MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
February 21, 2019
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT	MEMBERS ABSENT	OTHERS PRESENT
Robert Maples	Kirby Smith	Gus Floodquest
Larry Claiborne	Charlie Moore	Mike Williams
Don Smith		Gary F. Norvell
Bud Ogle		Adam Johnson
Jackie Leatherwood		Jamie Quarve

Staff Representatives: David Ball, Building & Planning Director
Joe Barrett, ETDD

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Robert Maples called the meeting to order at 5:00 P.M. The minutes of the January 17, 2019 meeting were unanimously approved following a motion by Mr. Larry Claiborne and a second by Mrs. Jackie Leatherwood.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a site plan approval for "Smoky Mountain Adventure Rental," being Tax Map 126L, Group D, Parcel 006.00, C-2 Zone, located at 544 East Parkway, requested Adam Johnson.

Staff presented the request and noted that the proposed site is the former "Rocky River Motel" that was located at 544 East Parkway. Staff stated that the site plan depicts a proposed 2-story office building with 23 automobile parking spaces for the new recreational rental business. Mr. Jaime Quarve, the project engineer, was present and gave a brief overview of the project. Chairman Maples asked about the construction activity that was occurring at the site and if there were any enforcement actions by the City when construction activity precedes the permitting process. Staff advised that permit fees can be doubled by the Building Official upon the issuance of the building permit. Mr. Quarve stated that the work had ceased at the site. Mr. Quarve explained that the project consists of the construction of an office building which will occur in two (2) phases. The Board inquired about the type of business that was being proposed. Mr. Quarve explained that the business was an ATV or recreation vehicle rental business. Mr. Quarve noted that the previous building foundation was salvaged and will be used in the reconstruction of a two (2) story office building. Mr. Quarve further noted that the proposed plan will include underground storm water facilities and brick pavers to improve site runoff conditions over the previous site conditions.

Staff noted that the proposed parking plan will need to be revised due to inadequate turn areas and depth with some of the proposed spaces. Staff noted that the engineer has been advised of the needed changes and will be required prior to the issuance of a permit. Staff also added that the property is located in a "Special Flood Hazard Area" as identified on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRM's) and that the building must be elevated to no less than 1' above the 100 year flood elevation unless sleeping accommodations are included which will require the finished floor to be elevated a minimum of 1' above the 500 year elevation.

Staff noted that several items are lacking from the required site plan submittal items including: a "to scale" site plan and survey map, site floor area ratio information, a drainage and erosion control plan, a storm water plan with calculations, driveway and curb-cut approval from Tennessee Department of Transportation, detailed utility plan for all utilities (note: electrical service must be underground), solid waste collection plan, parking space details, zoning district setback information, floodway and floodplain boundary information including base flood elevation and proposed finished floor elevations. In addition, the solid waste collection area and site utilities plans will require the review and approval of the Sanitation and Utility Departments prior to the issuance of a building permit.

Following a brief discussion, Mr. Larry Claiborne made a motion to approve subject to the lacking items and approvals which was seconded by Mr. Don Smith. The motion was unanimously approved by the Board with all members voting "aye."

Review and consideration for a final PUD site plan for "Proffitt Road at Elbow Lane," being Tax Map 118, Parcel 037.00, R-2 Zone, located at Proffitt Road and Elbow Lane, requested by Norvell & Poe Engineers, LLC.

Staff presented the request for a final PUD site plan approval for a proposed 32-unit condominium development for "Alex Abrahams Condominiums," located at Proffitt Road and Elbow Lane, R-2 Zone. Staff noted that the site plan depicts a proposed four (4) story, 32-unit condominium building and parking garage facility to be constructed on a 3.24 acre (141,134.4 sq. ft) parcel located off Proffitt Road. Staff added that site revisions have been made by the design engineer to address some of the road grade issues. Mr. Gary Norvell was present and gave the Board a brief overview of the project. Mr. Norvell explained that the private drive has been revised to achieve the needed turning radius for the Fire Department ladder truck. Mr. Norvell noted that turning templets were used to determine the turning radius' and to design the private street improvements. Mr. Norvell gave an explanation of the project details related to utilities and parking and noted that the plan does include a Fire Department turnaround area that is shown to be underground at the terminus of the private street. The turnaround area is approximately 30' wide x 60' long x 14' high. The turnaround is located on the north portion of the property immediately adjacent the building and parking garage facility. Staff added that it appears that the ladder truck will be required to utilize the parking garage surface during an emergency situation and as such, the parking deck will need to be designed to carry the loads of the ladder truck and be verified by the structural engineer for the project. Mr. Norvell added that the structural engineer would have to certify the design and limits of the parking structure.

Mr. Norvell also gave an overview of the proposed storm water system for the project and other utility infrastructure planned for the project. Staff added that the preliminary legal documents for the home owners association has been submitted and noted that the only the final building design was lacking. Staff noted that the Critical Slope Floating Zone geotechnical report for soils at the site was also needed for review. Following a brief discussion, Mr. Bud Ogle made a motion to approve as presented which was seconded by Mrs. Jackie Leatherwood. The motion was unanimously approved by the Board with all members voting "aye."

Review and consideration for a commercial retail store for "Parkway Market," being Tax Map 126E, Group B, Parcel 026.00, C-1 Zone, located at 286 Parkway, requested by Michael Williams.

Staff presented the request for a commercial site plan review and approval for a proposed retail gas station for "Gatlinburg Gas Station," located at 286 Parkway. Staff noted that the site plan depicts the redevelopment of a previous retail gasoline station with a new retail gasoline and grocery business. Staff added that the property is currently developed with two (2) structures that are separated with a fire wall system that contain a retail package store business and a vacant space where the proposed retail gasoline and grocery business is to be located. Staff stated that the site plan mainly consists of the placement of a new pump canopy and an above ground gasoline storage tank facility on the property.

Mike Williams was present and gave a quick overview of the proposed site improvements noting that the canopy as depicted is much larger than the actual canopy proposed for the site. Mr. Williams stated that the proposed pump station and canopy are proposed in the front portion of the property in close proximity to the previous pump and canopy system that existed with the previous business. Mr. Williams also noted that the 14' x 28' gasoline storage tank facility will be an above ground tank that will be placed on the south end of the building. Mr. Williams noted that the end of the tank will face Parkway and that a 4' tall brick fence will be placed around the tank area for screening and security. Staff noted that there are no modifications being proposed for the existing buildings only the presented site improvements. Staff noted that the following items are needed to ensure zoning compliance with the proposed site improvements and the existing site improvements; total acreage of the property, boundary plat information, TDOT access approval, utility plan showing all new utility lines serving the new gasoline storage tank and pump systems, a solid waste collection plan for the existing and proposed businesses, parking calculations for the property. In addition, due to the location of the storage tank facility, it would appear that an access easement to the tank will be needed not only for service to the tank but for utilities serving the tank. Also, the solid waste collection for the existing facilities appears to be located off-site so the easement information for the containers is needed to ensure the adequate solid waste collection facilities.

Following a brief discussion, Mr. Don Smith made a motion to approve as presented which was seconded by Mr. Bud Ogle. The motion was unanimously approved by the Board with all members voting "aye."

Unscheduled Items

There were no unscheduled items.

Adjournment

The meeting was adjourned at 5:36 p.m. upon a motion by Mr. Don Smith and second by Mr. Larry Claiborne which was unanimously approved by the Board.

Approved:

Jackie Leatherwood

Planning Commission Secretary

11-14-19

Date