

**TOWN OF DANDRIDGE, TENNESSEE  
REGIONAL PLANNING COMMISSION  
REGULAR MEETING  
4 December 2014**

**I. ROLL CALL**

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

- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner TERRY RENEAU
  
- ABSENT: Chairman LINDA SWANN  
Commissioner JESSIE ELDER  
Commissioner MARI ENTWISTLE  
Commissioner CECIL FRANKLIN  
Commissioner JACK HASTY  
Commissioner RUSTY WHILLOCK

B. With no quorum being present, the meeting was rescheduled for Monday, December 15, 2014.

**TOWN OF DANDRIDGE, TENNESSEE  
REGIONAL PLANNING COMMISSION  
REGULAR MEETING (ReScheduled)  
15 December 2014**

**I. CALL TO ORDER**

A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Monday, December 15, 2014 at 7:00 p.m.

B. Commissioner RENEAU called the meeting to order and called for roll.

**II. ROLL CALL**

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

- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RICHIE RIDLEY
  
- ABSENT: Chairman LINDA SWANN  
Commissioner JESSIE ELDER  
Commissioner RUSTY WHILLOCK

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

### III. READING OF THE MINUTES

It came on a motion by Commissioner ENTWISTLE, seconded by Mayor GANTTE, that the Regular Meeting Minutes of October 23, 2014 be approved as presented.

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

### IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte welcomed new Commissioner, Richie Ridley (Owner of Appalachian Training Center for the Healing Arts).

### V. OLD BUSINESS

None presented.

### VI. NEW BUSINESS

- John & Megan Maple, 822 W.Hwy.25/70, Map 67, Parcel 16, Site Plan Review (Urban Growth Boundary)

#### ***Background:***

*An existing storage operation off Highway 25/70 within the planning region currently contains 2 buildings on the site; 1 is approximately 6,000 sq. ft. & the other is approximately 8,000 sq. ft. in area with a 20,000-sq. ft. building proposed (indoor climate controlled). Half of the building will be initially constructed with the other half being constructed at a later date. There is access off the highway and some drainage improvements are evident with proposed drainage improvements depicted on the site plan. The applicant is also proposing to install an additional paved area.*

#### ***Situations:***

- *Off-Street Parking: This type of use should require minimal parking due to the anticipated type and degree of activity; generally there should be a minimal amount of parking afforded between 4-8 spaces or in that general range with adequate internal lanes. If county standards are applied under "Retail" there would need to be at least 100 spaces.*
- *Drainage: There are 2 existing drainage ditches on both sides of the lot with 2 proposed drainage ditches that will connect with these ditches and collect and carry the stormwater run-off toward the highway and into an existing culvert underneath the highway. The county standards require a drainage plan depicting all existing & proposed drainage facilities; there are no drainage calculations that are required.*
- *Fire Protection: There is an existing 2-inch waterline along the highway that is inadequate for the installation of a fire hydrant. A letter from Shady Grove should be included for review. (A letter dated 12/3/14 from Linda Johnson, Shady Grove Utility District: "This letter is to certify that SGUD has only a 2" water line located in front of the property at 822 W.Hwy.25/70. To our knowledge there is not a fire hydrant located in front of the property and SGUD will not install a fire hydrant unless paid for and requested by the customer with there being a water line sufficient for fire flow.")*
- *Review Process: The Dandridge Planning Commission reviews the site plan, but a building permit will be issued from the county. Evidently, there are no inspections that are conducted for commercial uses and no relationship between a building permit with applicable fee and an inspection. Therefore, any action by the planning commission will unfortunately not have an effect on the issuance of a building permit.*

***Staff/Planner Recommendations:***

- *Applicant should confirm that there is an adequate area that can be devoted to a specific number of parking spaces that are deemed suitable for this use.*
- *Site plan is depicting all drainage facilities on the site plan and meets this requirement.*
- *Adequate fire protection cannot be met by conventional means and every effort should be made to afford some fire protection in accordance with the fire code.*
- *Due to the structure of the building permitting process, it is fairly certain a building permit will be issued regardless of the action taken by the planning commission. Every effort should be made to afford fire protection under the applicable fire code.*

***If these issues are addressed to the satisfaction of the planning commission, the planning commission should grant approval for the site plan.***

It came on a motion by Mayor GANTTE, seconded by Alderman JONES, to approve the site plan as presented as the site plan meets Jefferson County regulations.

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

**VII. MISCELLANEOUS**

- None presented.

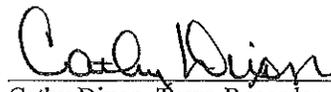
**VIII. ADJOURNMENT**

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to adjourn the December 15, 2014 meeting of the Dandridge Regional Planning Commission.

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

  
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Terry Reneau, Commissioner

**ATTEST:**

  
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Cathy Dixon, Town Recorder  
MINUTES-PLANNING COMMISSION-121514