meeting to order at 7:00 P.M. After a roll call, it was declared that a quorum was present. Allen made a motion to approve the minutes and Noe second. The minutes were approved and the first agenda item was called.

<u>Business Presented by the Mayor</u>

The Mayor noted that Barbara McAndrew was in the hospital after having surgery. He also noted a status report of the Chapter 1101 boundaries now in dispute with the county growth committee.

<u>Carleen Chambers; Request for Annexation; 429 Highway 139 and Plan of service</u>

Staff noted that a plan of service had been presented and the applicant is contiguous to the corporate limits. She recommended in favor. Upon a motion by Jones and a second by Allen, the request for annexation and the plan of service was sent to the Town Board.

<u>Steve Allen; Site Plan Review; Garage Addition; 417 Travel Center</u>

Allen removed himself from the proceedings as he had a direct conflict of interest. A quorum was still deemed present. Staff noted that she had requested that me Allen certify a landscaping plan, have a stamped plan, and a drainage certificate of no increase in water. All had been provided. Staff recommended in favor. Miller made a motion to approve the site plan and Lindsey second. It was approved. Allen left the proceedings at 7:16 P.M.

Willie Eslinger; Request for Annexation; East Meeting Street; Map 68e, Parcel 23; R-1 Zoning and Plan of Service

Staff recommended in favor of the annexation and the plan of services. Jones made a motion to recommend the annexation and the plan of services. Lindsey second. All voted in favor to send the request to the Town Board.

Willie Eslinger; Rezoning Request; R-1 to R-2, Map 68e, Parcels 18 and 19, 12.2 Acres

Staff recommended in favor as all infra-structure was in place. Jones made a motion to approve the rezoning request of 12.2 acres. Lindsey second. All approved and it was sent to the town board.

Darryl Donahoo; One Lot Subdivision; Final Plat; Blakely Road

Staff noted that the health department had approved the plat and she recommended in favor. Upon a motion by Miller and a second by Lindsey, the plat was approved.

Signing of Plats

Due to McAndrew's illness a temporary secretary is needed to sign plats. Lindsey made a motion to have Mayor Jones fill-in. Miller second. Jones was approved as temporary secretary.

Tom Jinks; Rebecca Run; Preliminary Plat Review; Hart Road

Staff noted that a lighting plan is still needed. She recommended in favor. Jones made a motion to grant preliminary plat approval. Lindsey second. It was approved.

B. Shelton; Bell South; Site Plan Addition; U.S. 25/70

Staff noted that there was no landscaping plan and a variance was needed on the right rear of the property. It was generally agreed that a variance could not be given as the lot was over-developed. It was also shown that the temporary trailer, which is to be moved to another on-site location, had never received approval. The item was withdrawn and will be placed on next month's agenda.

Rodney Martin; Request for Re-Subdivision from Two lots Into Five; Roy Denton Property; Highway 139

All signatures had been obtained including the health department. Staff recommended in favor. Jones made a motion to grant final approval. Lindsey second. It was approved.

Town of Dandridge; Request for Utility Line Expansion; Sewer; Cherokee Drive Area

Herb Norton presented the proposed expansion and explained the project. Jones made a motion to approve the sewer line expansion and Miller second. It was approved and recommended to the Town Board.

Historic Hills; Amendment; Three Lots; Johnny Kerr

Staff noted that the bond still had not been turned in on the original final plat. She recommended against any amendment until the bond is turned in as promised. Kerr withdrew the plat.

Building Official

Robinson had a question about a site plan with mini-storage buildings. No action was taken.

Adjournment

The meeting was adjourned at 8:10 p.m.

~~SECRETARY~~ Chairman

# MINUTES

## DANDRIDGE REGIONAL PLANNING COMMISSION

## JANUARY 27, 2000

| Members Present | Members Absent | Others |
|---|---|---|
| Jim Miller | Barbara McAndrew | Greg Gann |
| Cecil Franklin | | Jim Hutchins |
| Mildred Lindsey | | Midge Jessiman |
| Danny Noe | | Jane Sorey |
| Anna Gray | | |
| George Gantte, Chair | | |
| David Jones, Mayor | | |
| Steve Allen | | |

Chairman Gantte called the meeting to order at 7:00 P.M. A roll call vote was taken by Sorey and a quorum was declared present. The first agenda item was called.

Minutes of December 1999

There was a brief discussion of the minutes and a clarification on the Mark Jackson property Killion Road as contained in the minutes. Jones said that the Mark Jackson property on Killion Road would remain as R-3 since the motion to re-zone failed. The remainder of the commission agreed. Upon a motion by Jones to approve the minutes, as is, and a second by Miller, the minutes were approved.

Tom Jinks, Golden Pond Enterprises; Preliminary Subdivision Plat Review; Forty-one Lots; Hart Road

Staff noted that there were no: survey; lot dimensions, setbacks, sidewalks, street lights, or drainage information. Jones brought up the fact that the final reading on the annexation was due at the next council reading and he thought the annexation was a corridor annexation. He asked staff what was the intent of the annexation. She said that it was assumed that Hart would allow all of his property into the corporate limits not just ten to fifteen feet. After the discussion, Jones made a motion to postpone action until the final annexation is decided. Allen second. The postponement was approved.

Top Flight; Site Plan Review; Proposed Dairy Queen and Texaco Station; Patriot Drive

The property is located on the Marathon station site. Staff noted that the proposed buildings did not meet any of the setbacks and would not qualify for a variance.

Furthermore, there were no landscaping or drainage plans. Allen made a motion to grant preliminary approval contingent on: a landscaping plan, drainage plan, sign size notation, all setbacks being met. Jones second. It was approved with the contingency.

Glen Alan Smith: One Lot Subdivision: Chestnut Hill Road

Mr. Smith or a designated representative did not appear as required. Therefore, Jones made a motion to deny and Allen second. It was denied.

Lloyd Bible: Request to Re-Locate Road and Gasoline Tank: Deferred from December

It was noted in the meeting that the tank, which had been on-site, was removed. That had been one of the major issues. The City Attorney explained the easement issues. Staff recommended in favor of the relocation. Allen made a motion to recommend the relocation to the council contingent on: the road movement is at Bible's expense. It be constructed to Town specifications and a public hearing be held. Miller second. All voted in favor.

Proposed Utility Policies

Staff noted that the policies would be adopted in the corporate limits only for now. No changes were made in the text. Jones made a motion to approve. Miller second. It was approved and recommended to council.

Proposed Amendment: Expiration Date: Site Plans

Staff noted that there was no expiration date for site plans. There are several commercial site plans that have been approved and a several years old but have not started construction. She recommended amending the ordinance to allow an expiration date. Jones made a motion to approve the proposed zoning amendment. Franklin second. It was approved.

Proposed Amendment: Site Plan Requirements: Requiring Sidewalks

Currently, the Town's subdivision regulations require sidewalks. But, the site plan requirements do not mandate sidewalks for commercial or industrial uses. She recommended in favor of the proposal. Jones made a motion to approve and send to council. Franklin second. It was approved.

1101 Status

Jones gave an update on the county growth committee activities. He noted that Dandridge had reduced its proposal

Furthermore, there were no landscaping or drainage plans. Allen made a motion to grant preliminary approval contingent on: a landscaping plan, drainage plan, sign size notation, all setbacks being met. Jones second. It was approved with the contingency.

Glen Alan Smith; One Lot Subdivision; Chestnut Hill Road

Mr. Smith or a designated representative did not appear as required. Therefore, Jones made a motion to deny and Allen second. It was denied.

Lloyd Bible; Request to Re-Locate Road and Gasoline Tank; Deferred from December

It was noted in the meeting that the tank, which had been on-site, was removed. That had been one of the major issues. The City Attorney explained the easement issues. Staff recommended in favor of the relocation. Allen made a motion to recommend the relocation to the council contingent on: the road movement is at Bible's expense. It be constructed to Town specifications and a public hearing be held. Miller second. All voted in favor.

Proposed Utility Policies

Staff noted that the policies would be adopted in the corporate limits only for now. No changes were made in the text. Jones made a motion to approve. Miller second. It was approved and recommended to council.

Proposed Amendment: Expiration Date; Site Plans

Staff noted that there was no expiration date for site plans. There are several commercial site plans that have been approved and a several years old but have not started construction. She recommended amending the ordinance to allow an expiration date. Jones made a motion to approve the proposed zoning amendment. Franklin second. It was approved.

Proposed Amendment; Site Plan Requirements; Requiring Sidewalks

Currently, the Town's subdivision regulations require sidewalks. But, the site plan requirements do not mandate sidewalks for commercial or industrial uses. She recommended in favor of the proposal. Jones made a motion to approve and send to council. Franklin second. It was approved.

1101 Status

Jones gave an update on the county growth committee activities. He noted that Dandridge had reduced its proposal two times. Yet, the growth committee is asking for more cuts. It was noted that Dandridge was not inclined to cut anymore.

Adjournment

The meeting was adjourned at 8:20 P.M. upon a motion by Gray and a second by Miller.

George A. Gantt

~~Secretary~~ Chairman

DATE APPROVED

Minutes

Dandridge Regional Planning Commission

December 9, 1999

| Members Present | Members Absent | Others |
|---|---|---|
| George Gantte, Chair | David Jones, Mayor | John Tate |
| Barbara McAndrew | Cecil Franklin | Jim Hutchins |
| Jim Miller | Anna Gray | Midge Jessiman |
| Danny Noe | | Greg Gann |
| Mildred Lindsey | | |
| Steve Allan | | |

Chairman Gantte called the meeting to order at 7:04 P.M. A quorum was declared present. The Board of Zoning Appeals was called into session

BOARD OF ZONING APPEALS

Chairman Gantte called for the first agenda item as there were no minutes to approve.

Nichols Sign Company; John Underwood; Goose Creek Rd.; Variance for Sign Height

The applicant had purchased a restaurant and the existing sign was blocked, eastbound, by the motel's sign. The regulations allow a maximum signage of fifty (50) feet as measured from the road. The request is for sixty-five feet. The applicant noted that Shoney's sign was 65 feet. Staff recommended against noting that no sign variance had been given since the new ordinance went into effect approximately one and one half years ago. Additionally, the Town's zoning specifically states that a variance is not warranted because another sign blocks its vision. State law only allows variances for topographical reasons or exceptionally unusual circumstances. In this case there were none - just a sign that was blocked by another sign. The Town Attorney concurred. Noe made a motion to deny as the request for a variance was not in compliance with the zoning ordinance. Allan second. The denial was approved.

Adjournment

The meeting was adjourned at 7:32 P.M. and convened as the planning commission.

PLANNING COMMISSION

Chairman Gantte called the meeting to order at 7:32 P.M. There was a correction to the minutes. Under the Jon Woods rezoning request, the road name should have been Highway 25/70 instead of Goose Creek as listed. McAndrew made a motion to approve the minutes as corrected. Miller second. The minutes were approved and the first agenda item was called.

Business Presented by the Mayor

John Tate noted the progress of the 1101 growth management area under review by the county coordinating committee.

Robert Jones; Site Plan Review; Addition to Existing Structure; 1064 S. Highway 92

A drainage plan and landscaping plan had been required at the last meeting. Both were turned in. Staff asked why the extension of the building was under construction without final site plan review. The owner had been given permission to grade and dig for footers; however, the building is going under roof. The owner said he thought it was a miscommunication between the contractor and the building official. Staff recommended in favor. Allen made a motion to approve and McAndrew second. It was approved.

Tom Jinks; Golden Pond Enterprises; Evans Lane; Resubdivision of Lot 9

The item was withdrawn by the owner.

Tom Jinks; Golden Pond Enterprises; Annexation Request with Rezoning to R-2; Hart Road

Staff noted that there was one piece of property between Mr. Jinks' and the corporate limits. She presented a plan of service with the developer paying for the water and sewer line extensions; he has agreed to that. There was a general discussion about recommending annexation with one owner not aware of the impending act. Miller made a motion to recommend annexation. McAndrew second.The motion was approved with Noe and Allan voting "no" and Gantte passed. Then there was a motion on the plan of service with McAndrew and Miller recommending in favor of the plan of service. The motion carried with Noe and Allen voting "no". The remainder voted "yes".

Mark Jackson; Final Approval; Franklin Ridge Subdivision; Killion Road; Phase 2

Staff noted that there was no topo, setbacks, drainage plan, sidewalks and she recommended against. It was withdrawn by the applicant.

Mark Jackson; Rezoning Request; Franklin Ridge Subdivision; Phase 3; From R-3 to C-3

Staff noted that there was a discrepancy in the zoning map which showed one area as already B-3. Mr. Jackson had the paperwork to prove that one part of the property had been zoned by council to B-3. She noted that the area was not suitable for commercial including the twelve acres that he wanted rezoned to commercial. She noted the lack of infrastructure including sewer and the narrowness of Killion Road. Noe made a motion to recommend rezoning from R-3 to B-3 the portion west of Killion Road and R-3 the portion east of Killion Road. Gantte second. Upon a roll call vote the following votes were cast: Gantte - no; Miller - pass; Noe - no; Alan - no; Lindsey - no; McAndrew - no. The motion was denied.

Lloyd Bible; Request for Road Re-Location; Lakseshore Drive

Mr. Bible presented a plan to relocate Lakeshore Drive for the purpose of obtaining the right-of-way so that he may continue construction on the extension to his house. Mr. Bible had started an extension to his house and admitted to having no building permit. Furthermore, non-disputed is the fact that the extension violated the setbacks. The Board of Zoning Appeals refused to grant a variance of approximately fourteen feet as there were no grounds. The problem was self-inflicted and not a topographical issue. So, Mr. Bible has proposed to relocate the Town's road, at his expense, and acquire the right-of-way, granting an easement over the former right-of-way for the public utilities. Noted, however, was the fact that an old underground gasoline tank was on the right-of-way and would have to be moved. The planning commission said that the Town should not be required to move the tank for the road relocation. Miller made a motion to postpone any action until the issue of the tank removal is resolved. Allan second. Removal was defined as determining the exact ownership of the tank, exact location and who would remove it. All voted in favor to postpone.

Proposed Amendments

Submitted by staff were: utility policies; expiration dates for site plans; and an amendment to the zoning ordinance requiring sidewalks as a part of site plan review. Miller made a motion to postpone the items. Allan second. The items were postponed until the next meeting.

Adjournment

The meeting was adjourned upon a motion by Miller and a second by Lindsey at 9:20 P.M. All voted in favor.

George A. Gantt

~~Secretary~~ Chairman

MEETING REPORT

DANDRIDGE REGIONAL PLANNING COMMISSION

November 25, 1999

The meeting was cancelled as it fell on Thanksgiving Day. A joint November/December meeting was scheduled for December 9, 1999.

# MINUTES

## DANDRIDGE REGIONAL PLANNING COMMISSION

October 28, 1999

| Members Present | Members Absent | Others |
| --- | --- | --- |
| Danny Noe | Steve Allen | Jim Hutchins |
| Barbara McAndrew | Mildred Lindsey | John Tate |
| Cecil Franklin | | Midge Jessiman |
| George Gantte, Chair | | Mark Robinson |
| David Jones, Mayor | | Greg Gann |
| Anna Gray | | |
| Jim Miller | | |

Chairman Gantte called the meeting to order at 7:04 P.M. A quorum was declared present. The minutes of the September 1999 meeting were revised as corrections were noted. The number "24" should have read "14" and there were two typographical mistakes. Jones made a motion to approve the September minutes with the corrections as noted above. Gray second the motion. They were approved. The first agenda item was called.

Business Presented by the Mayor

Mayor Jones noted the results of a meeting with the Shady Grove Utility District's Attorney, Jeff Jones regarding utility proposals.

Robert Jones: Site Plan Review: Addition to Existing Structure: 1064 S. Highway 92

Staff Recommendation: Staff noted that the plan did not have a drainage or landscaping plan; nor, was the site plan stamped as required. She recommended against final site plan.

Action Taken: Jones made a motion to grant preliminary site plan review contingent on the understanding that the site plan must be stamped and have a landscaping and drainage plan presented before final. Franklin second. It was approved as a preliminary.

Jon Woods: Rezoning Request: A-1 to C-2: Goose Creek Road: Region

Staff Recommendation: Staff noted that the property is non-conforming as a commercial establishment, known formerly as Dandridge Seafood. Commercial zoning is adjacent to the property. She recommended in favor.

Action Taken: Upon a motion by Franklin and a second by Gray, the property was recommended for rezoning to B-2.

R.L. Cameron; Rezoning Request from A-1 to C-2; Goose Creek Road; Region

The property has a stop work order placed on it from the county. The proposal is for a wrecker service with storage for unclaimed vehicles. The owner said that it would not be a junkyard. Various residents came to oppose the rezoning noting the residential nature of the area, the narrow road, potential blight, and similar concerns.

Staff Recommendation: Staff noted that there was no suitable infrastructure for commercial property such as public sewer and a major road collector. She also noted that the property across the road had been denied a commercial designation in a previous planning commission meeting. She recommended against.

Action Taken: Jones noted that he was concerned about the lack of infrastructure and that previously a rezoning request for denied in the same area. He made a motion to deny the rezoning request and send the recommendation to the county commission. Franklin second the motion for denial. The denial was approved.

David Hayes; Site Plan Review; Holiday Inn Express; Sharon Drive

Staff Recommendation: Staff noted that the landscaping plan needed to be improved showing the caliper size of the plantings. Other than that item, the site plan met requirements. She recommended in favor.

Action Taken; Gray made a motion to approve contingent on the site plan being improved. Jones second. It was granted final approval.

Site Plan Review; Bill Ricker; Bill's Audio; Highway 25/70

Staff Recommendation: No plan had been submitted to the commission; therefore, staff recommended denial.

Action Taken: Upon a motion by Jones and a second by Franklin; the request was denied due to the lack of a site plan.

Proposed Utility Policies

The commission had been given copies of the proposed utility policies for the Town. It was agreed that the commissioners would review the policies. The item will be rolled over to the next meeting.

Holiday Meeting Schedule

Due to the holidays, a change of meeting date is required. Upon a motion by Gray and a second by Miller, the meeting date for both November and December will be December 9, 1999. It was approved.

Question on Attached and Detached Outbuildings

There was a question from the building official regarding whether a business could have a detached building. There was a general consensus they could and under certain circumstances, a site plan would not be required.

Zoning Ordinance Books

Jones made a motion and Franklin second to copy new zoning ordinance books. It was approved.

Miller: Question on Need for Site Plan: Highway 92

Jim Miller excused himself from the proceedings. The Miller's are constructing a shed for parties or gatherings at the site of the Miller Restaurant. There was a question on whether it needed site plan review. Jones made a motion that the project did not need site plan review. Franklin second. It was approved.

Adjournment

The meeting was adjourned at 8:10 P.M.

George A. Gantt
SECRETARY Chairman

DATE

MINUTES

DANDRIDGE REGIONAL PLANNING COMMISSION

September 23, 1999

Members Present

Mildred Lindsey
Cecil Franklin
George Gantte, Chair
David Jones, Mayor
Anna Gray
Jim Miller
Barbara McAndrew

Members Absent

Steve Allen
Danny Noe

Others

Jim Hutchins
John Tate
Greg Gann
Mark Robinson
Midge Jessiman

BOARD OF ZONING APPEALS

Chairman Gantte called the Dandridge Board of Zoning Appeals to order at 7:06 P.M. A quorum was declared present. The first and only agenda item was called.

Lloyd Bible; Request for Variance; For Addition to 882 Lakeshore Dr.

The facts are not disputed by the Town of the applicant, Lloyd Bible. The facts are that Mr. Bible started construction of an addition to his existing home at 882 Lakeshore Dr. He did not obtain a building permit for the addition. The addition does not meet the front setback requirements as set forth in the zoning ordinance. And, Mr. Bible, when informed about his need for a building permit and his violation of the setbacks, kept construction on the home for approximately three days after a stop work order was placed on the construction.

Mr. Bible has requested a front yard variance so that he can continue construction on the addition. The estimated variance needed is fourteen (14) feet. Bible agreed that he had not gotten a building permit and he agreed that he knew he should have done so. He said that he meant to but did not get around to it. He said that work continued on the addition after the building official issued a stop work order for the two violations (no building permit and setback violation) because he had the roofing contractors there and wanted to get the addition under roof. He said that he was willing to pay the fine for failure to stop work as it took him five weeks to get the roofing workers there to do the job.

In requesting the variance, Bible noted that the street was a dead-end and the adjacent house is eleven feet from the road right-of-way. Traffic is not a problem and the addition diverges away from the road. Granting a variance would not set up a traffic hazard.

Hutchins noted that those houses were annexed into the Town "as is". There was no zoning in effect in the county. However, once in the Town, any future construction must meet the zoning requirements as well as building codes. Hutchins noted that a variance may only be granted where there is an exceptionally unusual condition of the property that would deprive someone the use of that property without the variance. He noted that variances must meet state law and the local zoning ordinance. Jessiman noted that state law did not permit a variance for this issue, in her opinion. A permanent existing house was already on the lot. The original house was non-conforming and grand-fathered. However, there was no right of the property owner to continue construction as he or she wanted. There is no "taking" issue. The property is already being used. It does not have the right to continued expansion. In her opinion, state and local laws allow variances only to prevent a constitutional taking, which has not occurred here. State law does allow some expansion of non-conforming uses, but only if the uses are commercial or industrial. Residential, by implication, can't expand if non-conforming.

After discussion, Jones made a motion to deny stating that it does not appear that the state and local laws permit variances for failure to get a building permit and failure to comply with local laws on an expansion. He said that he voted to deny the variance based on the laws. Lindsey second. After some additional discussion, the variance request was denied unanimously by voice vote. Hutchins said that he would send a letter notifying Mr. Bible that he had ninety (90) days to bring the dwelling into compliance, which Mr. Bible said that he understood.

Adjournment

The Board of Zoning Appeals was adjourned at 7:37 P.M.

PLANNING COMMISSION

The planning commission was called to order by Chairman Gantte at 7:44 P.M. The minutes of the August 1999 meeting were approved upon a motion by Jones and a second by Miller. The first agenda item was called.

Business by Mayor

The Mayor commented on a CDBG grant application that was turned down and a meeting on Chapter 1101.

Mary Hawkins: Rezoning Request A-1 to R-1; Valley Home Road

The property is on public water and is adjacent to an R-1 district. She wants the R-1 designation to divide one acre lots to family members.

Staff recommended that the rezoning be approved. Jones made a motion to recommend the rezoning and Gray second. It was approved.

Plat Amendment; Historic Hills; Phase One; Lot Changes to 43r,45r,3r,32r,31r,11r, and 12r

Staff noted that all lots were now in compliance except for lots 17 and 43, which should not be included in the plat amendments. Jones made a motion to approve all the plat amendments as noted in the "r" designations and lot numbers above. Lots 17 and 43 were still not approved. Franklin second. The motion was approved.

Jack Glenn; Scenic Shores; One Lot; Region

The lot is on 1.86 acres and the health department has approved. McAndrew made a motion to approve and Lindsey second. It was approved.

Jack Glenn; Hayes Road; One Lot

The property has been approved by the health department. Jones made a motion to approve and Gray second. It was approved.

Howard Hearon; Tommy Lowe; Three Lot Combo into Two; Scenic Shores

The new lots are 1r and 2r. The health department gave staff a verbal approved but has not signed the plat. Septic tank permits have already been issued. Miller and Gray made a motion to approve. All voted in favor and it was approved.

Utility Policies

The commission agreed to form a committee consisting of Jessiman, Jones, Gantte, Hutchins, and Tate to work on the policies.

Adjourn

Upon a motion by Franklin and a second by Lindsey, the meeting was adjourned at 8:11 with all voting in favor.

George A. Gantt

~~SECRETARY~~ Chairman

DATE

# MINUTES

## DANDRIDGE REGIONAL PLANNING COMMISSION

August 26, 1999

| Members Present | Members Absent | Others |
| --- | --- | --- |
| Barbara McAndrew | Cecil Franklin | Greg Gann |
| Danny Noe | | Mark Robinson |
| Mildred Lindsey | | Jim Hutchins |
| George Gantte, Chair | | Midge Jessiman |
| David Jones, Mayor | | John Tate |
| Jim Miller | | |
| Anna Gray | | |
| Steve Allen | | |

Chairman Gantte called the meeting to order at 7:04 p.m. The next meeting is September 23, 1999 and all agenda items needed to be turned into Town Hall by September 13th.

A quorum was declared present. Minutes of the May, June and July meetings were presented. McAndrew asked for a correction on page 4 of the June BZA. She asked that it be made clearer that the BZA denied the request by Newman because gun sales were not permitted as a home occupation. Jones made a motion to approve the minutes as presented and corrected. Noe second. The minutes were approved and the first agenda item was called.

<u>Old Business; David Hayes; Two Lot Subdivision; Sharon Drive; Lots 7 and 8</u>.

The BZA had previously approved the variance request on the same property due to a TVA power line easement; however, due to an error, the two lot division had not been officially approved. Jones made a motion to approve and Miller second. It was approved.

<u>Denver/Miller; Twenty-three (23) Acres; Requested Rezoning from R-1 to B-2</u>

The property was annexed into the Town as R-1. However, prior to annexation, the property was under development for a restaurant and several out-buildings. Gray made a motion to recommend the rezoning as the property was under commercial development prior to annexation and has been developed for commercial use. Also the property was not a spot zone, consisting of twenty-three acres. Lindsey second. It was approved and recommended to council.

Roger Roy; 383 Goose Creek Rd.; Rezoning Request; A-1 to C-2; 3.03 Acres

Mr. Roy has an antique store and wants to rent spaces for flee market sales. There were significant questions on: the road capability to handle additional traffic, spot zoning of only three acres; residential area with many mobile homes around; limits to infrastructure. Jones made a motion to deny and Noe second. The rezoning recommendation was denied.

Derrick Satterfield; Wesley Snapp Subdivision; Revised Lot

The lot being revised was lot 33R. The Town attorney had assisted the applicant in complying and all items were in order. Miller made a motion to approve and Lindsey second. It was approved.

Ray Robbins; Final Site Plan Review for Warehouse and Storage; 740 East Meeting Street

All items, including a landscaping plan, drainage certification and health department approval had been turned in as requested. Gray made a motion to approve and Miller second. The site plan was granted final approval.

Floyd Strange; 1876 Hammer Rd.; One Lot Review

The lot was being enlarged to one acre. A house existed on the lot being enlarged. Therefore, no health department review was required. Jones made a motion to approve the one lot plat. Miller second It was approved.

Final Plat; Historic Hills; Poe Heirs; Highway 25/70

Staff noted that lots 2,3,11,17,31,43,44, and 45 not be approved because either: a. the health department had not approved them, b. or they were approved but with a 1 or 2 bedroom designation, or c. the lot may be difficult to construct a house due to transmission lines and duplicate field areas. Also, she noted that the plat should not be signed until a bond is posted for the public water (in spite of a letter from Shady Grove and for the public roads. Also, A,T, & T construction contract/agreement should be turned in to Town Hall before the final signing. Jones made a motion to grant final approval contingent on staff's comments noted above. Miller second. The final plat was approved with staff's comments.

Shady Grove Extension

John Tate, Town Administrator, noted that he had requested an extension of time for reviewing the Shady Grove Utility Line's Service District Expansion to the County Executive. Tate recommended that the request be denied for until Shady Grove comes back with drawings of what they have in mind. Jones made a motion to send a letter to Shady Grove informing them of Tate's comments and Miller second. It was approved.

Proposed Utility Policies

Allen made a motion for utility policies to undergo development. McAndrew second. It was approved.

Adjournment

The meeting was adjourned at 8:02 P.M.

George A. Gantte

~~Secretary~~ Chairman

Date

# MINUTES

## DANDRIDGE REGIONAL PLANNING COMMISSION

July 22, 1999

| Members Present | Members Absent | Others |
|---|---|---|
| Mildred Lindsey | Barbara McAndrews | Jim Hutchins |
| Cecil Franklin | David Jones | Greg Gann |
| Danny Noe | Steve Allen | John Tate |
| George Gantte, Chair | | Midge Jessiman |
| Jim Miller | | |
| Anna Gray | | |

6:30 P.M.

Public Hearing, Urban Growth Management Plan

The public hearing was called to order at 6:30 P.M. Staff explained the 1101 plan and presented the data from Dandridge's land use survey. No one presented opposed the proposed growth area. Matter-of-fact, it was suggested that further expansions be undertaken where the Town of Dandridge has extended public water. It was so noted on the map. The public hearing was adjourned at 7:00 P.M.

7:00 P.M.

Planning Commission

Chairman Gantte called the meeting to order at 7:10 P.M. There were no minutes for May or June. The first agenda item was called.

Old Business; Dennis Wise; One Lot Subdivision

Attorney Hutchins did the legal work to obtain enough fee simple property to comply with the regulations. Upon a motion by Gray and a second by Lindsey, the subdivision was approved.

Posey/Rule; Subdivision; Gay Street

The subdivision has public water and sewer and meets the regulations. Miller made a motion to approve and Gray second. It was approved.

Danny R. McCarter; One Lot Subdivision; Hammer Rd.

The subdivision meets all requirements. Miller made a motion to approve and Lindsey second. It was approved.

Richard Talley: Request for Annexation: Highway 25/70: Fifty Acres

Mr. Talley was present and requested that his property be annexed into the corporate limits. The request had been denied the previous month. Staff recommended in favor of the annexation citing that public water, police, fire and garbage service were available along Highway 25/70. Public sewer came to the rear of the property. After discussion, Gray made a motion to recommend in favor of the annexation to the City Board and Miller second. It was approved. Franklin made a motion to approve and recommend the plan of service. Miller second. The plan of service was approved and recommended to council.

Sheila Lane: One Lot Subdivision: Tract 7: Ponderosa Ranch

The lot met requirements. Miller made a motion to approve and Gray second. It was approved.

Growth Management Boundary Study and Map

There was some brief discussion of the study and map, but upon a motion by Miller and a second by Franklin, the report and map were recommended to the City Board.

Adjournment

Franklin made a motion to adjourn the meeting at 7:39 P.M. Miller second. It was approved.

George A. Gantte

~~SECRETARY~~ Chairman

DATE

MINUTES

DANDRIDGE REGIONAL PLANNING COMMISSION

June 24, 1999

7:00 P.M.

| Members Present | Members Absent | Others |
|---|---|---|
| George Gantte, Chair | David Jones | Jim Hutchins |
| Mildred Lindsey | | Midge Jessiman |
| Danny Noe | | John Tate |
| Anna Gray | | Greg Gann |
| Barbara McAndrew | | Mark Robinson |
| Jim Miller | | |
| Cecil Franklin | | |
| Steve Allen | | |

Chairman Gantte called the meeting to order of the planning commission at 7:00 P.M. A quorum was present. The minutes of the May 1999 meeting were deferred. The first agenda item was called.

Business Presented by Mayor

Although the Mayor was not present, a question was raised about the removal of a mobile home. The applicant was denied permission to place a mobile home on a single lot by the Board of Zoning Appeals. Lindsey made a motion to require the mobile home be off in thirty (30) days. Noe second. It was approved. McAndrew voted "no" to the thirty day removal motion.

There was a brief discussion of a proposed antique market or flea market proposed for Goose Gap Road. No action was taken.

David Hayes; Request for Minor Subdivision Approval; Two Lots; Sharon Drive

Mr. Hayes was not present and per the policy of the planning commission, Allen made a motion to deny and Miller second. It was denied.

Richard and Sheryl Harcke; Two Lot Subdivision; Pennisula Dr.; Final Plat Approval

The plat met all requirements. Gray made a motion to approve and Miller second. It was approved.

Phil Shoup; Rezoning Request from A-1 to R-1; 815 Scarlett Rd.; 8.73 Acres

Mr. Shoup's property is in the region and has public water service. Gray made a motion to approve and Miller second. It was approved and sent to the county commission.

Kevin Pipes; Site Plan Review; Relic Room; Gay Street

Mr. Pipes site plan had been altered and the proposed reconstruction is now one/third larger. The site plan was re-submitted. The plan meets requirements. Allen made a motion to approve and Miller second.

Rodney Martin; Four Lots; Minor Subdivision; Childress Rd

The plat had been previously denied because the applicant was not present. Gray made a motion to approve as all requirements had been met. Lindsey second. It was approved.

Charles McSpadden; Two Lot Subdivision; East Meeting Street.

The lots met requirements. Miller made a motion to approve and Franklin second. It was approved.

Wilson and Robbins; East Meeting Street; Preliminary Site Plan; Warehouses

Staff noted that a drainage plan was missing; a landscaping plan was also required. Franklin made a motion to grant preliminary approval and Allen second. It was understand that the additional items would have to be provided. The preliminary site plan was granted approval.

Richard Talley; Request for Annexation; Fifty Acres; Highway 25/70

There was considerable discussion on this annexation. Staff recommended in favor, noting that police, fire, garbage pick-up and water services are at the front of this property. Sewer is to the rear. The property across the street is inside the corporate limits. Lindsey made a motion to deny recommending the annexation or the plan of services and Allen second. The denial of the recommendation was approved.

Ted Greene; Woods Ridge Road; Four Lots; Minor Subdivision

The health department information has been provided. Gray made a motion to approve and Lindsey second. It was granted final approval.

Keith and Doris Dennis; Nichols St.; Three Lots; Minor Subdivision; Final

All items were in order. Miller made the motion to approve and McAndrew second. It was approved.

Frank and Myrtle Wise; One Lot; Minor Subdivision; Wise Way, Off Chisolm Trail

The property does not abut a public street; therefore, it is in violation of the regulations. The item was withdrawn.

Mike Dunn; Site Plan Review; Highway 92

Staff noted that the drainage detention is on a second lot. She also noted that the landscaping type has not been placed and identified. Miller made a motion to approve contingent on the centerline of the parcels being removed to show the drainage on one lot and the landscaping must be identified. Gray second. It was approved with the contingencies.

Daryl Keen and Warren Hurst; Florence Poe Heirs; Preliminary Plat; 68.36 Acres; Highway 25/70

Staff noted that there were major problems with the property: it had no topography or drainage plan. It was also lacking some calls. Miller made a motion to grant preliminary. Hutchins interceeded and noted that it would be better to have the plat withdrawn with such deficiencies. The applicants withdrew.

Charges For Planning Commission and Board of Zoning Appeals

Submitted were proposed charges for applicants who wish to be on the planning commission or BZA agendas. There was a discussion of the costs involved with advertising and staff reviews. Furthermore, it was noted how many applicants never show up once their item is placed on the agenda. Allen made a motion to approve and recommend the charges to the council. Miller second. It was approved.

Adjournment

The planning commission meeting was adjourned at 8:28 P.M. upon a motion by Miller and a second by Noe.

George A. Gantte

Chairman Date

Secretary Date

BOARD OF ZONING APPEALS\

Gantte called the Board of Zoning Appeals to order at 8:28 P.M. A quorum was declared and the first item was called.

<u>Ted Newman; Request for Interpretation; T and T Shooting Supplies; Circle Dr; B-1 Zone</u>

Mr. Newman lives in a commercial zone; however, he wishes to conduct a business out of the home in which he lives. Consequently, the business would be classified as a customary home occupation. Staff said that a gun store is not a customary home occupation or could be interpreted as such. Franklin made a motion to deny the application and reject allowing gun sales as a customary home occupation. Allen second. The interpretation was that gun sales are not permitted as a customary home occupation.

<u>Adjournment</u>

The BZA was adjourned at 8:40 P.M.

George A. Gantte

~~Secretary~~ Chairman

______________________

Date

Meeting Report

Dandridge Regional Planning Commission

May 27, 1999

| Members Present | Members Absent | Others |
|---|---|---|
| Cecil Franklin | Steve Allen | Greg Gann |
| Mildred Lindsey | | Jim Hutchins |
| George Gantte, Chair | | John Tate |
| David Jones, Mayor | | |
| Anna Gray | | |
| Barbara McAndrew | | |
| Jim Miller | | |
| Danny Noe | | |

LPO Staff Representative: Midge Jessiman

BOARD OF ZONING APPEALS

Chairman Gantte called the meeting to order at 7:00 P.M. The first order of business was called.

David Hayes; Request for Five Feet Front Yard Variance; Sharon Drive

The request was due to a TVA power line that crossed the property. The building had to be moved forward, towards the roadway, to avoid the power line easement.

Staff Recommendation: Staff recommended in favor due to unusual circumstances.

Action Taken: Upon a motion by Noe and a second by McAndrew, the variance was approved.

Charles McSpadden; East Meeting Street; Request for Interpretation; Subdivision of the Coop Property

Mr. McSpadden is subdividing a portion of the building and parking lot and selling it to another business. In essence, this will be a "condo" type property.

Staff Recommendation: Staff noted that the property could not meet the setback lines for obvious reasons, the buildings were already attached. It was an existing situation. She recommended that the interpretation be granted that the parcel could be subdivided as that is the condition of the property now.

Action Taken: Jones made a motion to interpret that the portion of the building now occupied by a business could be sold to that business as a condo unit without violating the setbacks. Gray second. The interpretation was approved.

Steven Eslinger; Milldale Road; Single-wide Mobile Home Placement; Request for Variance

The property is zoned R-1 and mobile homes are not allowed on single lots. The applicant placed a mobile home on the lot without a building permit and is asking for a use variance to allow it to remain.

Staff Recommendation: Staff recommended against as there were no grounds for the variance.

Acton Taken: Jones made a motion to deny and Franklin second. It was denied.

Adjournment

The BZA was adjourned at 7:30 and convened as the planning commission.

PLANNING COMMISSION

Chairman Gantte convened the planning commission at 7:31 P.M. A quorum was present with Commissioner Allen absent. The minutes of the April 1999 meet were pproved upon a motion by Jones and a second by Miller. The first agenda item was called.

Mayor's Business

The issue was the 1101 Growth Management Plan and the progress made on that report. Also two public hearings needed to be conducted, probably in July.

Rezoning Request; Reneau and Lindsey; Lots 79 and 80; Goose Creek Road; To B-3

Staff Recommendation: Staff recommended in favor as all infra-structure was in place and the property is adjacent to a B-3 district.

Action Taken: It was approved and recommended to council upon a motion by Jones and a second by Gray. Lindsey excused herself from the proceedings and vote.

Annexation Request; Sam Nicholson; Striplin Place; Dumplin Valley Road

This annexation involved approximately a five acre strip adjacent to a recent annexation including the remainder of his property.

Staff Recommendation: Staff recommended in favor of the annexation and the plan of services as presented.

Action Taken: Franklin made a motion to recommend the annexation to council. McAndrew second. It was approved with Miller abstaining. Jones made a motion to approve and recommend the plan of service to council. Gray second. It was approved.

James; Subdivision Review; Three Lots; Zirkle Road

Staff Recommendation: Staff recommended in favor.

Action Taken: It was approved.

Bank First; Subdivision; Highway 92

Staff Recommendation: The Bank First lot has been re-adjusted and the property squared. The transfer is from one parcel to another - the bank owns both. Staff recommended in favor.

Action Taken: McAndrew made a motion to approve. Franklin second. It was approved.

James Parks; Overlook Subdivision; Lots A and B; Overlook Rd.

Action Taken: No one was present. The policy of the planning commission is to deny when the applicant does not appear. Upon a motion by Jones and a second by Lindsey, the plat was denied.

Florence Poe Heirs; Highway 25/70; Rezoning From A-1 to R-1; Region

Staff Recommendation: Staff noted that the property would be developed for a subdivision. Public water was available and she recommended in favor of the R-1 designation.

Action Taken: It was approved upon a motion by Miller and a second by Lindsey.

Keith Dennis; Three Lot Subdivision; Nichols Street

Staff Recommendation: Staff noted that one lot had a significant drop-off into a floodway area. She suggested combining the three lots into two.

Action Taken: It was withdrawn.

Mike Dunn; Highway 92; Site Plan Review

Staff Recommendation: Staff noted that the site plan needed drainage shown, landscaping and the size of the sign.

Action Taken: Jones made a motion to give preliminary approval only contingent on a drainage plan, landscaping plan, and conforming signage being supplied. Miller second. It was approved.

Posy/Rule; Two Lot Subdivision; Gay Street

Action Taken: No one was present; therefore, a motion was made by Jones to deny and a second by Franklin. All voted to deny.

Rodney Martin; Four Lots; Childress Road

Action Taken: No one was present; therefore, Jones made a motion to deny. Franklin second. It was denied.

Other Business

Kevin Pipes: He wanted his amended site plan on Gay Street to be reviewed. He was told that it needed to meet the deadlines and was postponed to the next meeting.

A.W. Griffin: Property was transferred with planing commission approval of the plat. Jones made a motion to send a letter to Griffin to appear. Franklin second. Approval was granted for the Town's attorney to send the letter.

Fees: The planning commission was interested in reviewing potential fees for planning commission agendas. Jones made a motion for samples to be provided. Franklin second. It was approved.

Building Height: There were questions on the height of building and potential restrictions. It was decided that a previous proposal on height limitations would be placed back on the agenda.

Adjournment

There being no further business, the meeting was adjourned at 8:30 P.M.

George A. Gantte

Chairman Date

Secretary Date

# MINUTES

## DANDRIDGE REGIONAL PLANNING COMMISSION

April 22, 1999

**Members Present**

Jim Miller
David Jones, Mayor
Cecil Franklin
Danny Noe
Mildred Lindsey
Barbara McAndrew
Anna Gray
George Gantte, Chair

**Members Absent**

Steve Allen

**Others**

Jim Hutchins
Greg Gann
Mark Robinson
Midge Jessiman
Ed Harrell

Chairman Gantte called the meeting to order at 7:00 p.m. and a quorum was declared present. There were corrections to the April 1, 1999 meeting: In the public hearing, the name was to be spelled "Wyce"; the regular meeting was to be noted that it started at 7 p.m., not 6 p.m. With those corrections, Jones made a motion to approve the minutes as corrected and Miller second. They were approved. The first agenda item was called.

<u>Billy Hurst; Rezoning Request; A-1 to C-2; Exit 424; Highway 113</u>

This item was a carry-over from the April 1, 1999 meeting. Staff had recommended against the rezoning due to lack of public sewer as the zone requested was considered heavy commercial. The Mayor had previously asked if the applicant would consider the rezoning of the entire eight (8) acre parcel. He had said he would consider it, but later refused. Jones made a motion to deny the rezoning based on inadequate acreage for heavy commercial use and spot zoning. Miller second. All voted to deny except McAndrew who voted "no" to vote to deny. The denial of rezoning request was approved.

<u>Sam Nicholson; Final Plat Review; Striplin Place; P.U.D. Single Family; East Dumplin Valley Road</u>

Mr. Todd Moody, an attorney, represented an adjacent property owner. He argued that the proposed P.U.D. changed the nature of the area and his clients did not want the historic valley of single homes on large lots to be changed by cluster homes. He said that there would be a strain on the road and there was a danger to students from existing traffic. He also noted environmental concerns. The proposed development backs up to Dumplin Creek and would change the creek due to run-off since the area slopes to the creek. He also said that the topography is not natural to this kind of development and there must be considerable grading involved. He also noted that there is a natural spring on the adjacent neighboring property that could be damaged or destroyed. Moody continued that the planning commission could be establishing a red line district that banks may wish to avoid - although that practice is illegal. He also questioned if the public hearing notice was adequate. Dale Cox noted that part of the property was in the county and not the city. He questioned whether the county part would have to be rezoned? The Steffaniacks' noted that they objected due to: inadequate notice in the paper, part of the property, perhaps five lots, was in the county. They didn't want those homes next to their property. They wanted the area considered historical and protected. Staff noted that all the P.U.D. lots were approved for three bedroom septic tank. There was a storm detention plan, done by an engineer, for the property in question. There was also a sediment and erosion plan, also done by a licensed engineer. There were road profiles submitted by an engineer. The covenants had also been submitted by the developer. All drainage would be away from the adjacent properties and contained in a detention basin. She noted that the developer had agreed to this extra detention basin, the lowering of the road profiles, and posting bond. Additionally, the developer agreed to an extra clause in the covenants which will state, "The roads and sidewalks, and septic tank systems, public water and fire hydrants shall be maintained by the developer and the corporation." She noted that the notice had been run in the paper for the months of October 1998, February 1999, April 1, 1999 and April 22, 1999. Hutchins noted that if all of the property had not been annexed into the city, the planning commission could approve that part which is in the city - all but five lots. There was a question as to the issue of run-off and how it would affect the stream. Staff noted that a licensed engineer had done the drainage study and a sediment control plan and had not indicated any problem with run-off. Staff had also asked for a detention pond in addition to the engineered run-off. Hutchins noted that EPA and Water Quality Control would certainly be brought in if anything were reported wrong. Franklin made a motion to grant final approval to Striplin Estates - the part within the city - including units 1 through 10, 16, 17, 18, 19, 20, 21, 22, 23, 24. Jones second. It was approved with Miller abstaining.

<u>Tom Jinks: Request for Minor Subdivision Approval; Two Lots; Evans Lane</u>

Staff noted that only one line had been moved approximately twenty-four (24) feet. Miller made a motion to approve. McAndrew second. It was approved.

Bob Waddell; Lot 95; Ponderosa Ranch

The item was requested to be withdrawn by the applicant.

Adjournment

The meeting was adjourned at 8:05 P.M.

George A. Gantte

~~Secretary~~ Chairman

Date

MEETING REPORT

April 1, 1999

Dandridge Regional Planning Commission

| Members Present | Members Absent | Others Present |
|---|---|---|
| Mildred Lindsey | Steve Allen | Midge Jessiman |
| Cecil Franklin | | Greg Gann |
| Danny Noe | | Mark Robinson |
| George Gantte, Chair | | Darcy Sullivan |
| Jim Miller | | |
| Anna Gray | | |
| Barbara McAndrew | | |
| David Jones, Mayor | | |

Chairman Gantte called a public hearing to order at 6:00 p.m. The issue regarded the problem with adequate parking downtown. Mayor Jones noted that some options include: purchase of surface lot, two hour parking limit as well as some other ideas which the merchants could develop. Diane Layton noted that employees park in the street all day which takes customer parking away. She suggested e idea for a two hour parking ordinance. All day parking should be in parking lots. A general remark was that downtown residents park on the streets. A "no 24 hour parking" ordinance may need to be adopted. Jack Glenn said that people had gotten into the habit of parking near the front door of their businesses. A little discipline would go a long way. He also suggested that the worst times were during court days from 9 a.m. to 10:30. Gantte suggested that a sign be installed which says "courthouse parking" at the entrance to the existing lot. Gann noted that the sign had already been ordered. Jason Weiss said that commercial delivery is a problem. Could there be a designated space for delivery trucks? Other comments included sending letters to county and city employees asking them to park in lots only, angle parking, and establishing a carpool lot for those that park downtown and carpool to another location. Darcy Sullivan will look into the matter and develop solutions. The public hearing was adjourned at 6:50 P.M.

The regular meeting of the planning commission was called to order at 6:00 p.m. and a quorum was declared. The minutes of the February 25, 1999 meeting were approved upon a motion by Jones and a second by Miller.

Mayor's Business

The Mayor noted that the county growth management committee had met for the first time and discussion had started on the areas to be delineated as growth areas for annexation purposes. He also noted that the growth boundary area would serve as the new planning region so it bears very close examination. Also, the Mayor raised the issue of under-pinning and what that entailed. After a brief discussion, the consensus was to leave the ordinance as it is.

Rick and Joan Willis: 2 Lot Subdivision; Waterfront Road

Staff Recommendation: Staff recommended in favor.

Action Taken: Jones made a motion to approve and Lindsey second. It was approved.

Derrick and Myra Hodges; Chestnut Grove Road; One Lot Subdivision

No one was present.

Action Taken: Jones made a motion to deny as no one was present. Lindsey second. It was denied.

Sandra Rimmer; Outlook Rd; Two Lot Subdivision

Staff Recommendation: A lot line had been moved so that a miss-placed driveway could be located on the correct parcel. Staff recommended in favor.

Action Taken: Miller made a motion to approve and Franklin second. It was approved.

Billy Hurst; Rezoning Request: A-1 to C-2 and C-1; Exit 424; Highway 113.

Staff Recommendation: Staff recommended against the rezoning and cited the lack of public sewer infrastructure. She also noted that the property could not be zoned two separate zoning districts. Therefore, highway commercial was chosen by the owner. Staff noted that this was a very heavy commercial district allowing motels and similar uses that cannot be adequately handled by septic tank. The existing commercial uses can remain and operate as non-conforming. The property is an eight (8) acre parcel.

Action Taken: The item was withdrawn by the owner to give the commission more time to review.

David Cate; Final Plat Review; One lot Subdivision; Haynes Road:

Staff Recommendation: All requirements had been met. She recommended in favor.

Action Taken: Miller made a motion to approve and Gray second. It was approved.

Jack Glenn; Exit 417; Plat Amendment; Mike Dunn Property

Staff Recommendation: Sixty (60) feet had been added to the rear of the existing parcel. She recommended in favor.

Action Taken: Jones made a motion to approve and Miller second. It was approved.

Sam Nicholson; Preliminary Plat Review; Striplin Place; East Dumplin Valley Road

Staff Recommendation: Staff noted that topography data, drainage, sidewalks, fire hydrants and other information had been provided as requested. The request is for a single family P.U.D. She recommended in favor of preliminary approval.

Action Taken: Jones made a motion to approve the P.U.D. on preliminary and Franklin second. It was approved.

J.C. Romines; Site Plan Review; Circle Drive

Staff Recommendation: Staff noted that more landscaping was needed.

Action Taken: Jones made a motion to grant final contingent on a landscaping plan being submitted with the appropriate amount of landscaping. Franklin second. It was approved.

Kevin Pipes; Site Plan Review; Gay Street

Staff Recommendation: Staff noted that the plan is to re-build a downtown building, historic district, with zero lot lines. The plan had been approved by the Historical Commission. She recommended in favor.

Action Taken: Gray made a motion to approve and Jones second. It was approved.

Ralph Newman; Site Plan Review; Highway 70/92 and Spring Street

Staff Recommendation: Staff noted that all requested changes had been made including the subdivision of the property into two, removal of the mobile home, removal of the proposed townhouses. Spring Street is to remain closed with only a driveway connection. Staff recommended in favor.

Action Taken: Jones made a motion to approve. McAndrew second. It was approved.

ASG; Site Plan Review; Squirewood Village; Highway 25/70 and 92

Staff Recommendation: Darcy Sullivan commented at that no analysis of traffic counts as to adequacy of design had been done on peak Saturday morning hours. Also, the analysis was based on the 30 m.p.h. speed limit instead of the 40 to 45 mile per hour speed of most motorists. The study did not address weaving or going from 2 lanes to 3 lanes and then back to 2.

Action Taken: Jones made a motion to approve the site plan contingent on the entries being 16 feet wide instead of 12 and the markings made to M.U.T.C.D. standards. Franklin second and the site plan was approved.

Jack Glenn; One Lot Subdivision; Zirckle Road; Highway 25/70 for John Henry

Staff Recommendation: Staff recommended in favor.

Action Taken: McAndrew made the motion to approve and Gray second. It was approved.

Saint Mary's Clinic; One Lot Subdivision; Gary Clark; Meeting Street

Staff Recommendation: Staff recommended in favor.

Action Taken: Miller made the motion to approve and McAndrew second. It was approved.

John Townsend Farm; Brookstone Farm; Approval of Carolina Drive

Staff Recommendation: Staff recommended in favor of the road approval.

Action Taken: The approval was only for Carolina Drive. Jones made the motion to approve and Franklin second. It was approved.

Miscellaneous

It was noted that new zoning books need to be distributed.

Adjournment

The meeting was adjourned at 8:40 P.M.

Chairman Date

Secretary Date

MEETING REPORT

DANDRIDGE REGIONAL PLANNING COMMISSION

February 25, 1999

| Members Present | Members Absent | Others |
|---|---|---|
| David Jones, Mayor | Barbara McAndrew | Jim Hutchins |
| Mildred Lindsey | | Mark Robinson |
| Cecil Franklin | | Darcy Sullivan |
| Jim Miller | | Greg Gann |
| Anna Gray | | |
| George Gantte, Chair | | |
| Steve Allen | | |
| Danny Noe | | |

LPO Staff Representative: Midge Jessiman

Chairman Gantte called the meeting to order at 7:00 .M. Upon a motion by Jones and a second by Miller, the minutes of the January 1999 meeting were approved. The first agenda item was called.

Old Business: Charles McSpadden/Doug Goddard Property; One Lot Subdivision; Highway 25/70

Staff Recommendation: Mayor Jones excused himself from the meeting and from voting. The applicants were told last month to obtain health department approval and this had been done. Staff recommended in favor.

Acton Taken: Upon a motion by Lindsey and a second by Gray, the plat was approved.

Richard James; One Lot Subdivision Review; Auburn Lane

Staff Recommendation: The property had obtained health department approval and all requirements had been met. She recommended in favor.

Action Taken: It was approved.

Tom Jinks; Rezoning Request from R-1 to R-2; Highway 139 and Evans lane; Three Lots

Mr. Jinks had not brought a petition of adjoining property owners as requested. Therefore, there was still the issue of spot zoning. The applicant asked for withdrawal.

Mike Dunn; Highway 92;B.P. Station; Site Plan Review

Owner asked for the item to be withdrawn.

Mark Jackson; Franklin Ridge; Plat Amendment for Roadway Re-alignment

Staff Recommendation: Staff recommended in favor of the road alignment.

Action Taken: Jones made a motion to approve the re-alignment. Franklin second. It was approved.

A.W. Griffin; Ailey Road; One Lot Subdivision Approval

Staff Recommendation: She noted that this was the second month this item has been on the agenda and no one was present. She recommended denial.

Action Taken: Therefore, Allen made a motion to deny the plat as no one was present. Franklin second. It was denied.

Mark Jackson; Highway 139; Hickory Lane at Highway 139; Ten Acres; Request for Re-zoning From R-1 to R-2

Staff Recommendation: The property is on water and public sewer and is located off a major highway. She recommended in favor.

Action Taken: Miller made the motion to approve the rezoning request and Jones second. It was approved and recommended to council.

Jack Glenn; One Lot Subdivision; Highway 92; Two Acres

Staff Recommendaton: This item met all requirements. She recommended in favor.

Action Taken: Upon a motion by ray and a second by Miller, the subdivision was approved.

A.S.G.; Site Plan Review; Shopping Center; Highway 92/70

The transportation study, as submitted, was deemed inadequate and a traffic impact study was requested. As noted in the minutes of September 1997, items requested were: greenspace review, ingress/egress study for T-DOT, traffic impact study. In the October 1997 meeting of the planning commission, developer Scroggins said that a traffic light would be the responsibility of the developer. The Mayor said that the left hand turn from the project onto Highway 92 was critical. There were serious safety concerns. Also noted was the need for the entries to be changed from

14 feet in width to 16 feet as previously noted and a larger storage area than the fifty feet on Highway 70. The commission said that pervious concerns had not been addressed including one meeting in which the developer was presented with written comments and suggestions. The applicants then asked for the itemized comments to be re-submitted. It was agreed and the developer asked for the tem to be withdrawn.

<u>J.C. Romines; Site Plan review; Circle Drive; Office Building</u>

Staff Recommendation: Staff Recommended in favor of preliminary site plan approval.

Action Taken: Upon a motion by Jones and a second by Miller, preliminary site plan review was granted with all approving.

<u>Ralph Newman/Bill Denton; One Lot Subdivision; Highway 92 at Dumplin Valley</u>

Staff Recommendation: Staff noted that the purpose of the subdivision was to provide a location for the mobile home which will be removed from the Jeff. Co. Drug Store site. The applicant was informed that mobile homes were not allowed on single lots within the city.

Action Taken: Allen made a motion to deny the one lot subdivision. Franklin second. It was denied.

<u>Ralph Newman/Bill Denton; Site Plan Review; Jeff. Co. Drugs; Highway 92</u>

Staff Recommendation: Darcy Sullivan, City Engineer, and Midge Jessiman recommended against as one site access had a twenty-five (25) percent grade from Spring Street to Highway 92. There was also a significant visual sight distance problem. The property also needed to be subdivided as there were two land uses on one lot.

Action Taken: Jones made a motion to grant preliminary approval contingent on the Spring Street access being closed, approval of the Historic Commission, and subdividing the property. Franklin second and the site plan was granted preliminary contingent on the above items.

<u>Adjournment</u>

Upon a motion by Gray and a second by Lindsey, the meeting was adjourned at 8:30.

George A. Gantte

Chairman Date

Secretary Date

Meeting Report

Dandridge Regional Planning Commission

January 28, 1999

Members Present

Mayor David Jones
George Gantte, Chairman
Barbara McAndrew
Anna Gray
Jim Miller
Steve Allen
Cecil Franklin
Mildred Lindsey
Danny Noe

Others Present

Jim Hutchins
Mark Robinson
Ed Harrell
Greg Gann

LPO Staff Representative: Midge Jessiman

Chairman Gantte called the meeting to order at 7:04 .M. The minutes of the December 1998 meeting were read and approve with two corrections - on page 2, the word should read bond in place and on page three, the word "then" should be changed to "the". The motion to approve was made by Mayor Jones and second by McAndrew. The first agenda item was called.

Mayor's Business

Mayor Jones noted that he had received a memo that Skyline Heights was already zoned R-1 and the previously sent request for rezoning did not need to be processed. (Note: this later proved incorrect with the county admitting that they had confused Skyline Heights and Skyline Estates. Skyline Estates is now being processed by the county for rezoning.)

Also the Mayor noted that a brochure for Dandridge is now under consideration. His comments were in response to a suggestion made at the December 1998 meeting.

Mike Dunn; Site Plan Review; Highway 92

No one was present; therefore, the item was deferred to the next meeting.

Mark Jackson; Franklin Ridge Plat Amendment

No one was present. The item was deferred.

Sam Nicholson: Striplin Place; East Dumplin Valley; Subdivision Plat Review

Staff Recommendation: It was noted that there was no drainage plan, no topography, fire hydrants, sidewalks. It was also noted that the regulations required that each lot have an on-site septic system. The proposal is to discharge effluent into common areas. Staff recommended against.

Action Taken: The item was withdrawn.

Richard Henry; Minor Subdivision Approval of Two Lot Subdivision, Range Road; Rezoning Request From A-1 to R-1

Staff Recommendation: All requirements have been met for the two lot subdivision.

Action Taken: Miller made a motion to approve the plat. McAndrew second and it was approved. Gray made a motion to recommend the rezoning from A-1 to R-1 to the county commission. McAndrew second. It also was approved.

Tom Jinks; Rezoning Request from R-1 to R-2; Highway 139 and Evans Lane

Staff Recommendation: The proposed rezoning consisted of three lots. Staff recommended against as it was spot zoning. It was suggested that additional properties and owners be contacted to join with the request.

Action Taken: The item was withdrawn and deferred to the February 1999 meeting.

Johnny Kerr; Harbour Hills; Re-subdivision of Lots 3 and 4

The item was withdrawn.

Laura Carver; Minor Subdivision Approval; Old Duckett Waterfront; Two Lots

Staff Recommendation: Staff noted that there were existing septic systems in place with existing structures. No health department approval was needed.

Action Taken: Allen made a motion to approve. Jones second. It was approved.

David Harbin; Dandridge Landing Unit 2; Final Subdivision Approval

Staff Recommendation: The health department has approved each lot for a three bedroom house. All other requirements have been met. She recommended in favor.

Action Taken: Miller made the motion to approve. McAndrew second. It was approved.

A.W. Griffin: Ailey Road: Minor Subdivision Review

No one was present. Item was deferred until the February 1999 meeting.

Skyline Estates: Final Subdivision Review: Gault Dr.:

Staff Recommendation: All items were in place. She recommended in favor.

Action Taken: Jones made a motion to grant final. Miller second. It was approved.

Rhonda Cleveland: West Oakwood: Site Plan Review: Florist Shop

Staff Recommendation: Staff noted that all requirements have been met. She recommended in favor.

Action Taken: Miller made a motion to approve. Allen second. It was approved.

Doug Goddard: One Lot Subdivision: Highway 25/70

Staff Recommendation: Mayor Jones removed himself from the proceedings and did not vote. Staff noted that she thought the lot would be combined with the adjacent lot. The buyer replied that it was to remain a separate lot. No health department approval has been granted as required. She recommended against.

Action Taken: The item was withdrawn.

Adult Business Ordinance

Attorney's Recommendation: The main debate centered on the percent of floor space which would designate a store as adult oriented. The proposed ordinance reads 80 percent of floor area designated to adult oriented materials would make a store adult.

Action Taken: Allen made a motion to change the percentage to 51 and recommend the ordnance to council. Franklin second. It was approved.

Adjournment

The meeting was adjourned at 8:21 P.M.

George A. Gantt

Chairman Date

Secretary Date

# Meeting Report

# DANDRIDGE REGIONAL PLANNING COMMISSION

## DECEMBER 3, 1998

| Members Present | Members Absent | Others |
|---|---|---|
| Cecil Franklin | Anna Gray | Jim Hutchins |
| Barbara McAndrew | Steve Allen | Midge Jessiman |
| George Gantte, Chairman | Kathy Ridenour | Mark Robinson |
| David Jones, Mayor | | Eddie Harrell |
| Jim Miller | | Greg Gann |
| Mildred Lindsey | | |

Chairman Gantte called the meeting to order at 7:00 P.M. and declared a quorum present. The minutes of the October 22, 1998 meeting were approved upon a motion by Jones and a second by Miller.

Mayor's Business

He presented the proposed growth management area. The map was a result of the October 22 workshop and will be presented to the county's coordinating committee. The Mayor also welcomed Cecil Franklin back to the planning commission.

Paul D. Goddard; Goddard Lane; Approval of Lots 22-29

Jones declared a conflict of interest and removed himself from the proceedings. A quorum remained present. Jones made the presentation on behalf of Paul Goddard. He noted that there were eight lots in the original plat. In the plat under consideration, lot 15 has been removed from the plat as it does not meet the three bedroom designation as required by the subdivision regulations. Staff noted that the health department signature is present. She also recommended that lot fifteen carry the notation, "not for sale" on the plat. Miller made a motion to approve the minor plat on final with the notation tha lot fifteen is not for sale. McAndrew second. It was approved and Jones rejoined the commission.

Rezoning Request; A.G. Smith; Old Highway 92; Hord Franklin Property; R-1 to R-2

Mr. Smith noted that he was planning to construct up to eight (8) cabins on his property. Staff had recommended a rezoning so that the property could be developed as a planned unit development. In the current zone, he could only have one cabin unless he subdivided the property which he did not want to do. Mr. Smith withdrew the request for rezoning stating that he would build one cabin and go from there.

Joe Rimmer; Two Lot Minor Subdivision; Sam Martin Rd.;Region

Staff noted that the health department had approved the plat. Jones made a motion to approve the two lot subdivision. Franklin second. It was approved.

Al Crumley; Replat of Lot 23; Lake Douglas

Tracts one and two are approved by the health department for three bedroom homes. Tract three has existing dwellings on it. Tract four is substandard and is being merged with the Billy Ray Gann property. Staff recommended in favor of the plat but noted that tract four should be shown as being merged with the Gann property instead of a separate lot. McAndrew made the motion to approve contngent on tract four being shown as merged with the Gann property. Jones second. It was approved.

Tom Sizemore; Dumplin Valley Rd., Final Plat Review

All improvements had been made. No bond was necessary. Staff recommended in favor. Upon a motion by Miller and a second by Franklin, the plat was granted final approval.

David Swann; Dandridge Landing II; Preliminary Plat Review

Staff warned that the plat must have all three bedroom designations. She said that lot 3 may have to be merged due to the steep terrain. David Harbin, representing David Swann, agreed. Upon a motion by Jones and a second by Franklin, the plat was granted preliminary approval.

Donald Lane; Swan's Chapel Church; Lot Combo

The church is purchasing property for an addition to its cemetery. Therefore, a parcel is being cut from the property of Francis West to be added to the church property. Obviously, no health department approval is required. Staff recommended in favor. Jones made a motion to approve the minor plat for a cemetery. Franklin second and it was approved.

Franklin Ridge Subdivision; Killian Road; Final Plat Review

Staff recommended in favor provided that a bond was posted to cover the damage to Killian Road. The damage to the town's road is due to construction in he Franklin Ridge subdivision. Miller made a motion to grant final approval contingent on bond being posted. Jones second. It was approved with the contingency of bond.

Ed Franklin; Minor Subdivision Review; One Lot; Vickie Posey; Knollwood

Staff recommended in favor of the plat. Upon a motion by Franklin and a second by McAndrew, all voted in favor.

Kenneth R. Ford; Waterford Rd.; One Lot

No health department signature was required as the lot had a house on it. Staff recommended in favor. Jones made the motion to approve. Miller second. It was approved.

John Kerr; Rezoning Request from A-1 to R-1; Skyline Estates; Gault Road; and Re-affirmation of Preliminary Plat Approval

The subdivision had been granted preliminary plat approval in October 1998. After that approval was granted, the county adopted zoning. This property was zoned A-1 which requires lots of one acre. The subdivision's lots have less than one acre each. Therefore, the developer wishes to appy for a rezoning and a new approval of the preliminary plat. Staff recommended in favor of both. Jones made a motion to rezone the property from A-1 to R-1 and franklin second. It was approved. Miller made a motion to grant preliminary plat approval and McAndrew second. It was approved.

Building Official Report

Robinson asked about enforcement of the portable sign ordinance. It was agreed that he city attorney would notify all violators one certified letter before litigation was started.

Miller; Slogan for Dandridge

Miller noted that Dandridge needed a slogan and suggested, "Let's say something good about Dandridge". Thew Mayor noted that the Town already had the slogan - First Lady of the Smokies. A discussion ensued about having a brochure.

Closure of Peck Lane

Greg Gann suggested that Peck Lane be closed as a public road. Jones made a motion to refer to council to close Peck Lane. Franklin second. The closure was recommended.

Adjournment

The meeting was adjourned at 8:30 P.M.

George A. Gantt

~~Secretary~~ Chairman

# Meeting Report

November 26, 1998

Dandridge Regional Planning Commission

The meeting date fell on Thanksgiving day; therefore, the meeting for November was cancelled.

# MINUTES

# DANDRIDGE REGIONAL PLANNING COMMISSION

# OCTOBER 22, 1998

| Members Present | Members Absent | Others Present |
| --- | --- | --- |
| Jim Miller | Anna Gray | Jim Hutchins |
| David Jones, Mayor | Kathy Ridenour | Mark Robinson |
| Barbara McAndrew | | Midge Jessiman |
| Mike Chambers | | |
| George Gantte | | |
| Steve Allen | | |

## Workshop

Mayor Jones called the workshop meeting to order at 6:00, in the absence of a chairman. The purpose of the workshop was to determine the boundaries for the growth management plan required by the new annexation law. Gantte presented a list of subdivision developments and locations. Members developed a potential boundary. Copies of the proposal will be distributed at the December 1998 meeting.

## Planning Commission

The regular meeting of the planning commission was called to order at 7:00 p.m. by the Mayor in lieu of a chairman. The minutes were reviewed and approved upon a motion by McAndrew and a second by Gantte. The Mayor noted that Cecil Franklin had resigned his position on the planning commission. Also noted was that Ben Strand was not present and therefore the business agenda could move to item b.

### Election of Chairman

McAndrew made a motion to nominate George Gantte as the new Chairman. Miller second. There were no other nominations. By a unanimous vote, Gantte becomes the new chairman.

### Public Hearing: Subdivision Regulation Amendment: Maintenance Bond

This item has been advertised for 30 days. It requires that a maintenance bond be retained on a subdivision road for up to two years. There were no dissenting comments. Jones made a motion to approve the subdivision regulation amendment. McAndrew second. It was approved.

Public Hearing; Subdivision regulation Amendment; Requiring Three Bedroom designations From The Health Department; Municipal and Regional Regulations

The amendment is to require a three bedroom designation on all lots in subdivisions. Lots which have one or two bedroom designations would not be permitted or approved. Rodney Martin, a surveyor, objected saying that it would prevent a father from give a lot to his son. Staff replied that all property, whether sold or given away, should meet a minimum standard for septic tank operation. Furthermore, the one and two bedroom designations are to difficult to monitor. Over time, the two bedroom has an addition built and becomes a three bedroom. Allen made a motion to adopt the amendment into the subdivision regulations - both regional regulations and municipal. Chambers second. The amendment was approved.

Minor Subdivision Review; Marshall Gray Property; Highway 92; Three Lots

Jones made a motion to approve the plat. McAndrew second. It was approved.

Minor Plat Review; Waffle House; Highway 92

Waffle House presented a minor plat which showed a strip of property obtained from David Hayes at the rear boundary of the Marshall Gray property. This strip was added to the lot in the Marshall Gray three lot subdivision, Tract One, which Waffle House was purchasing. Chambers made a motion to approve the amended property of Marshall Gray and Waffle House. Allen second. It was approved.

Site Plan Review; Waffle House Highway 92

Waffle House submitted all of the drawings and were in compliance with all codes, including setbacks. McAndrew made a motion to approve. Jones second. It was approved.

Al Crumley; Minor Subdivision Review; Lakefront drive; Lot ten; Two Lots

Jones made a motion to approve the lots. Miller second. It was approved.

Site Plan Review and Lot Combo; St.Mary's Medical Center; Clinic; Meeting Street

The lot combo involved a purchase from the church to add to the clinic's Meeting Street property for drainage purposes. A drainage plan and certifications from an engineer have been submitted. A motion was made by Allen to approve the lot combo. A second was made by Chambers. All voted in favor. A motion was made by Jones to approve the site plan contingent on the

Historical Planning Commission's approval. McAndrew second. It was approved with the contingency.

Rodney Martin; Minor Plat Review; Two Lots; Highway 25/70

Water Commissioner Norton was unavailable to sign the two lot plat. Miller made a motion to approve contingent on the signature being obtained. Allen second. It was approved.

Request for Cecil Franklin to Reconsider Resignation

A motion was made by Allen and a second by McAndrew to ask Mayor Jones to talk with Mr. Franklin about his resignation. The commission stated that they would like to have Franklin back. the motion and second was approved.

Change of Meeting Date

Due to the Thanksgiving and Christmas holidays, the planning commission meeting date needed to be changed. It was agreed that the meeting date should be December 3 and would serve as the date for both the November and December meetings.

Adjournment

There being no further business, the meeting was adjourned at 8:00 P.M.

______________________________
Secretary

______________________________
Date

MEETING REPORT

DANDRIDGE REGIONAL PLANNING COMMISSION AND BOARD OF ZONING APPEALS

September 24, 1998

| Members Present | Members Absent | Others Present |
|---|---|---|
| Kathy Ridenour | Cecil Franklin | Greg Gann |
| Barbara McAndrew | Steve Allen | Midge Jessiman |
| David Jones, Mayor | | Jim Hutchins |
| Anna Gray | | Mark Robinson |
| Mike Chambers | | |
| George Gantte | | |

BOARD OF ZONING APPEALS

The Board of Zoning Appeals was called to order at 7:00 P.M. by Mayor David Jones who served as chairman until a new one could be elected. The BZA minutes of August 27, 1998 were approved upon a motion by Ridenour and a second by Chambers. The first agenda item was called.

James Quarles, 888 Isabell Dr.; Variance Request from 15 feet to 9' 7"

Mr. Quarles had started construction to extend the existing carport without a building permit. The block is down and extends into the side yard setbacks over five feet.

Staff Recommendation: Staff recommended against the variance request as it did not meet the requirements of state law.

Action Taken: No variance was permitted; however the block foundation and pad could remain provided there was no structure placed on it. The motion was second by McAndrew and carried unanimously.

Richard Howerton; Variance Request; 711 W. Cross Rd.; From 15 Feet to 10.5 Feet

Mr. Howerton had placed a pre-fab storage building without a building permit. There was also a complaint lodged that the storage building was too close to the property line. Staff noted that the zoning code does not mention any setbacks for accessory structures, and, in her opinion, no variance was required. The

Town Attorney concurred. No action was taken and no action was needed.

Waffle House; Variance Request from 25 Feet to Zero; Rear Yard; Highway 92

Randy Fick represented Waffle House. The building is proposed to have a rear lot line of zero instead of the required 25 feet in the B-3 Zone. Fick said that he can't move the building forward due to State DOT requirements. Mayor Jones said that he thought the lot was too small for the proposed building.

Staff Recommendation: Staff recommended against the variance.

Action taken: Gantte made a motion to deny the variance. Chambers second. It was denied.

Adjournment

There being no further business, the meeting was adjourned at 7:45 P.M.

PLANNING COMMISSION

Acting Chairman Jones called the meeting to order at 7:45 P.M. The minutes of the previous meeting were approved upon a motion by Ridenour and a second by Gantte. The first agenda item was called.

Mayor's report

The Mayor reported that under the new annexation law, the county committee will start to meet to determine future growth management areas for annexations. He said he would like the planning commission's input. A workshop will be held at 6:00 p.m. prior to the October 22, 1998 meeting.

Resolution Honoring Ben Strand

Ex-chairman Strand was not present; therefore, the resolution will be presented at the next meeting.

Election of Chairman

Ridenour made a motion to nominate Cecil Franklin as chairman. Gantte second. There were no other nominations. Therefore, Franklin was approved by acclamation. Ridenour made a motion to approve Jones as acting Chair in Franklin's absence. Gantte second. It was approved.

Thomas and Sherry Zuber; One Lot Review

Staff Recommendation: Staff recommended in favor.

Action taken:Upon a motion by Gantte and a second by Gray, the division was approved.

Charles Rainwater; Minor Plat Review; Arch Dr. For Haskiell Cox

Lot 6 and 7 could not receive health department permits/approvals; therefore, they had to be combined into one lot with a two bedroom designation.

Staff Recommendation: Staff recommended in favor of the subdivision contingent on the two lots becoming one.

Action taken: Ridenour made a motion to approve the plan with lots 6 and 7 being combined. Gray second. It was approved.

Marshall Gray; Final Approval; Three Lots; Highway 92

No one was present; therefore, no action was taken.

Waffle House; Site Plan Review; Hwy.92

The variance has been denied. No one was present. The item was removed and no action taken.

Furrow Auction Company; Carl Smith Property; Hunt Road

No one was present. No action was taken.

Donnie Robinson; Rezoning from R-1 to B-1; Highway 92

Staff recommendation: Staff recommended in favor. The property lies adjacent to an existing B-2 district and is suitable for commercial.

Action taken: Ridenour made a motion to approve the request and recommended to the town board. McAndrew second. It was approved.

Head Start; Federal Program; Patriot Dr. Approval of Use

In the building formerly known as the All-Seasons Real Estate, the Head Start Program is now using the building. It is in a commercial zone. The request is to approve the use. McAndrew made the motion to approve the building and the use for the Head Start program. Gray second. It was approved.

Marshall Gray; Three Lot Subdivision; Highway 92

Mr. Gray returned to the meeting. Jones made a motion to approve the three lot plat. There was no second. The motion died and was not replaced with another motion. No action was, therefore, taken.

Staff Reports

There were brief discussions of county zoning, 25 feet maximum height of buildings, accessory buildings and setbacks as well as a hand-out for portable sign enforcement. No action was taken.

Adjournment

The meeting was adjourned at 8:35 P.M. upon a motion by Ridenour and a second by Gantte with all voting in favor.

Chairman Date

Secretary Date

# MINUTES

# DANDRIDGE REGIONAL PLANNING COMMISSION

August 27, 1998

| Members Present | Members Absent | Others Present |
|---|---|---|
| George Gantte | Ben Strand | Jim Hutchins |
| Mike Chambers | | Eddy Harrell |
| Kathy Ridenour | | Midge Jessiman |
| Barbara McAndrew | | Greg Gann |
| Cecil Franklin | | Mark Robinson |
| David Jones, Mayor | | |
| Anna Gray | | |
| Steve Allen | | |

## BOARD OF ZONING APPEALS

Mayor Jones called the Board of Zoning Appeals to order at 7:00 P.M. The Mayor filled in as Chairman in the absence of Ben Strand. The first agenda item was called.

James Linse: 837 Plainview Rd.; Variance from Thirty Feet Front Yard Setback to One Foot

Hutchins noted that the terrain and the septic tank were at issue in the inability to located the garage back further. He recommended in favor of the one (1) foot setback variance. Upon a motion by Ridenour and a second by Gantte the variance was approved.

Adjournment

The Board of Zoning Appeals was adjourned at 7:07 P.M. upon a motion by Chambers and a second by Ridenour.

## PLANNING COMMISSION

Acting chairman Jones called the meeting to order at 7:07 P.M. There were corrections to the minutes of July 23rd with the name "Chambers" omitted from 'members absent'. Upon a motion by Ridenour to approve the minutes as corrected and a second by Gray, the minutes were approved and the first agenda item was called.

Mayor: Business

The Mayor asked the planner to review the H-1 district to re-work and send proposal to the Historic Commission.

Public Hearing: Evaluation of "Plans of Service"

The new annexation law has stressed the plans of service for every annexation - regardless of size. Twice a year, the Town will review all plans of service. Only one is outstanding to date - the Tom Sizemore property. There were no protests or complaints to date on the plans of services.

Jackie Fergeson; Request for Rezoning From R-1 to B-2

No one was present; therefore no action could be taken. This item has been on two agendas with no one present; therefore, it was ordered removed until a re-application.

Eddie Garret - Cedar School Road; Ten Lots. - Region

Jones noted that the county allowed preliminary and final in one meeting. There was a brief discussion as to whether that should change. The current plat had all lots designated as three bedroom - or standard lots, expect one. One lot was designated two bedroom. Staff explained the designations and suggested that the Town amend its regulations to only allow three bedroom designations. However, this plat met current requirements. Gantte made a motion to approve. Ridenour second. It was approved on preliminary and final.

John and Celeste Alexander; One Lot; Morie Road - Region

The health department certificate was produced. Chambers made a motion to approve. Gantte second. It was approved.

Gann: Annexation One Lot; Dumplin Valley Road

Ridenour made a motion to recommend the annexation of the parcel to the Town with the understanding that recommended also was a standard plan of services. Chambers second. It was approved.

Dennis Kosak; Lakeside Estates; Phase II; 31 Lots; Preliminary and Final - Region

Staff asked that on lots 3 and 4 that the easement be expanded to 40 feet instead of 20 feet. The developer agreed. Chambers made the motion to approve a 40 feet wide drainage easement and approve the plat. Ridenour second.

David Harbin: Corrections to Dandridge Landing Plat

Lots 22,24,25 and 28 have added notes that the drainfields are not off-site. Also there was a correction on a road location. Gray made a motion to approve both corrections. Allen second. The corrections were approved.

Carl Smith Property; Hart Road; 15 Lots; Preliminary and Final Review

All lots have health department approval for three bedrooms. Gantte made a motion to approve and Chambers second. It was approved on preliminary and final.

Jack Glenn; Scenic Shores Combo of Two Lots; Final Approval

Health department has signed its standard approval. Gantte made a motion to approve. Chambers second. It was approved.

James W. Carr Property; Gault Road; Preliminary

Chambers made a motion to approve the preliminary plat. Gantte second. It was granted preliminary.

Haskiell Cox - Arch drive; Seven Lots; Preliminary and Final

Lots six and seven were not approved by the health department. The plat was withdrawn by Charles Rainwater until he could confer with the owner.

Portable Sign ordinance; Non-Profit exemption

Ordinance on portable signs has passed on two readings. The amendment is to allow any non-profit group to install a sign two weeks prior to an event and remove within 72 hours after the event. No action was necessary as the planning commission had recommended the original ordinance and the amendment in a prior meeting.

Excavations, Cut and Fill Ordinance

The proposed ordinance, previously approved by the planning commission and now at the Town Board level was reviewed.

Height Limitations; Maximum 25 Feet in Height Proposal; Two Stories

For consideration, a zoning amendment has been prepared to set a maximum height of buildings to 25 feet, reduced from 35 feet. The reason is that the Town has not ladder truck or firefighting equipment that would handle much over 25 feet. No action was taken.

Subdivision Regulation Amendment

Franklin made a motion to approve a public hearing on subdivision regulation amendments for October 22, 1998 with Allen seconding. The amendments include: requiring a ten percent maintenance bond - town and region; and, allowing only standard three bedroom designations on subdivision plats. Two or one bedroom designations would be prohibited. All voted in favor of the public hearing and the amendments to be placed on that public hearing.

Old Snuffy's; Condemnation Proceedings

Hutchins noted that the property is undergoing purchase and will be rehabilitated.

Resolution for Ben Strand

Allen noted that Chairman Ben Strand is resigning and should be honored for his service. A resolution will be drawn to thank him officially.

Adjournment

There being no further business, the meeting was adjourned at 7:58 P.M.

SECRETARY

DATE

Meeting Report

Dandridge Regional Planning Commission

July 23, 1998

| Members Present | Members Absent | Others |
|---|---|---|
| Barbara McAndrew<br>Cecil Franklin<br>David Jones, Mayor<br>Anna Gray<br>George Gantte<br>Ben Strand | Steve Allen<br>Kathy Ridenour | Jim Hutchins<br>Eddy Harrel |

LPO Staff Representative: Midge Jessiman

Chairman Strand called the meeting to order at 7:00 P.M. The minutes of the June 25th meeting were reviewed and a correction that McAndrew was present was made. The July 6, 1998 public hearing minutes were also reviewed with no corrections. Upon a motion by Franklin and a second by Gantte, the minutes for both meetings were approved with the one correction. The first agenda item was called.

Jackie Ferguson: Rezoning Request from R-1 to B-2, West Meeting Street

No one was present; therefore, the item was deferred to the August meeting.

Cynthia Moses, Request for Rezoning from R-1 to B-1, 218 West Main Street

The purpose of the rezoning was for a bed and breakfast.

Staff Recommendation: Staff recommended in favor. The property is adjacent to a B-1 zone.

Action Taken: Gantte made a motion to approve the rezoning and sent to council. McAndrew second. It was approved.

Indigo Properties; Highway 70/25 and 92; Landscaping Plan and Access Plan

The materials had not been turned in as of the deadline; therefore, the item was deferred until the next agenda.

Jack Glenn; Tarra Hills Unit 3; Two Lots; Scarlett Rd; Final Plat Approval

The health department had approved and all item were in place.

Staff Recommendation:Staff recommended in favor.

Action taken: Jones made a motion to grant final approval. Gray second. It was approved.

Angel Island - Rodney Martin; Two Lots

Plat did not meet the deadline; therefore, it was deferred to the next meeting.

Angel Island; Deed Correction; Parcels 1.01 and 1.02;

The entrance was supposed to be an easement and not a fee simple transfer. However, the owners did a fee simple and increased the entry to 65.3 feet. The deed does not match the approved plat.

Action Taken: Jones made a motion to bring the revised plat back reflecting the deed. Gantte second. It was approved.

Henry Property; Cedar School Road; Ten Lots; E. Garrett

The plat did not meet the deadline for the agenda; therefore, it was deferred until the August agenda.

Charlotte Alexander, Mories Rd; Minor Plat Review

The plat was not turned in to meet the deadline; therefore, it was deferred until the August meeting.

Staff Reports

Staff presented a portable sign regulation ordinance. This was a carry-over from previous meetings. There was discussion on allowing signs for nonprofit groups with a limit of two events/signs per year and two weeks for each event. Franklin made a motion to add the nonprofit criteria to the portable sign ordinance. Gantte second. It was approved.

Staff also presented an ordinance on road cuts requirements and excavations. No action was taken as the city attorney was to review the city code and the proposals first. Also, the issue of bond maintenance in the subdivision regulations was deferred for one month.

Adjournment

There being no further business, the meeting was adjourned at 8:27 P.M.

Chairman Date

Secretary Date

MINUTES

DANDRIDGE REGIONAL PLANNING COMMISSION

JULY 6, 1998

| Members Present | Members Absent | Others Present |
|---|---|---|
| Steve Allen | David Jones, Mayor | Tom Cannon |
| Cecil Franklin | Kathy Ridenour | Jim Hutchins |
| Barbara McAndrew | George Gantte | Midge Jessiman |
| Anna Gray | | |
| Ben Strand | | |

Chairman Strand called the meeting to order at 6:11 P.M. The first agenda item was called.

Adoption: Major Road Plan For the Planning Region

After a review of the road classifications, Franklin made a motion to adopt the major road plan for the planning region. McAndrew second. It was approved.

Review of Town Construction Standards; Change to County Standards

The Town road paving standards will be changed to the county standards. Allen made a motion to approve the change and Franklin second. It was approved.

Regional Subdivision Regulations - Adoption

The proposed regulations had been distributed at a previous meeting. Staff recommended that topography be required. Allen made a motion to delete from Article 2, Sec. B #2 for all the verbiage following five (5) feet be deleted. In other words topo will be required. Franklin seconded the deletion. The deletion was approved. Gray made a motion to approve the subdivision regulations as presented and including the above approved deletion. McAndrew second. It was approved.

Adjournment

The meeting was adjourned at 6:34 P.M.

____________________________________

Chairman Date

____________________________________

Secretary Date

Meeting Report

DANDRIDGE REGIONAL PLANNING COMMISSION

JUNE 25, 1998

| Members Present | Members Absent | Others Present |
|---|---|---|
| Kathy Ridenour<br>Mike Chambers<br>Cecil Franklin<br>David Jones, Mayor<br>Ben Strand, Chairman<br>George Gantte<br>Barbara McAndrew<br>Mike Chambers | Steve Allen | Tom Cannon<br>Jim Hutchins<br><br>Greg Gann<br>Michael Scott<br>David Harbin |

LPO Staff Representative: Midge Jessiman

BOARD OF ZONING APPEALS

The Board of Zoning Appeals was called to order by Chairman Strand at 7:02 P.M. The minutes of the May 28, 1998 meeting were approved upon a motion by Andrew and a second by Jones. The first agenda item was called.

Indigo Properties; Highway 70/92; Variance Request; Buffering Requirements

Michael Scott represented Indigo Properties and requested a variance for the buffering and landscaping requirements as noted in C-7 of site plan requirements. After much discussion, it was noted that the existing surrounding trees could count as buffering but no variance would be given. The developer could use the existing natural boundary on the side and rear of the property as a buffer. The official interpretation by the Board of Zoning Appeals in regard to this case is as follows:

*Rear and side trees must remain and further plantings will not be required unless the natural foliage is cut/removed. If such is done, the buffering must be replaced and plantings meeting the current requirements must be done as well as a new landscaping plan submitted.*

Helen Ruth Turner; 815 Pleasant View Dr. Complaint Regarding Wrecker Service

The complainant was not present and had submitted a letter against a wrecker service which operated in her neighborhood. Strand noted that it was an issue of a violation of restrictive covenants and could not be enforced by the BZA. No action was taken.

Adjournment

Upon a motion by Jones and a second by Gantte, the BZA was adjourned at 7:35 P.M.

PLANNING COMMISSION

The planning commission was called to order with the same membership present and Allen absent. The minutes of the May 28, 1998 meeting were approved upon a motion by Ridenour and a second by Gantte. The first agenda item was called.

Portable Sign Ordinance

Staff explained the old definition and had added, per suggestions, that existing portable signs could be bolted into the ground without footers and landscaping should be provided to mask the anchoring of the sign. Underground wiring was required. Ridenour made a motion to send to council to approve and Chambers second. It was approved. Gray asked about the clean-up of other signs such as on poles or the plastic wooden signs. The Mayor also asked about banners. Staff was asked to write an ordinance regarding banners and other objectionable signs.

Annexation Requested; Goose Creek Area

Richard Lindsey and Herbert Reneau requested annexation on the North side of I-40. A plan of service was presented with the annexation as the new law requires it. Jones made a motion to approve the annexation request along with the plan of service. Franklin second. It was approved.

Extra Territorial Zoning

Staff explained the procedure for zoning the planning region. Strand asked for more time to give the county a chance to implement zoning on a county-wide basis. Jones made a motion to recommend to council that the county be notified of Dandridge's intent to zone the planning region at the August meeting. Franklin second. All were in favor and the motion carried.

Fergeson Family; Request to Close West Meeting Street; Highway 92

There was a question of a hazardous intersection. Gann suggested that the Town's engineer, Darcy Sullivan be contacted to review the situation. Any work to be done would have to be approved by T.V.A. and the State of Tennessee. Jones made a motion to have Greg ask Sullivan to review any solutions to the problem. Franklin second. It was approved. At this time, a member of the Fergeson family asked for a rezoning to commercial for the oldest house in town. The family was informed that the Historic Commission would have to review first. No action was taken on the rezoning request.

Rob Strickland; Planning Region; Dandridge Landing Subdivision; 39 Lots

David Harbin presented the information. Preliminary plat approval had been granted by the county. Then the Town received a planning region and obtained jurisdiction. Staff recommended approval. Ridenour made a motion to approve and Franklin second. It was approved.

Indigo Properties; Site Plan Review; Highway 92

There were major questions on the access points to the property. The Tennessee Department of Transportation had not yet approved the entries. Staff also noted that the site marked future development could not be approved as there was not enough parking. She recommended approval of the buildings marked in bold print in the development and the general site plan, but not the access or landscaping plan. Mayor Jones made a motion to require that the landscaping plan be brought back for approval with the modifications made from the BZA meeting, the access plan submitted and approved by T-DOT and the Town's Engineer. Grading, infrastructure such as water and sewer and footers would be permitted to be started but no more work can be done until revised plans are turned in and approved. Chambers second. The motion was approved by all.

Beatty Chevrolet; Smoky Mountain Estates Unit 2; Planning Region;Final Plat Approval

Preliminary approval had been granted by the county. There are eight lots. Staff recommended in favor of final. Ridenour made a motion to approve. Chambers second. It was approved for final.

Oak Grove View; Burchfield Road; Final Plat Review

Preliminary approval had been granted by the county. Staff noted that all items were in place as well as health department approval. Ridenour made a motion to approve with Jones second. It was approved.

Public Hearing; July 6, 1998; Subdivision Regulation Adoption and Amendment

It was noted that the regional road plan would be considered for adoption as well as new Town subdivision standards for street construction would be changed to meet the county's requirements. Also regional regulations would be adopted. Copies of the regulations were distributed. No action was necessary.

CAC-FEMA: Status of Flood Insurance

Staff noted that the Town had been reviewed in regard to compliance with FEMA regulations. No violations or problems were found. No action was necessary.

Semi-Annual Public Hearing- Plan of Services- New Annexation Law

Cannon explained the new law and recommended reviews of plans of service for February and August of each year. Jones made a motion to allow the semi-annual public hearings to be the two months of August and February and Franbklin second. It was approved.

Annual Report

Staff presented the annual report noting the work items for next month. Upon a motion by Ridenour and a second by Franklin, it was approved.

Miscellaneous

There were questions by the building inspector and problems with Killion Road as noted by the director of public works. No official action was taken.

Adjournment

The meeting was adjourned at 9:00 P.M.

Chairman Date

Secretary Date

Meeting Report

DANDRIDGE REGIONAL PLANNING COMMISSION

May 28, 1998

| Members Present | Members Absent | Others Present |
|---|---|---|
| Barbara McAndrew | Ben Strand, Chairman | Tom Cannon |
| Cecil Franklin | Kathy Ridenour | Jim Hutchins |
| David Jones, Mayor | Steve Allen | |
| George Gantte | Anna Gray | Scott Williams |
| Mike Chambers | | Tom Sizemore |
| | | Kathy Edmonds |

LPO Staff Representative: Midge Jessiman

BOARD OF ZONING APPEALS

Mayor Jones filled in as acting chairman and called the Board of Zoning Appeals to order at 7:00 P.M. The minutes of the April 23, 1998 meeting were approved upon a motion by McAndrew and a second by Franklin with the stipulation that the S be taken off McAndrew. The minutes were approved. The first agenda item was called.

Scott Williams; Interpretation of Legal Status for Wrecker Service

Jim Hutchins, the Town Attorney presented the information that the zoning ordinance was initiated in 1974. Evidence suggests that the wrecker service was in business at the residential location in 1972 to 1997. The determination was that the wrecker service is grandfathered. However, some restrictions need to be placed: no working on vehicles outside unless just to add a battery or change a tire. No more than 15 minutes may be spent in fixing a vehicle outside; no junkyard; no more than five disabled cars; no weeds; property must remain clean, etc. The applicant agreed. Hutchins agreed to send a letter with those restrictions. Upon a motion by McAndrew stating the restrictions and the grandfathered status and upon a second by Chambers, it was approved.

Adjourn

The meeting was adjourned at 7:24 P.M.

Chairman Date

Secretary Date

PLANNING COMMISSION

Acting Chairman Jones called the meeting to order at 7:25 P.M. The first agenda item was called.

Mayor's Report

The Mayor noted that regional status had been approved for Dandridge the previous day. Also he noted the new annexation law and its impact, particularly in regard to the planning region. Also, the need for the adoption of subdivision regulations and a look at regional zoning were addressed.

Portable Signs

The council had referred the proposed definition back to the planning commission. In the discussion, the interest was that existing portable sign could be re-worked to allow tie-downs or anchoring that was not in concrete and be surrounded by landscaping. Also, they were interested in looking at sign permits. The consensus was that staff will work on it.

BP Station: Site Plan Review

No site plan had been turned in and no one was present. The item was deferred.

Tom Sizemore; Preliminary Plat; Subdivision at Corner of Dumplin Valley Road and Davis Hollow Road

Mr. Sizemore had a question on whether he could place sidewalks on only one side of the street. Staff's interpretation was that each lot would have to touch a sidewalk. The planning commission concurred. Upon a motion by Franklin and a second by Gantte, the 16 lot subdivision was granted a preliminary approval contingent on all the lots having a sidewalk which will be shown on the final. It was approved.

Kathy Edmonds; Dorothy Brown Lane; Question on Town Services

She noted that garbage was not picked-up, no mail service and there are drainage problems. The road is not maintained by the Town. The response was that the road is private and the minutes of planning commissions in 1983 were read. She was told that residents would have to bring the road up to standards before the Town would accept it and public services would begin. Jones suggested that she could re-plat the subdivision, up grade the road, and deal with the inadequate right-of-way issue. Mrs. Edmonds said that she would work on it. No action was taken.

Annexation: Richard Lindsey; Goose Creek Road.

The consensus is that adjacent property owners should be contacted to determine if they wish to be annexed also. The item will be deferred to next month. No action was taken.

Annexation; Posey; Highway 25/70

The item was removed from the agenda.

Staff Report

Tom Cannon noted the questions on manufactured housing that arose at council. Staff gave the answer that if the unit had one chassis, it was a mobile home. If it had more than one it was a double-wide.

Also, Cannon suggested that a 30 day public hearing notice be set to adopt subdivision regulations in the new planning region. Also, amendments in street construction need to be addressed. The commission picked July 6th, 6:00 P.M. as the date for the public hearings on subdivision regulations.

Adjournment

There being no further business, the meeting was adjourned at 8:37 P.M.

Chairman Date

Secretary Date

MEETING REPORT

DANDRIDGE MUNICIPAL PLANNING COMMISSION

April 23, 1998

| Members Present | Members Absent | Others Present |
|---|---|---|
| Steve Allen | Mayor Jones | Tom Cannon |
| Cecil Franklin | Ben Strand | Jim Hutchins |
| Anna Gray | Barbara McAndrews | |
| George Gantte | Mike Chambers | Jim Livesay |
| Kathy Ridenour | | Karen Owenby |
| | | Mike Dunn |
| | | J.C. Romines |
| | | Scott Williams |

LPO Staff Representative: Midge Jessiman

Steve Allen served as acting Chairman in the absence of Chairman Ben Strand. He called the Board of Zoning Appeals to order at 7:16 P.M. Upon a motion by Gantte and a second by Gray, the minutes of the BZA meeting of March 26, 1998 were approved. The first agenda item was then called.

Kathy Swafford; 366 West Main Street; Variance for 8 Feet Rear Setback To Place a Portable Metal Garage; Karen Owenby Representing

Staff Recommendation: Section 11-408 of the Zoning Ordinance allows for a variance on older homes to have a carport. Staff recommended in favor.

Action Taken: Ridenour made a motion to grant the variance. Gantte second. All voted in favor.

James Livesay: Request for Interpretation of B-2 Allowing a Nursery; Highway E25/70

Staff read from the list of land uses allowed in a B-2 district. There was no mention of a nursery or any similar use. Therefore staff suggested that the item be placed on the planning commission agenda as an amendment to the B-2 zoning district. Mr. Livesay withdrew his item from the BZA.

Adjournment

There being no further business, the meeting was adjourned at 7:32 P.M.

Chairman Date

Secretary Date

# PLANNING COMMISSION

Acting Chairman Steve Allen called the meeting to order at 7:32 P.M. The minutes of the March 26, 1998 meeting were approved upon a motion by Franklin and a second by Gantte. The first agenda item was called.

<u>Old Business; Customary Home Occupations Proposal; Status Report</u>

The revised ordinance was reviewed and approved upon a motion by Gantte and a second by Gray.

<u>Old Business; Referral From BZA; Nursery In a B-2 District</u>

Ridenour made a motion at allow both a wholesale and retail nursery operation in a B-2 district. Gantte second. It was approved and recommended to council.

<u>New Business; Mike Dunn; Highway 25/70 Re-subdivision and site plan for Auto Detailing; Highway 25/70</u>

No plans had been submitted in advance; therefore, no approval could be made. The item was deferred by Dunn.

<u>Scott Williams; Towing and Recovery Service; Pleasant View Drive;</u>

Mr. Williams was seeking to establish his wrecker service as a grand-fathered business - stating that his father had been allowed to conduct a wrecker service out of his home. He noted that he would bring disabled cars back to his home and work on them. However, he would not work on wrecks. A petition from the neighborhood had been presented stating they were not opposed to the wrecker service. Staff was opposed stating that a wrecker service was not a permitted customary home occupation. Furthermore, there is a potential for abuse with disabled cars sitting around at the home. It also has the potential for a bad precedent. The City Attorney asked that the item be tabled until there is proof of grand-fathering such as providing business licenses before the zoning ordinance at the address in question, reviewing the previous zoning ordinance and similar measures.

Action Taken: Franklin made a motion to table until the next meeting. Ridenour second. It was approved.

<u>J.C. Romines; Request for Gate Across Steps To Public Defender's Office</u>

Action Taken: After a general discussion, Romines was allowed to erect a gate providing that he go to the historic planning commission and receive their approval.

## Portable Sign Definition

Staff was asked to develop the definition of a portable sign. After much discussion there were some adjustments from the city attorney to read as follows "said footers to be constructed in accordance with the Southern Building Code" and deleting "either a metal pole affixed in concrete holding the sign in place". After the adjustments a role call vote was held on approving and recommending the proposed definition amendment to the city council. Franklin made a motion to approve as amended. Ridenour second. Gray abstained...Franklin approved....Gantte abstained....Allen approved.....Ridenour approved.....There were three approvals and two abstentions.

## Regional Planning Report

Cannon noted that in May 1998 the issue would be coming for a vote in front of LGPAC (Local Government Planning Council)

## Adjournment

There being no further business, the meeting was adjourned at 8:25 P.M.

______________________________________ Date
Chairman

______________________________________ Date
Secretary

MEETING REPORT

Dandridge Municipal Planning Commission

March 26, 1998

| Members Present | Members Absent | Others |
|---|---|---|
| Anna Gray | Mike Chambers | Tom Cannon |
| Cecil Franklin | Kathy Ridenour | Jim Hutchins |
| George Gantte | David Jones, Mayor | Midge Jessiman |
| Ben Strand, Chairman | | |
| Barbara McAndrew | | |
| Steve Allen | | |

LPO Staff Representative: Midge Jessiman

Board of Zoning Appeals

Chairman Strand called the Board of Zoning Appeals to order at 7:00 P.M. The minutes of the February 26, 1998 meeting were approved upon a motion by Allen and a second by McAndrew. The first agenda item was called.

Richard Lee; Request for Side and Front Variance for Additions to His House on Lakeshore Drive

Staff Recommendation:Staff recommended against the variance stating that it did not meet State Law. There were no topographical reasons or unusual circumstances.

Action Taken: Upon a motion by Franklin to deny and a second by Allen, the variance request was denied.

Kathy Swafford; 366 West Main Street; Variance for Eight Feet Rear Setback to Place a Portable Metal Carport; R-1 District

No one was present and no action was taken.

Adjournment

There being no other business, the meeting was adjourned at 7:17 p.m.

Chairman Date

Secretary Date

Planning Commission

The meeting was convened at 7:17 P.M. Allen took over as acting Chairman while Chairman Strand attended a county commission meeting. The minutes of the February 26, 1998 meeting were approved upon a motion by McAndrew and a second by Gray. The first agenda item was called.

Customary Home Occupations

The revised amendment was reviewed with addition changes to music instruction and the number of employees permitted to operate out of the home.

Staff Recommendation: Staff recommended in favor.

Action Taken: After a brief discussion, a motion was made by McAndrew and a second by Gray to adopted the amended version. All voted in favor.

Miller Development; 132 Milldale Road; Clarification of Building Permit/Site Plan Issues

The determination by the planning commission was that all requirements had been met and a building permit could be issued.

Roger Cameron Building; Gay Street; Review of Unsafe Building Code per Municipal Code Requirements

The City Attorney received notification that the building was to be sold and the buyer intends to restore the structure. At the next meeting, the city attorney will advise.

Tom Sizemore; Request for Annexation; Davis Hollow Road and East Dumplin Valley

Mr. Sizemore and his wife have requested annexation of their property at the corner of Davis Hollow Road and East Dumplin Valley.

Staff Recommendation: Staff recommended in favor as the adjacent property had recently been annexed.

Action Taken: Upon a motion by Gantte and a second by Franklin, all voted in favor of the 10.49 acre parcel to be annexed.

Albert Balance; Request for Rezoning; To R-1 to B-2, Three Lots between Meeting Street and Spring Street for a Medical Facility

Mr. Balance has permission from the Historic Society for the rezoning if construction is started by December 1998. There is a B-2 District adjacent to the property.

Staff Recommendation: Staff recommended in favor.

Action Taken: Upon a motion by McAndrew to recommend rezoning to the city council and a second by Gray, the recommendation was approved unanimously.

Marshall Gray; Highway 92; Request for Subdivision Plat Approval; Three Lots

There were questions that still had no answers. The planning commission had requested proof that Old Highway 92 had been officially closed and this had not been done. Also, there were a question on the setbacks. A new B-3 district does not permit the thirty (30) feet setbacks that were platted but not approved before the new requirements were adopted. It was noted that a fifty (50) feet setback would be required. No action was taken.

John Kerr: Two Lot Subdivision Request and Site Plan Review; Dollar General; Highway 92

Staff Recommendation: Staff recommended in favor of the subdivision and the site plan.

Action Taken: Upon a motion by McAndrew and a second by Frankin, both were approved.

Mike Dunn; BP Station; Highway 25/70; Proposed Auto Detailing

Mr. Dunn asked if an auto detailing shop could be done in conjunction with the BP Station. Staff stated that it would fall within the allowances of the zoning district. No action could be taken as there was no site plan.

James Livesay; Request for Interpretation as to whether an Overnight Campground Facility on Highway 25/70 Is Permitted

Staff said that it would not be permitted and was not allowed in that district. There was also a general discussion of the floodway on the property. No action was taken.

Best Western Motel; Subdivision Review; 417 Southwest Commercial Park

Staff Recommendation: Staff recommended in favor. The subdivision was an adjustment of three feet.

Action Taken: McAndrew made a motion to approve. Franklin second. It was approved.

## Staff Reports

Cannon gave a status report on the town's request to have a planning region. He noted that there would be a called meeting in May to review the request by LGPAC, the governing body over planning regions.

The Town Administrator also noted that there had been several citizen requests over portable signs. Staff was told to develop such a definition to regulate portable signs.

## Adjournment

There being no further business, the meeting was adjourned at 9:05 P.M.

______________________________
Chairman                                        Date

______________________________
Secretary                                       Date