

**TOWN OF DANDRIDGE, TENNESSEE  
HISTORIC PLANNING COMMISSION  
REGULAR MEETING  
14 November 2023**

**I. CALL TO ORDER**

- A.** The Dandridge Historic Planning Commission met in a regular session on Tuesday, November 14, 2023 at 4:00 p.m.
- B.** Chairman Troy Pulliam called the meeting to order and called roll.

**II. ROLL CALL**

- A.** A roll call of the Historic Planning Commission was conducted with the following members responding:
  - Chairman TROY PULLIAM
  - Alderman JEFF DEPEW
  - Commissioner RICK FARRAR
  - Commissioner CECIL FRANKLIN
  - Commissioner MARTHA MURRAY

ABSENT:           Commissioner KENNY CARR  
                          Commissioner CHARLENE ROACH

- B.** A quorum being present, the following business was conducted and entered on the record:

**III. READING OF THE MINUTES**

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner MURRAY, to approve the October 10, 2023 regular meeting minutes as presented.

On a voice vote, the motion passed unanimously, and was so ordered.

**IV. PUBLIC COMMENTS**

- Barbara Leonard, requesting to see plans presented to board by Mr. Shepard

**V. BUSINESS PRESENTED BY THE CHAIRMAN**

No business.

**VI. OLD BUSINESS**

No business.

**VII. NEW BUSINESS**

- Tom Ferrell / Legacy Builders of TN, LLC. (W. Meeting Street) Request of Design and Construction of Duplex Town Home in R-1/H-1 zone

*Local builder requesting to build in historic district, design is for a duplex town home and an exemption would be required*

*Chairman Pulliam provides examples of characteristics of homes in the district comparable to proposed design*

It came on a motion by Commissioner FARRAR, seconded by Commissioner FRANKLIN, to approve the request.

On a voice vote, the motion passed unanimously, and was so ordered.

- Elizabeth Rammel (Meeting Street Books & Café), 106 W. Meeting Street, Map 68K, Group A, Parcel 5, Approval of Paint Color (MOVED TO FIRST ITEM OF AGENDA)

*Owner has purchased Steamer Trunk building and requesting to paint exterior, has explored approved colors but is requesting an alternate color to be approved*

*Commissioner Farrar expresses that we have picked existing colors for a reason and if we stray we create precedent*

*Commissioner Franklin states that Commissioner Farrar makes a good point*

*Discussion ensues regarding the appropriateness of the color in comparison to approved colors*

*Attorney Greene advises board that this item is before them because they do have the ability to amend color requirements*

*Extensive discussions ensues on color comparisons and commissioners view sample outside in natural light*

*Commissioners ask if samples have been tried and would there be a request for a roll over*

*Item agenda will be rolled to next meeting, Owner will advise if she would like it to remain*

It came on a motion by Commissioner FARRAR, seconded by Commissioner FRANKLIN, the motion was denied, and a request to roll to the next meeting was made

#### No Vote Was Taken On This Item

- Lee Shepard (Circle Drive) Review of house plans

*It is noted that plans were submitted late and so board has not had adequate time to review plans*

*Chairman Pulliam expresses that design doesn't seem to have taken into account the historic district with style and that homes surrounding are craftsmen design*

*Mr. Shepard expresses that roof lines and similar to neighboring homes and these homes would have craftsmen design in the front, he is open to recommendations from the board as to what they would like to see*

*Chairman Pulliam expresses that existing houses have side entrance garages, a mixture of construction materials, and porch and roof lines*

*Mr. Reneau suggests to bring drawings back to the next meeting with color swatches and full documentation to the next meeting*

It came on a motion by Alderman DEPEW, seconded by Commissioner MURRAY, to roll the item to the next meeting.

On a voice vote, the motion passed unanimously, and was so ordered.

District Planner suggests that written documentation be given to Mr. Shepard to guide his design to appropriateness for the historic district

#### **VIII. MISCELLANEOUS**

No business

#### **IX. ADJOURNMENT**

It came on a motion by Alderman DEPEW, seconded by Commissioner MURRAY, that the meeting of November 14, 2023 be adjourned.

On a voice vote, the motion passed unanimously, and was so ordered.

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Troy Pulliam, Commissioner

ATTEST:

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Cathy Dixon, Town Recorder

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