MINUTES
ROCKY TOP MUNICIPAL PLANNING COMMISSION
APRIL 14, 2026

Members Present	**Members Absent**	**Others Present**
Jeff Gilliam, Chairman		Mike Ellis, City Manager
Kerry Templin, Mayor		Matthew Bell
Michael Phillips		Phillip Pyke
Robert Seiber, Secretary		Blythe Sanders
Ben Brewer		Carolyn Templin

ETDD Staff Representative: Harold Edwards

CALL TO ORDER AND APPROVAL OF MINUTES
The meeting was called to order at 5:00 p.m. at City Hall with Chairman Jeff Gilliam presiding. The minutes of the MArch 9, 2026 meeting were approved upon a motion by Templin subject to the date correction. The motion was seconded by Gilliam. All members voted aye.

APPROVAL OF THE AGENDA
A motion was made by Seiber to approve the agenda. The motion was seconded by Phillips. All members voted aye.

REPORT FROM BUILDING OFFICIAL/CODES ENFORCEMENT
Building official Phillip Pyke reported that he had issued 4 building permits thus far in April and that he had closed 3 permits in March.

PUBLIC COMMENTS
There were no comments from the public.

UNFINISHED BUSINESS
There was no unfinished business.

NEW BUSINESS
A. Consideration of Rezoning Property at 824 N. Main Street from R-1 to C-1 Requested by Custom Carpentry Service, LLC.
The planning commission reviewed the rezoning request and observed that the adjoining properties owned by Powell Clinch Utility District and a church should also be considered for a zoning change based upon the current land use. Staff Planner Edwards recommended that those property owners be contacted to obtain their approval for the zoning change before taking action on the request to rezone the requested property. A motion to defer action on the rezoning request until the next meeting after the adjoining property owners had consented was made by Seiber and seconded by Templin. All members voted aye.

B. Review of utility extension plans for TDOT Maintenance Facility.
No action was taken.

C. **Review of Fee for Rezoning Request**
City Manager Mike Ellis suggested that the planning commission recommend increasing the fee for rezoning from $25 to $50 to cover the cost of posting the property and running the public hearing notice in the newspaper. A motion was made by Templin to recommend the increase in the rezoning request fee to $50. The motion was seconded by Brewer and all members voted aye.

D. Consideration of Subdivision Plat Approval on Main Street Requested by Barczak Holdings, LLC.
Staff Planner Edwards identified the lack of required road frontage for some of the lots and the applicant withdrew the request.

E. Consideration of Subdivision Plat Approval on Willow Lane Requested by Barczak Holdings, LLC.

The subdivision consisted of creating two lots from one parcel. Staff Planner noted that the lots met the required area and street frontage and recommended plat approval subject to the completion of the signature blocks. A motion was made by Templin to approve the plat subject to acquiring the required signatures. The motion was seconded by Phillips. All members voted aye.

OTHER BUSINESS

Staff informed the planning commissioners of a planning commissiono online training provided by MTAS and CTAS beginning in July.

Staff also mentioned that Rocky Top is in a designated "Opportunity Zone" and that the program provides incentives for developers to stimulate economic growth. He further stated that applications will begin in July and run through September.

The next meeting will be on Tuesday, May 12 at 5:00 p.m.

ADJOURNMENT

The meeting was adjourned at 5:32 p.m.

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Secretary Date