

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
NOVEMBER 21, 2024
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Kirby Smith
Larry Claiborne
Jackie Leatherwood
Chad Reagan

MEMBERS ABSENT

Candace Ogle Morton
Cam Caton
Jay Horner

OTHER PRESENT

Jim Downs
Brian Davin
Donna Cantrell
Kacie Huffmaker
Robert Battle
Claudia Ortiz
Gustavo Knfatti

Staff Representatives: Gary Carver, Planning Director
Dalton York, Assistant City Planner
Jodi Bible, Executive Secretary
Ekem Amonoo-Larsen, ETDD

CALL TO ORDER AND APPROVAL OF MINUTES

Planning Commission Chairman, Mr. Kirby Smith, called the meeting to order at 4:00 P.M. The minutes of the October 17, 2024, meeting were unanimously approved following a motion by Mr. Chad Reagan and a second by Mr. Larry Claiborne.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a proposed rezoning being Tax Map 116, Parcel 219, from R-1 (Low Density Residential) District to C-4 (Recreation Commercial) District requested by Westgate Resorts, LTD.

Staff presented the request for a proposed rezoning being Tax Map 116, Parcel 219, from R-1 (Low Density Residential) District to C-4 (Recreation Commercial) District. The request is to change the zoning district to align with the overall development of Westgate Resorts (currently C-4). The subject parcel will serve as an additional area to be developed by Westgate Resorts. No development intent for the subject parcel has been provided to staff at the time of this review. Staff did confirm with our East Tennessee Development District representative that this would not be considered spot zoning. The applicable regulations pertaining to this request are Article VII, Section 702 (R-1 Low Density Residential) and Section 709 (C-4 Recreation Commercial District).

Following a brief discussion, Mr. Chad Reagan made a motion to recommend the proposed rezoning to the Board of Commissioners for their review and consideration. Ms. Jackie Leatherwood provided a second with all members voting, "aye."

Review and consideration for a proposed rezoning being Tax Map 117, Parcel 66 from R-1 (Low Density Residential) District to C-2 (General Business) District located at 420 Cartertown Road, requested by Cantrell Engineering and Surveying.

Staff presented the request for a proposed rezoning being Tax Map 117, Parcel 66 from R-1 (Low Density Residential) District to C-2 (General Business) District located at 420 Cartertown Road. The request is to change the zoning district in hopes of further developing a few townhomes on the southeastern portion of the property. The requesting parcel currently has two operating tourist residencies. The request has been submitted with intent of increasing the density allotment for the parcel to allow for the addition of a townhome development on the southeastern portion of the as shown in their conceptual plan. The request for the anticipated townhome development will be required to appear before Planning Commission in the form of a Planned Unit Development prior to staff's approval. The applicable regulations pertaining to this request are Article VII, Section 703 (R-1 Low Density Residential) and Section 707 (C-2 General Business District.)

Following a brief discussion, Mr. Chad Reagan made a motion to recommend the proposed rezoning to the Board of Commissioners for their review and consideration. Mr. Larry Claiborne provided a second with all members voting, "aye."

Review and consideration for commercial site plan approval for "Ober Mountain," being Tax Map 136, Parcel 1, C-4 (Recreation Commercial) District located at 1339 Ski Mountain Road, requested by Jim Downs.

Staff presented the request for commercial site plan approval for "Ober Mountain," being Tax Map 136, Parcel 1 located at 1339 Ski Mountain Road. The intention of this proposed commercial site plan is to provide additional parking for the ski lodge especially during the peak season for the ski resort. The proposed parking lot will consist of 81-parking spaces. This proposal seeks to provide a solution to the excessive parking that occurs along Ski Mountain Road, which most often occurs during the winter season. Applicable regulations pertaining to the request are Article IV, Section 407 (Site Plan Regulations for Multi-Family, Commercial and Industrial Uses), and Section 411.3.1 (#11) (Rate and Price Signs for Parking Lots); Article VII, Section 709 (C-4 General Business District).

Following a brief discussion, Mr. Chad Reagan made a motion to approve the commercial site plan as presented. Mr. Larry Claiborne provided a second with all members voting, "aye."

Review and consideration for revised PUD site plan approval for "Lumina Trail Plaza," being Tax Map 126M, Group A, Parcel 33.03, C-1 (General Business) District, located at 147 Baskins Creek Bypass, requested by Brian Davin.

Staff presented a request for a revised PUD site plan for "Lumina Trail Plaza," being Tax Map 126M, Group A, Parcel 33.03 located at 147 Baskins Creek Bypass. The request includes a new retail shop to be added to the Lumina Trail Plaza, being a part of the overall Anakeesta development. The scope of work provided shows the removal of a previously approved ticket booth and pavers located at the already existing patio area for the trial. The proposed building will

be roughly 627-square feet in size and is only intended for retail use. The applicable regulations pertaining to this request are Article IV, Section 406 (Planned Unit Development); Article IV, Section 407 (Site Plan Regulations for Multi-Family, Commercial, and Industrial Uses); Article VII, Section 706 (C-1 Tourist Commercial District).

Following a brief discussion, Mr. Chad Reagan made a motion to approve the revision to the PUD site plan. Ms. Jackie Leatherwood provided a second with all members voting, "aye."

Unscheduled Items

Adjournment

The meeting was adjourned at 4:10 p.m. upon a motion by Mr. Larry Claiborne and a second motion provided by Ms. Jackie Leatherwood.

Approved:

Jackie Leatherwood
Planning Commission Secretary

1.16.25
Date

