

**GRAINGER COUNTY  
PLANNING COMMISSION MEETING  
June 24, 2024  
270 Justice Center Dr., Rutledge, TN 37861  
Time: 7:00 PM  
(Revised)**

Call Meeting to Order

Roll Call of Members Present:

Phil Cantwell \_\_\_ Bob Coffey \_\_\_ Tina Frye \_\_\_ David Long \_\_\_  
Ricky Williams \_\_\_ Stevie Williams \_\_\_ Joe Stansberry \_\_\_ Mandy Gordon \_\_\_

Mike Byrd \_\_\_ Charlie McAnally \_\_\_ Joe Barrett, State Planner \_\_\_  
Rick Diamond \_\_\_ Randy Holt \_\_\_

Public Comments:

1. Discussion: Approve Minutes from April 22, 2024 meeting
2. Discussion: 2<sup>nd</sup> Reading - Proposed Amendments to Grainger County Subdivision Regulations to include the installation of fire hydrants within subdivision.
3. Discussion: Amendment of Resolution 10.9.23A to include short term rental only for any new campgrounds.
4. Description: Map 52 Parcel 025.10  
886 Tate Road, Bean Station, TN 37708  
Discussion: Brett McBrien (423) 200-6422 (Bringing plat to meeting)
5. Description: Map 61F-B Parcel 06.00  
7411 Lakeshore Drive, Rutledge, TN 37861  
Discussion: Jorge Jimenez (908) 721-1552 (Bringing plat to meeting)
6. Description: Map 078 Parcel 026.0  
541 Wani Village Rd., Rutledge, TN 37861  
Discussion: Cindy Dunn (865) 919-4823
7. Description: Map 66 Parcel 13.05  
1800 Corbin Lake Road, Rutledge, TN 37861  
Discussion: Gerald Jones (865)368-9025

8. Description: Map 034-B Parcel 014.09  
144 ByLo Road, Bean Station, TN 37708  
Discussion: John T. Stanley (281) 451-2790
9. Description: Parcel ID 052O A 007.00  
Ewin H. Spradlin Estate, Bean Station, TN 37708  
Discussion: David Mullins (606) 438-9705
10. Description: Map 67 Parcel 27.00  
1373 Dunville Gap Rd.  
Discussion: William Villella, Stan Zanin, Darian Harding
11. Approval of RV/Campgrounds:
  - a. Cedar Ridge Campground (Timothy S. Breeding), 5416 Lakeshore Dr., Bean Station
  - b. Smokey Water Campground (Jody Fleming), 435 Smokey Waters Way, Rutledge
  - c. Cherokee Farms Campground (Rodney Stansell- Chad Baker) 137 Oak Rd., Rutledge
  - d. Card'Nal Cove Campground and Marine, 1025 Cardnal
  - e. C & W Family Campground, 1572-1574-1576 Rocky Springs Rd., Bean Station

MINUTES  
GRAINGER COUNTY REGIONAL PLANNING COMMISSION  
APRIL 22, 2024

Members Present

Tina Frye, V. Chair.  
Bob Coffey, Secretary  
David Long  
Joe Stansberry  
Phil Cantwell  
Mandy Gordon

Members Absent

Ricky Williams, Chairman  
Stevie Williams

Others Present

Mike Byrd, Co. Mayor  
Charles McAnally Rd. Super.  
*Other interested parties*

ETDD Staff Representative: Joe Barrett

Vice-Chairman Tina Frye called the meeting to order at 7:00 P.M. on April 22, 2024 at the Grainger County Justice Center and a quorum was declared to be present.

**Public Comments:**

Staff distributed a proposed subdivision regulation amendment involving fire protection to the members to review. The proposal requires fire hydrants to be installed within new major subdivisions within five hundred feet of the building setback for each platted lot. In addition, the final plat certificates will add another signature block for the applicable fire chief. Staff reviewed the proposed amendment with the commission and the fire chiefs that were present. There is no action needed at this time. A public hearing will be held to take action on the amendment in the near future.

**Item # 1. Approval of Minutes.**

The minutes from the regular monthly meeting in March were reviewed by the members. After review, a motion was made by Phil Cantwell and seconded by David Long to approve the March 25, 2024 Minutes as written. The motion passed unanimously.

**Item # 2. Kristin Rustin Subdivision Final Plat.**

A proposed subdivision (Tax Map 98, Parcel 20.00) off Rutledge Pike was placed on the agenda. The property is within the Blain corporate limits and therefore will be reviewed by the Blaine Municipal Planning Commission.

**Item # 3. . Kristin Rustin Subdivision Final Plat.**

A proposed subdivision (Tax Map 99, Parcel 46.00) off Nance Ferry Road was reviewed by the planning commission. The applicant is proposing to subdivide a lot of record into 2 lots. There is an existing house with septic on Lot 1, but Lot 2 is vacant. The applicant stated the health department has not approved a permit yet. After discussion, a motion was made by Joe Stansberry and seconded by Phil Cantwell to approve the plat contingent upon health department approval and all signatures. The motion passed unanimously.

**Item # 4. Charles Childers Proposed Subdivision.**

A proposed subdivision (Tax Map 520, Group A, Parcel 7.00) off Alberta Lane was discussed with the planning commission. The proposed subdivision involves subdividing a lot of record into 2 lots. There are existing dwellings on the proposed lots with the rear lot dependent on a joint permanent easement for access. The lots both have existing septic and would be over 22,000 square feet in area. Following discussion, the applicant was advised that the next step would be to have a plat drawn up for the subdivision.

**Item # 5. Michael Wyrick (Alford Development) Subdivision Final Plat.**

A proposed subdivision (Tax Map 88, Parcel 6.59) off Howell River Road was approved last month contingent upon a new plat being drawn up depicting just the 3 proposed lots. The contingencies will need to be confirmed, but there is no action needed by the planning commission and a representative was not present.

**Item # 6. David Mullins (Hopper Bluff Estates III) Re-Subdivision Final Plat.**

A proposed re-subdivision (Tax Map 61L, Group A, Parcel 19.02) off Hoppers Bluff Road and Pink Fork Road was reviewed by the planning commission. The applicant is proposing to subdivide a lot of record into 2 lots establishing a common lot line between the existing house and the existing detached garage. The representative stated that the lot had been previously approved for a septic system when the subdivision was established. After discussion, a motion was made by Bob Coffey and seconded by Joe Stansberry to approve the plat contingent upon approval confirmation from the health department for septic and all signatures. The motion passed unanimously.

**Item # 7. Tonya Brewer Subdivision Final Plat.**

A proposed subdivision (Tax Map 43, Parcel 28.00) off Kirkham Hollow Road and Miller Road was reviewed by the planning commission. The applicant is proposing to subdivide a lot of record into 3 lots. Lot 3 is only 17,539 square feet in area. The adjoining lot is over 5 acres in area. Staff recommended that the lot line be shifted to afford at least 30,000 square feet to meet the minimum lot size requirements. The representative was advised to contact the surveyor and have the plat re-drawn. No action taken at this time.

**Item # 8. Arinn Arnold Subdivision Final Plat.**

A proposed subdivision (Tax Map 82, Parcel 69.08) off Cockrum Road was reviewed by the planning commission. The applicant is proposing to subdivide a lot off a large tract of over 27 acres in area. The subdivided lot will be approximately 1.2 acres in area with approximately 26 acres remaining. After discussion, a motion was made by Joe Stansberry and seconded by Phil Cantwell to approve the plat contingent upon health department approval and all signatures. The motion passed unanimously.

**Item # 9. Tyler Majors Subdivision Final Plat.**

A proposed subdivision (Tax Map 82, Parcel 13.00) off U.S. Highway 92 was reviewed by the planning commission. The applicant is proposing to subdivide a lot off a large tract of over 17 acres in area. The subdivided lot will be over 30,000 square feet in area with approximately 16 acres remaining. After discussion, a motion was made by David Long and seconded by Joe Stansberry to approve the plat contingent upon and all signatures. The motion passed unanimously.

**Item # 10. Review of Recreational Vehicle/Campground Permits.**

The county recently passed the Grainger County Recreational Vehicle and Campground Resolution that regulates new facilities and requires existing facilities to submit a plan to the planning commission. A review of the pending applications of the campgrounds listed were reviewed:

- a. Huffs German Creek Marina (Nick Huff), 155 Muskogee Lane, Bean Station
- b. Smokey Water Phase I Campground (Jody Fleming), 435 Smokey Waters Way, Rutledge
- c. Lakeland Ridge, LLC (Brent & Amy Spencer), 175 Lakeland Ridge, Bean Station
- d. Rocky Springs Campground, LLC (Steven Wright), 1626 Rocky Springs Rd., Bean Station
- e. Cherokee Lake Resort (Carl Lakes), 354 Hwy 25E, Bean Station
- f. Lazy Days Campground, LLC (Melissa Collins), 1060 Rocky Summit Rd., Bean Station

After review and discussion of the applications, a motion was made by David Long and seconded by Joe Stansberry to grant approval of the listed campground applications. The motion passed unanimously.

**Item # 11. Review of Gilmore Campground Application**

The Gilmore Campground application was under the initial review. The site numbers for the addresses are still being worked out with the E-911 Office. The application is still being evaluated.

**Other Business.**

A contractor addressed the planning commission regarding a garage that is being constructed that will encroach within the side setback. The lot is within the Shields Crossing Subdivision that was established several years ago. The representative stated that the footers have been placed and the blocks weighed, but the garage is not completely finished. The representative requested that the planning commission grant a variance. After discussion, the consensus of the planning commission was not to grant a variance for this request.

At 8:40 P.M., with no more business, the meeting was adjourned.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

## RESOLUTION 01-24

### A RESOLUTION AMENDING ARTICLE III, SECTION B2, TO INCLUDE THE INSTALLATION OF FIRE HYDRANTS WITHIN SUBDIVISIONS.

*WHEREAS*, the Grainger County Regional Planning Commission, in accordance with Section 13-3-403 of the Tennessee Code Annotated, may adopt and amend regulations governing the subdivision of land within its jurisdiction; and

*WHEREAS*, the Grainger County Regional Planning Commission has determined that there a need to include requirements for the installation of fire hydrants within the Grainger County Subdivision Regulations for new subdivisions to afford adequate fire protection within the corporate limits; and

*WHEREAS*, the Grainger County Regional Planning Commission has held a public hearing on \_\_\_\_\_, , 2024 for the proposed amendment, as required by section 13-3-403 of the Tennessee Code Annotated;

**NOW, THEREFORE, be it resolved that**, the Grainger County Regional Planning Commission hereby amends the Grainger County Subdivision Regulations as follows:

**Section 1.** Article III, Section C, Water as follows:

a. Water Supply.

Where a public water supply system is reasonably accessible and adequate to service the proposed development, the subdivider shall connect to said system and extend service to all lots within the subdivision. All said connections, water mains, and other related facilities shall be indicated and shown on the plat. All materials, line sizes, and construction procedures for public water mains and service connections shall be approved by the appropriate public utility and the planning commission. Where a public water supply is not reasonably accessible or planned in the future, all lots must contain adequate area for the installation of individual wells for water supply purposes.

b. Fire Hydrants.

Where utility district water lines are available and of sufficient size, the developer must place fire hydrants in the subdivision. The utility district will specify water line sizes and number of hydrants. Fire hydrants and water supply and distribution lines can be shown on a plat that must be signed by a representative of the utility district prior to final planning commission approval.

**2. Water:**

- a. **Public Water Supply:** Where a public water supply system is reasonably accessible, the subdivider shall extend such system to serve the subdivision for domestic and fire protection uses. The minimum size waterline permitted shall be six (6) inches in diameter; except that, a smaller size line may be permitted when the length of the line

is no greater than seven hundred (700) feet and the lots of such a size that no further subdivision of any lot would be possible under current regulations. **A fire hydrant shall be located within five-hundred (500) feet of any minimum building setback line on each platted lot. The Planning Commission may require closer spacing where physical conditions or developmental densities so warrant. All fire hydrants shall be so located in such a manner that they will be readily accessible, protected from traffic hazards, and will not obstruct walks, roadways, or parking facilities.**

**Section 2.** This resolution shall take effect immediately after its adoption, the public welfare requiring it.

Public Hearing Held: \_\_\_\_\_, 2024

Resolved and Approved: \_\_\_\_\_

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman