

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
FEBRUARY 15, 2024
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Kirby Smith
Chad Reagan
Jay Horner
Larry Claiborne
Jackie Leatherwood
Candace Ogle Morton
Cam Caton

MEMBERS ABSENT

OTHERS PRESENT

Richard Graves
Cornelia Dobbins
Taylor Forrester
Clay Scruggs
Mahavir Patel
Shannon Akey
Logan Coykendall

Staff Representatives: Jeff Ownby, Building and 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 4:10 P.M. The minutes of the January 18, 2024, meeting were unanimously approved following a motion by Mr. Larry Claiborne and a second provided by Mr. Chad Reagan.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for final commercial site plan approval for “The Scoundrel,” being Tax Map 126N, Parcel 8, located at 305 Airport Road, requested by Robert G. Campbell and Associates.

Staff presented a third iteration of the commercial hotel project for 305 Airport Road. The project began as the *Tribute Hotel*, which is a Marriot brand, in 2020-2021. The project received site plan approval at the June 21, 2021, Planning Commission meeting. The commercial site plan was revised in 2022, and again, received commercial site plan approval from Planning Commission in July 2022. The 2021 commercial site plan approval was for 124 rooms, four (4) of which are lock-out rooms and 126 parking spaces. The 2022 site plan approval was for 125 rooms with 127 parking spaces. Each review and approval included a request for additional height allowance from the C-1 requirements to the C-2 requirements as per footnote five (5) of Article VIII, being the Area, Yard, and Height Requirements. Both approvals noted that an additional remote parking option is being provided within 400 feet of the hotel property as allowed per Section 402.19 of the

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Zoning Ordinance Parking provisions, Section 402. The latest revised site plan request was presented to Planning Commission for preliminary site plan approval for *The Scoundrel* hotel in January 2024. *The Scoundrel* hotel is a boutique hotel, an extension of the Marriot brand with 111 rooms and 113 parking spaces. Planning Commission granted preliminary site plan approval noting that the request includes 68 parking spaces at the 305 Airport Road property and 45 parking spaces at the Reagan Drive parcel, again within 400 feet of the hotel as per Section 412.19 of the Zoning Ordinance. *The Scoundrel* request does include the same height allowance per footnote five (5) of Article VIII of the Zoning Ordinance and was granted preliminary site plan approval including the additional height allowance at the January 21, 2024, Planning Commission meeting.

The final site plan request continues with a 111 unit and 113 parking spaces design. Included are open space courtyard, quiet meeting space as well as enhanced landscaping, as was presented in the 2021 and 2022 approvals. In fact, the open space proposed for *The Scoundrel* increases from the previous *Tribute Hotel* space. As in 2021, Open Space as defined by Article III of the Gatlinburg Zoning Ordinance, and is defined as, “any land or area, the preservation and/or creation of which would (1) conserve and enhance the natural or scenic resources; or (2) create outdoor quiet spaces and recreation areas and opportunities; and (3) provides visual relief to developed areas of the site through the use of nine (9) enhanced landscaping applications or existing natural vegetation. Open space does not include areas of parking and vehicle circulations with the development.” Staff reiterated that the approvals granted are within the definition’s guidelines, and as per the Zoning Ordinance commercial site plan requirements.

Staff also identified the applicable regulations to this request as follows: Gatlinburg Zoning Ordinance Sections 402 and 402.19 regarding parking requirements for hotels and providing for adjacent parcel parking to meet the parking requirements if within 400 feet of the principal parcel. Section 407., which are the site plan regulations for commercial uses, Section 706., C-1 District provisions, and Article VIII, The Area, Yard, and Height requirements for Districts C-1 and C-2 as per footnote five (5). Article III., definitions; specifically open space.

Following a lengthy discussion amongst Staff, the Board, and representatives of the applicant and opposition, Mr. Larry Claiborne made a motion to approve the request as presented. Mr. Jay Horner provided a second, with Ms. Candace Ogle Morton, Mr. Cam Caton, Ms. Jackie Leatherwood voting to approve. Chairman Kirby Smith and Mr. Chad Reagan did not provide a preference in the vote.

Review and consideration for preliminary commercial site plan approval for “Gatlinburg Fun Center,” being Tax Map 117, Parcel 236.01, located at 1602 East Parkway, C-2 Zone, requested by Zachary Brantley.

Staff presented the second iteration of “Gatlinburg Fun Center,” an indoor trampoline park and go-kart track development to be located at 1602 East Parkway. The project received preliminary approval at the August 17, 2023, Planning Commission meeting. The previous preliminary approval encompassed a go-kart track and mini-golf course, with an additional building for concessions and outdoor seating for customers. The plan has been revised for the second submittal for the Planning Commission. The new revised site plan includes a new indoor trampoline park replacing the proposed mini-golf course and a larger area for concessions and outdoor seating.

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During the City State review, the Fire and Utilities Departments suggested an addition of a second entrance and exit be provided for better ingress and egress. The additional curb cut would be subject to TDEC approval as well. The submittal provided includes a building layout plan, grading plan, erosion prevention and sediment control, and a landscaping plan.

Staff also identified the applicable regulations to this request as follows: Municipal Code Section 14-307 (3) of the Flood Damage Prevention Ordinance, requiring buildings utilized for occupancy to have the lowest floor one foot (1') above the base flood elevation as established by the applicable FIRM and FIS. Section 14-307 (3) further requires the developers to provide a during and finish construction elevation certificate to comply with applicable FEMA regulations. Municipal Code Section 9-104 Congested areas, mandating that permanent amusement rides are at least fifty (50') feet in distance from the roads and street's right-of-way listed. Section 410 of the Gatlinburg Zoning Ordinance that includes East Parkway, identifying noise standards. Section 402.13 of the Gatlinburg Municipal Zoning Ordinance requiring off-street parking. Parking lot interior landscaping requirements set forth in Section 407.3.3 of the Gatlinburg Zoning Ordinance. The Area, Yard, and Height requirements for C-2 zoning district set forth in Article VIII of the Gatlinburg Municipal Zoning Ordinance.

Mr. Shannon Akey, the business owner and developer, was present to answer any questions from the Board and to discuss details surrounding the request.

Following a discussion, Mr. Larry Claiborne made a motion to approve the preliminary site plan. Mr. Cam Caton provided a second with all members voting, "aye."

Unscheduled Items

Adjournment

The meeting was adjourned at 5:30 p.m. upon a motion by Mr. Jay Horner and second by Mr. Cam Caton.

Approved:

Jackie Leatherwood
Planning Commission Secretary

2.21.24
Date