

**MINUTES**  
**ROCKY TOP MUNICIPAL PLANNING COMMISSION**  
**APRIL 15, 2025**

**Members Present**

Kerry Templin, Mayor  
Ben Brewer  
Michael Phillips

**Members Absent**

Jeff Gilliam, Chairman  
Robert Seiber, Secretary

**Others Present**

Mike Ellis, City Manager  
Tony Braden  
Scott Daughterty  
Jason Vaughn  
Richard Duff  
Christina Duff

ETDD Staff Representative: Harold Edwards

**CALL TO ORDER AND APPROVAL OF MINUTES**

The meeting was called to order at 6:03 P.M. at City Hall with Mayor Kerry Templin presiding. A motion was made by Ben Brewer to approve the minutes of the March 18, 2025 meeting. The motion was seconded by Michael Phillips and all members voted aye.

**REPORT FROM BUILDING OFFICIAL/CODES ENFORCEMENT**

There was no report from codes enforcement.

**PUBLIC COMMENTS**

There were no comments from the public.

**NEWBUSINESS**

**A. Consideration of Site Plan Approval for Drive Thru Restaurant on Norris Freeway, C-1 Zone Requested by Christopher S. Daughterty.**

The planning commission review the site plan of the proposed restaurant. It was noted by staff that the use and the area requirements for the C-1 Zone were being met. A motion was made by Mayor Templin to grant site plan approval. The motion was seconded by Ben Brewer and all members voted aye.

**B.Consideration of Subdivision Plat Approval at 824 N. Main St., R-1 Zone Requested by Custom Carpentry Services.**

The planning reviewed the subdivision plat which showed the relocation of the lot line separating the lots. Staff noted that the lots created by the resubdivision met the area and frontage requirements and recommended for plat approval subject to obtaining the required signatures. A motion to that effect was made by Ben Brewer and seconded by Michael Phillips. All members voted aye.

**C.Consideration of Site Plan Approval for Mobile Home at 430 Legion St., R-1 Zone Requested by Jason Vaughn.**

The planning commission reviewed the site plan to place a double-wide mobile home on the lot. Although the site plan showed that the front, rear, and side yard setbacks were being met, staff noted that the home was too large to be placed on the lot and meet the setback requirements,

noting that 79 feet of depth was required to meet the front and rear setback requirements and that there was only 75 feet to work with. The planning commission advised that a building permit could not be issued and that the applicant would need to submit a request for a hearing by the Board of Zoning Appeals.

**UNFINISHED BUSINESS**

**Review of Zoning Ordinance Amendment for Tiny Home Regulations.**

The planning commission resumed discussion of possible ways to regulate the location of tiny homes in the city. Staff Planner Edwards asked if the planning commission thought that tiny homes should be restricted to a tiny home park similar to a mobile home park or if they could be placed on a lot individually. The planning commission agreed that the tiny homes should be restricted to tiny home parks and approved in the R-2 Zone as a Special Exception by the BZA. There was also discussion regarding the minimum size of a tiny home park, whether it be 3 acres or 5 acres. Staff stated that he would have a proposed zoning ordinance amendment at the next meeting providing the definition of Tiny Home and Tiny Home Park along with the Tiny Home Park being a permitted use as a Special Exception in the R-2 Zone. A motion by Mayor Templin to approve the zoning ordinance amendment and recommend its passage by the city council. The motion was seconded by Michael Phillips. All members voted aye.

**OTHER BUSINESS**

**Discussion of City's Urban Growth Boundary**

Staff reviewed the map of the city's urban growth boundary and explained the process of the expansion of the UGB. It was noted that any expansion would occur north of the corporate limits into Campbell County.

The next regular planning commission meeting will be at 6:00 p.m. on May 20, 2025. The BZA will meet at 5:30 on that date.

**ADJOURNMENT**

There being no further business the meeting was adjourned at 6:47 p.m.

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Secretary

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Date