

**MINUTES
ROCKY TOP MUNICIPAL PLANNING COMMISSION
MARCH 18, 2025**

Members Present

Kerry Templin, Mayor
Jeff Gilliam, Vice Chairman
Robert Seiber, Secretary
Ben Brewer
Michael Phillips

Members Absent

Others Present

Mike Ellis, City Manager
Carolyn Templin
Joe Tackett
Tina Tackett

ETDD Staff Representative: Harold Edwards

CALL TO ORDER AND APPROVAL OF MINUTES

The meeting was called to order at 6:00 P.M. at City Hall with Vice Chairman Jeff Gilliam presiding. Commissioner Gilliam welcomed new members Ben Brewer and Michael Phillips. A motion was made by Robert Seiber to approve the minutes of the February 18, 2025 meeting. The motion was seconded by Mayor Templin 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 Rezoning Property on TVA Freeway From C-1 to R-2 Requested by Joe Tackett.

The planning commission heard Mr. Tackett's request to rezone his property to construct a single family residence. Staff noted that multi-family dwellings were allowed in the C-1 zone, but single family dwellings were not listed as a permitted use. The subject property abutted property in the R-1 zone and suggested that the R-1 might be a better choice for rezoning. Staff also mentioned that single family residences were often listed as a permitted use in the commercial zones and suggested that amending the zoning ordinance to allow single family dwellings along with multi-family dwellings in the C-1 zone as an alternative to rezoning the lot. A motion was made by Robert Seiber that Section 704.1 of the zoning ordinance be amended to list single family dwellings as a permitted use in the C-1 zone. The motion was seconded by Mayor Templin and all members voted aye.

UNFINISHED BUSINESS

A. Election of Officers

The planning commission elected officers for the 2025 year. Jeff Gilliam was elected as chairman, Ben Brewer was elected as vice chairman, and Robert Seiber was elected as secretary.

B. Discussion of 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.

C. Discussion of Work Plan for 2025

Staff suggested that a comprehensive review of zoning ordinance and an update of the zoning map be included on the work plan for the upcoming year.

D. Review of Tennessee Planning Commissioner Handbook

Staff Edwards reviewed the Tennessee Planning Commissioner Handbook that City Manager Mike Ellis had provided to the planning commissioners. Mr. Edwards covered the powers of the planning commission and the board of zoning appeals provided by the state enabling legislation as a component of the required training for planning commissioners.

OTHER BUSINESS

A. Staff informed that a training for planning commissioners provided by the East Tennessee Development District planning staff is scheduled for Monday, March 31 at the Clinton Community Center

B. The next regular planning commission meeting will be at 6:00 p.m. on March 18, 2025.

ADJOURNMENT

There being no further business the meeting was adjourned at 7:27 p.m.

Secretary

Date