

MINUTES  
ANDERSON COUNTY REGIONAL PLANNING COMMISSION  
AUGUST 8, 2023

Members Present

Ned Ferguson, Chairman  
Tony Gregg, V. Chair  
Ben Stephens  
Robbie DeJarnette  
Harold Edwards, Sec.  
Tim Isbel

Members Absent

Others Present

Danny Phillips, Bld. Off.  
David Crowley, Consultant  
Lisa Crowley  
*Other interested parties*

ETDD Staff Representative: Joe Barrett

CALL TO ORDER AND APPROVAL OF AGENDA

Chairman Ned Ferguson called the meeting to order at 6:30 P.M. on August 8, 2023. Following roll call, the agenda was reviewed and approved by unanimous consent.

APPROVAL OF MINUTES

The minutes from the regular monthly meeting in July were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Ben Stephens to approve the July 11, 2023, Minutes as written. The motion passed unanimously.

STAFF RECOMMENDATION FOR ITEMS TO BE PLACED ON CONSENT AGENDA

None.

NON-CONSENT AGENDA ITEMS:

REVIEW CHRIST THE KING REFORMED BAPTIST CHURCH SITE PLAN, TAX MAP 95. PARCEL 30.00, PASTOR CHRIS JONES

A site plan was submitted for a proposed pavilion for an existing church at 3330 West Wolf Valley Road within an A-2 District. The pavilion is considered an accessory use and many of the site plan requirements are not applicable. There were some minor revisions to the site plan that were identified during the agenda review that have been corrected. A motion was made by Tony Gregg and seconded by Robbie DeJarnette to approve the site plan as presented. The motion passed unanimously.

REVIEW TITAN DEVELOPMENT PRELIMINARY SITE PLAN, TAX MAP 96. PARCEL 54.04, ON-DUTY INTERNATIONAL, LLC

A site plan was submitted for a proposed uplift shop for government vehicles at 2310 Clinton Highway within a C-1 District. The site contains two acres and has street frontage on Edgemoor Road with an access street providing additional access. The proposed building will be over seven thousand square feet in area with a disturbance of less than an acre. The stormwater was discussed with county staff and the possibility of subdividing the lot with the building. After further discussion, a motion was made by Harold Edwards and seconded by Ben Stephens to approve the site plan contingent upon drainage plan approval and the representative was encouraged to subdivide the lot. The motion passed unanimously.

BOND COMMITTEE:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

OTHER MATTERS:

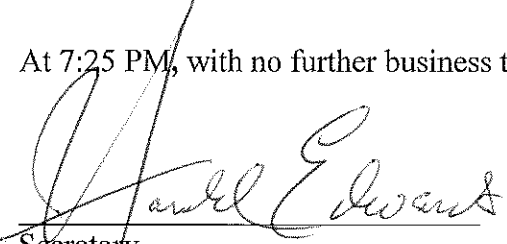
There was a question by county staff that was presented to the commission for comment. Staff has discussed the situation with county staff previously. A developer would like to move forward with a project that includes rental cabins and some recreational vehicle sites in the A-1 District. This district permits campgrounds, but not planned developments. The A-2 District permits planned developments, but not campgrounds. Staff discussed the evaluation of the zoning resolution, but the commission could make a recommendation for a zoning amendment prior to completion of the comprehensive evaluation of the zoning resolution.

A second question posed to the commission was whether cattle within a C-1 District was permitted. Staff stated that there are some exemptions for agricultural uses, but a commercial district does not seem like the most suitable district for cattle. This location would be near the entrance of Arcadian Subdivision. Staff recommended seeking a legal opinion on this matter from the county attorney.

A commission member raised the subject of administrative reviews. Evidently, Knox County allows administrative reviews for several lots and the member inquired whether there was a new law that was recently passed. Staff stated there was a law passed (*Public Chapter 994*) that allowed administrative review for a greater number of lots. The commission discussed allowing administrative reviews. Staff stated that the county has discussed this issue before back in 2012 and 2013. This is around the time the consent agenda was adopted. After further discussion, a motion was made by Harold Edwards and seconded by Ben Stephens to authorize staff to conduct administrative reviews. The motion passed unanimously.

There were some residents that addressed the planning commission regarding a development near Stardust Marina. The issues are related to an approved campground off Ridge Circle that the developer has begun grading. Their concerns were the potential erosion of the property and runoff on adjoining property. Staff stated that a Stormwater Pollution Prevention Plan (SWPPP) has been submitted to the state that includes the entire proposed campground, not just the section previously approved. The residents asked if there had been any changes to the plan. County staff will check on the status of the development. No action needed.

At 7:25 PM, with no further business the meeting was adjourned.

  
Secretary

9-12-2023  
Date