

MINUTES
GRAINGER COUNTY REGIONAL PLANNING COMMISSION
JULY 27, 2026

Members Present

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

Members Absent

David Collins

Others Present

Mike Byrd, Co. Mayor
Charlie McAnnally, Rd. Super.
Other interested parties

ETDD Staff Representative: Joe Barrett

Chairman Ricky Williams called the meeting to order at 7:00 P.M. on July 27, 2026 at the Grainger County Justice Center and a quorum was declared to be present.

Public Comments:

None.

Item # 1. Approval of Minutes.

The minutes from the regular monthly meeting in June were reviewed by the members. After review, a motion was made by Joe Stansberry and seconded by Tina Frye to approve the June 22, 2026 Minutes as written. The motion passed unanimously.

Item # 2 Roger Day Subdivision Final Plat.

A plat of a subdivision (Tax Map 76, Parcels 11.00, 11.01, & 11.02) off Lakeshore Drive (State Route 375) was reviewed by the planning commission. The subdivision involves subdividing three lots of record into three lots by adjusting the lot lines of two parcels and creating a lot off a large tract. There will be over 26 acres remaining on the large tract (Parcel 11.00). There is an existing 25-foot access easement that will serve the remaining acres of the large tract and Lot 2. The other two lots have road frontage with existing homes with septic systems on all three lots. After review, a motion was made by Tina Frye and seconded by Mandy Gordon to approve the plat contingent upon all signatures. The motion passed unanimously.

Item # 3 Tracy Coffee Property Subdivision Final Plat.

A plat of a subdivision (Tax Map 33 Parcels 7.09 & 7.12) off Chartier Road was reviewed by the planning commission. The subdivision involves establishing an existing driveway as a joint permanent easement to serve Parcel 7.12. Both lots have existing houses with septic systems. After review, a motion was made by David Long and seconded by Joe Stansberry to approve the plat contingent upon all signatures. The motion passed unanimously.

Item # 4 Richard Collins Subdivision Final Plat.

A plat of a subdivision (Tax Map 89 Parcel 22.03) off State Route 92 and Owl Gap Road was reviewed by the planning commission. The subdivision involves subdividing a lot of record into two lots with Lot 1 containing an existing house with a septic system. Both lots are over one acre in area. After review, a motion was made by Bob Coffey and seconded by Mandy Gordon to approve the plat contingent upon all signatures. The motion passed unanimously.

Item # 5 Frank Atkins Subdivision Final Plat.

A plat of a subdivision (Tax Map 21, Parcels 60.01 & 54.00) off U.S. 25E and Brown Fanney Road was reviewed by the planning commission. The subdivision involves subdividing a lot of record and a portion of an adjoining lot of record into two lots. Lot 1 contains an existing commercial building with the portion of the adjoining lot vacant. Both lots are relatively large lots over two and four acres respectively. After review, a motion was made by Joe Stansberry and seconded by Bob Coffey to approve the plat contingent upon all signatures. The motion passed unanimously.

Item # 6 Robert Vanhorn Property Subdivision Final Plat.

A plat (Tax Map 50 Parcels 6.01 & 6.02) off Foster Lane and U.S. 11W was reviewed by the planning commission. The issue the representatives wanted resolved was the status of Foster Road and the established right-of-way. After discussing the situation, the representatives will need to research the right-of-way. No action taken at this time.

Other Business.

None.

At 7:40 P.M., with no more business, the meeting was adjourned.

Secretary

Date