

**MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
December 17, 2020
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Robert Maples
Kirby Smith
Larry Claiborne
Don Smith
Cam Caton

MEMBERS ABSENT

Jackie Leatherwood
Bud Ogle

OTHERS PRESENT

Jay Santani
Vick Santani
Vimyrka Plaskett
Sarah Jo Bounds
Al Shirley
Gary Norvell
Gus Floodquist
Bruce Cantrell
Bryce Bentz
Bob Bentz

Staff Representatives: David Ball, Building & Planning Director
 Penny Douglas, Executive Secretary

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Robert Maples called the meeting to order at 5:00 P.M. The minutes of the October 15, 2020 meeting were unanimously approved following a motion by Mr. Larry Claiborne and a second by Mr. Don Smith.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a re-subdivision of “Shielview Estates,” being Tax Map 117M, Group B, Parcels 16.00, 18.00 & 19.00 located on Ownby Circle, R-1 Zone, requested by Cantrell Engineering & Surveying, PLLC, for Stanley & Julia Lowe.

Staff presented the request for a re-subdivision of “Shielview Estates,” being Tax Map 117M, Group B, Parcel 16.00, 18.00 & 19.00 located on Ownby Circle, R-1 Zone. Staff explained that the request consists of a re-subdivision of Tax Map 117M, Group B, Parcels 15, 16, 17, 18 and 19 to create three lots being “Lots 5-R, 6-R, and 7-R.” Staff noted that the plat depicts the reconfiguration of the existing five (5) lots consisting of 2.01 acres to create the three lots. The re-subdivision will result in “Lot 5-R” consisting of .76 acres (32,988 sq. ft.), “Lot 6-R” consisting of .70 acres (30,514 sq. ft.) and “Lot 7-R consisting of .56 acres (24,188 sq. ft.). Staff added that the three lots will be accessed via Ownby Circle with Lots 5-R and 6-R fronting on Ownby Circle. However, Lot 7-R does not front on Ownby Circle but is shown to be served with an existing access easement. Staff explained that this is the current means of access for the existing Lots 4 and 6. The proposed request does reduce the number of lots without public street frontage from 2

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to 1 and reduces the number of existing lots from 5 to 3. Staff stated that the property is also developed with a single-family dwelling which currently encroaches upon portions of existing lots 4, 6, and 7. Staff further noted that the proposed reconfiguration does correct the property line encroachments and locates the structure entirely on Lot 7-R. Staff also noted that there is no public sewer available to the properties and therefore the Sevier County Health Department will have to approval an individual sewer system for each lot. If the Health Department does not approve the reconfiguration, the plat will be resubmitted to the Board based on Health Department recommendations and approvals. The minor subdivision plat lacks the following: Certifications and Signatures of Owners; Utilities; E-911 and Sevier County Electric System. Note, the property is not served with public sewer and will require Sevier County Health Department Signature of Approval.

After a brief discussion, Mr. Larry Claiborne made a motion to approve the request with staff recommendations and Mr. Kirby Smith provided a second which was passed with members voting “aye”.

Review and consideration of a revised Master PUD site plan for “Anakeesta Mountain,” being Tax Map 126M, Group A, Parcel 33.03, located at 147 Baskins Creek By-Pass, C-1 Zone, requested by Cantrell Engineering & Surveying, PLLC, for Bob Bentz.

Staff presented a request for a revised Master PUD site plan for “Anakeesta Mountain,” being Tax Map 126M, Group A, Parcel 33.03, located at 147 Baskins Creek By-Pass, C-1 Zone. Mr. Bryce Bentz and Mr. Bruce Cantrell were present to answer any questions of the Board.

Staff explained that the plan depicts the Master Planned Unit Development (PUD) tracts configuration. Staff noted that over the past few years, the property boundaries have expanded upon purchases of various surrounding properties. The Master Plan represents five properties that make up the commercial PUD development of Anakeesta. The total area of all five properties equals 79.71 acres of land fronting on Baskins Creek Bypass as well as Silverbell Heights Lane, Little Fox Road and a portion of Loop Road. The primary access to the development is off Baskins Creek Bypass Road.

The primary purpose of the Master Plan is to depict the overall boundary of the development and its layout of existing improvements. While all the re-subdivisions of the properties and various site plan improvements have all been reviewed by the Board at various times, Staff felt that there was some benefit for the Board to see the larger master boundary map that encompasses the overall development of Anakeesta. Future improvements not shown on the Master Plan will require specific site plan submittals moving forward and prior to building development permits.

After a brief discussion, Mr. Kirby Smith made a motion to approve the request and Mr. Don Smith provided a second which was passed with members voting “aye”.

Review and consideration for a revised PUD site plan approval for a proposed “Metal Storage Building” addition to Anakeesta, being Tax Map 126M, Group A, Parcels 33.03, located at 147 Baskins Creek By-Pass, C-1 Zone, requested by Cantrell Engineering & Surveying, PLLC, for Silverbell Investments, LLC.

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Staff presented a request for a revised PUD site plan approval for a proposed “Metal Storage Building” addition to Anakeesta, being Tax Map 126M, Group A, Parcel 33.03, located at 147 Baskins Creek By-Pass, C-1 Zone. Staff noted that the request consists of a revised PUD site plan approval for a 40’ x 40’, single story storage building addition to the Anakeesta Development. Staff added that the site plan depicts the proposed storage building to be located on the west portion of the PUD development just off Baskins Creek Bypass Road. Staff stated that the additional, storage building will be placed adjacent the 50’ x 50’ maintenance building that currently exists on the property. The building is considered accessory to the primary commercial uses of the property and will serve as storage for the development. Mr. Bryce Bentz and Mr. Bruce Cantrell were present and noted that the additional storage building is needed to accommodate storage for the property.

Staff stated that the new building would be located below the road to the far right in the parking lot area. Staff stated that the Fire Department would have to make sure they were able to get into the building with their equipment. Mr. Cantrell stated that with the parking area the access should be acceptable. Staff stated that the plan shows that an area behind the property will be excavated to accommodate the storage building addition. Further, a retaining wall is located immediately behind the building and the property will be regraded at a 2:1 slope from the top of the retaining wall back to existing contour grade. The project engineer indicates that no sewer service is needed for the new storage building. However, no indication of whether water service is needed for the building and no utility plan has been provided for the project.

Staff noted that the following items are needed: property line boundary information, density information, drainage and erosion control plan, utilities plan, revised storm water and storm water calculations, and landscape plan. Note, because the structure will be used for storage, a plan for emergency access to the structure is needed to verify full building access with emergency vehicles. After a brief discussion, Mr. Larry Claiborne made a motion to approve the request and Mr. Kirby Smith provided a second which was passed with members voting “aye”.

Review and consideration for a re-subdivision of “Lots 11, 19, 11-A, 11-B & 11-C Baskins Heights Subdivision,” being Tax Map 126M, Group D, Parcels 22.00, located on Little Fox Road, R-1 Zone, requested by Cantrell Engineering & Surveying, PLLC, for Bryce Bentz. Staff presented a request for a re-subdivision of “Lots 11, 19, 11-A, 11-B & 11-C Baskins Heights Subdivision,” being Tax Map 126M, Group D, Parcels 22.00 located on Little Fox Road, R-1 Zone. Staff stated that request consists of an approval of a subdivision plat for a proposed three (3) lot subdivision of a 3.10 acre tract located on Little Fox Road and Loop Road. Staff further noted that the plat shows three lots being “Lots 11-A” (.89 acres), “Lot 11-B” (1.15 acres) and “Lot 11-C” (1.06 acres). Staff added that the plat depicts “Lot 11-A” with frontage on Loop Road and the remaining two lots “11-B and 11-C” fronting on Little Fox Road. The property is served with public water, but public sewer service is not available to the lots. As such, Sevier County Health Department approval is required and that the Health Department has advised that only a two (2) lot subdivision is all that can be approved due to the soils conditions. Staff noted that the request has now be amended for a two (2) lot subdivision and a revised plat will be needed depicting a two (2) lot subdivision.

The surveyor has indicated that the property should fall into the category that would require a maximum of 1 acre lots and possibly smaller. The plat lacks the following information: Sevier County Health Department Signature of Approval, property corner monuments, slope calculations for lot size verification, Signatures of Approval for Utilities, E-911, and Sevier County Electric System. Also, the Owners Signature of Approval and Dedication is needed on the plat. Note, final approval and recordation of the plat cannot be completed without the Sevier County Health Department Signature of Approval. If the Health Department requires lot size changes or modifications to the submitted plat, a second review by the Board will be required. As such, any approvals granted must be subject to their approval.

After a brief discussion, Mr. Larry Claiborne made a motion to approve the request as amended for a two (2) lot subdivision subject to the changes and amendments as required. Mr. Cam Caton provided a second which was passed with members voting “aye”.

Review and consideration for a minor subdivision of “Lot 15-R of Greenbriar Village Subdivision,” being Tax Map 127B, Group A, Parcels 15 & 16, located on 1116 Greenbriar Village Lane & Briar Patch Lane, C-2 Zone, requested by Cantrell Engineering & Surveying, PLLC, for Greenbriar Five LLC.

Staff presented a request for a minor subdivision of “Lot 15-R of Greenbriar Village Subdivision,” being Tax Map 127B, Group A, Parcels 15 & 16, located on 1116 Greenbriar Village Lane & Briar Patch Lane, C-2 Zone. Staff stated that the request consists of a minor subdivision to consolidate Lots 15 and 16 into a single revised lot being “Lot 15-R.” The plat depicts the interior lot line deletion of the common boundary line between the existing lots 15 and 16 to create the single lot. Staff added that currently, Lot 15 is developed with a single-family rental cabin and Lot 16 is vacant. The proposed revised lot configuration will front on Greenbriar Village Lane and Briar Patch Lane both of which are City streets. The property is served with both public water and sewer. Staff noted that the minor subdivision plat lacks the following information: legend of monuments, Signatures of Approval for Utilities, E-911, and Sevier County Electric System. The plat also lacks the Signature of Ownership and Dedication.

After a brief discussion, Mr. Don Smith made a motion to approve the request and Mr. Cam Caton provided a second which was passed with members voting “aye”.

Review and consideration for a re-subdivision of “Lot 4-R & 5-R R. G. Ogle Subdivision,” being Tax Map 127L, Group C, Parcels 8 & 9, located on 321 Church Street, R-2 Zone, requested by Cantrell Engineering & Surveying, PLLC, for Judith Ann Atchley c/o Judith Shoemaker.

This item was removed by the request of the owner.

Review and consideration for a minor subdivision of “Tract 2-R, Henry Clay Johnson Property,” being Tax Map 108, Parcels 76.04 & 76.01, located on 673 Buckhorn Road, R-1 Zone, requested by Cantrell Engineering & Surveying, PLLC, for Henry Clay Johnson, Trustee.

Staff presented a request for a minor subdivision of “Tract 2-R, Henry Clay Johnson Property,” being Tax Map 108, Parcels 76.04 & 76.01, located on 673 Buckhorn Road, R-1 Zone. Staff explained that the request consists of a minor subdivision of Tax Map 108 Parcels 76.01 and 76.04,

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to delete the interior lot line to create a single tract being "Tract 2-R consisting of 6.32 acres. The property is developed with a single-family dwelling and an accessory structure. The lot fronts on both Glades Road and Buckhorn Road and meets the minimum frontage and lot size requirements of Article VII, of the Municipal Zoning Ordinance. Staff added that the property's access driveway is located off Buckhorn Road. Further, the public water service is available to the property however, a sewer connection is not currently available. There is a sewer project currently under construction in the vicinity of the property but has not been completed at this time. The existing residence that is located on the property is connected to an individual septic tank and field line system. As such, Sevier County Health Department approval of the proposed minor subdivision is required prior to recordation.

The minor subdivision plat lacks the following information: Corner monuments on the northeast corner of the property; Signature of Ownership and Dedication; Utility Department Signature of Approval and/or Sevier County Health Department; E-911 Signature of Approval; and the Sevier County Electric System Signature of Approval.

After a brief discussion, Mr. Don Smith made a motion to approve the request and Mr. Larry Claiborne provided a second which was passed with members voting "aye".

Review and consideration for a revised PUD site plan approval for "Black Bear Falls," being Tax Map 117J, Group C, Parcel 1.00, located at Poplar Falls Way & Smoky Top Way, R-1 Zone, requested by Cantrell Engineering & Surveying, PLLC, for Black Bear Falls Home Owners Assoc.

Staff presented a request for a revised PUD site plan approval for "Black Bear Falls," being Tax Map 117J, Group C, Parcel 1.00, located at Poplar Falls Way & Smoky Top Way, R-1 Zone. Staff stated this PUD was developed in the late 90's and unit 93 was never built. Staff stated that the request consists of minor revisions to "Black Bear Falls," Planned Unit Development to adjust the locations of proposed units 57 and 88 located off of Smoky Top Way to accommodate the relocation of Unit 93 to a location just east of Units 57 and 88 off Poplar Falls Way. The project engineer has indicated that the Homeowner's Association wishes to relocate Unit 93 from an area that is less conducive to construction to the new location immediately adjacent Units 57 and 88. Units 57 and 88 have been shifted in a north direction toward Smoky Top Way. Mr. Robert Maples ask about back into the street. Staff stated that it was a R-1 Zone and backing into the street was permitted.

Staff noted that the property is served by private utilities and streets and the plan does not increase the total unit count for the property. The Utility Department and Fire Department have reviewed the proposed changes and indicate no issues with the minor adjustments. Staff added that the plan lacks the following information: grading plan of existing and proposed finished grades; revised storm water plan and calculations.

After a brief discussion, Mr. Kirby Smith made a motion to approve the request and Mr. Larry Claiborne provided a second which was passed with members voting "aye".

Review and consideration for a preliminary PUD site plan approval for "Hidden Hills Vistas," Phase 1-Cabin Development, being Tax Map 117, Parcel 236.03, 9, & 8.03, located

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at East Parkway at Hidden Hills Road, C-2 Zone, requested by Robert G. Campbell & Associates, LP for Seven Hills Hospitality Services, LLC.

Staff presented a request for a preliminary PUD sit plan approval for “Hidden Hills Vistas,” Phase 1-Cabin Development, being Tax Map 117, Parcel236.03, 9 & 8.03, located at East Parkway at Hidden Hills Road, C-2 Zone. Staff stated that there would be 72 cabins in Phase 1, with 5 to 6 units having 6 bedrooms and all the other units having 1 to 2 bedroom units. Staff stated that the property is made up of approximately five (5) separate parcels consisting of a total of 37.45 acres. The property is currently developed with a small cabin and some retaining wall structures and has undergone some excavation from a previous development plan. The property fronts on East Parkway and Hidden Hills Road and consists of steep hilly terrain.

Staff did request that the developers conduct a traffic study to determine the impacts of the development on the adjacent public right-of-way areas and to determine if there are any required improvements needed to accommodate the proposed development. Staff noted that the developer has completed the traffic study and the traffic study was performed assuming full buildout of 75 residential cabins and 140 multi-family townhome dwellings being constructed on the property and completed by the year 2025. In summary, the traffic study does not recommend any major changes to the existing public streets serving the development nor does the development require any new signalization on the public right-of-way. However, the study does recommend verification of adequate site distances at the intersections of the private street and public streets and where private streets intersect within the development. The study recommends new pavement markings indicating turn lanes and traffic stops, stop signage for the development, posting of speed limits on Hidden Hills Road and inside the development, vegetation removal in certain areas for site distance improvements, and suggest that landscaping and street signs be carefully evaluated as to placement near intersections.

Staff noted that the preliminary plan shows that the main entrance to the development will come from East Parkway and will have a secondary entrance from Hidden Hills Road. The plan also indicates that the private road will connect with the adjoining development “Mountain Shadows” to create an emergency access only for the benefit of both properties. The plan indicates that a main 24’ wide private street (Road A) will provide access throughout the property which is approximately 4,086 linear feet or .77 tenths of a mile. The street grade ranges from 5% up to the maximum of 15% grade and terminates at its connection point with the private street located in the adjoining Mountain Shadows Development. Staff added that a legal agreement between the two developments will be needed for the final PUD site plan approval verifying both parties’ approval and maintenance responsibilities with the connection. The sole purpose of the connection is to provide for emergency access for both properties and most likely will be a gated connection. Staff has requested that the design engineer verify all curves and intersection grades for all of the proposed streets. The subdivision standards require certain design standards related to grade and width of the curve if the curve radius’ are less than 60’ diameter. In addition, all intersecting street grades are required to be 3% grade or less and guardrails are required in certain sections along the roadway which have not been depicted on the plan. The design engineer has indicated that a variance from the intersection grade standard of 3% to a requested 5% is requested as well as a variance from the switchback design requirements. Mr. Norvell stated that templates for a 72’ tractor trailer were used to design the curves to ensure emergency access and to make the curve work.

with the preliminary approval. Mr. Norvell noted that a meeting with the Fire Department personnel has occurred and the Fire Department is agreeable to the requested variances.

Staff added that the design engineer has provided a connector between the upper and lower sections of "Road A" with a proposed "Road C." This section of road is approximately 950' in length and consists of a constant grade of 15%. While the grade is constant, the road does contain various horizontal curves to fit with the curvature of the topography. The purpose of the connection is to create a secondary means of access from the top of the property should there be an access issue with "Road A." The remaining private streets "Road B", "Road D" and "Road E" located within the development are secondary access roads to short cul-de-sac areas. "Roads D and E" are relatively flat grades of 5% or less and serve 15 units or less. "Road B" is shown to terminate in an area of "future development" and does not include road grades or a turnaround area. The grade and turnaround will need to be indicated on the final PUD submittal.

Staff stated that before any permits for building structures are issued, the developers would have to provide proof of subgrades for the roads to reassure emergency equipment can access property and that those would need to be verified and certified by the design engineer. Mr. Robert Maples ask if the new resort would be connected to the Hidden Hills Property. Mr. Gary Norvell stated that they were looking to tie the water systems together and looking at a possible on-site storage tank. Mr. Gary Norvell stated that the developer would like to eliminate Road "C" due to the extreme excavation and land disturbance activity that will occur to construct the road. Staff stated that if the agreement between the two developments occurs and the traffic study supports the removal of the connecting street, then it would be preferred to avoid the disturbance. Staff ask if a legal document with Mountain Shadows has been drawn up for the secondary means of emergency egress? The developer stated that it was being worked on and would be provided for the final approval. Mr. Robert Maples ask if both the buildings along East Parkway at the entrance would be removed from the site. Jay Santanis stated that both buildings would be removed.

The site utility plan indicates that a 6" pvc and 8" pvc piping will be used for the private water and sewer lines within the development. The Utility Department has advised that the 6" pvc water pipe will need to be revised to ductile iron piping as required by the Utility Department specifications. The plan does indicate both water and sewer connections for the development along East Parkway. The plan indicates that multiple master meters are to be placed on the property and that a possible connection with the adjoining "Mountain Shadows" water supply system may be pursued. However, the Utility Department has indicated that the water connection with the adjoining private development may not be permitted once an overall assessment has been conducted that will involve a review of water pressures, water tank sources, etc. As it relates to sewer, the Utility Department has indicated that the connection shown along East Parkway may be problematic due to the location of the existing public sewer line. The utilities layouts and details will require further evaluation by the Utility Department between the preliminary and final PUD plan submittal to determine the best scenario for public utility services and connections. All the onsite utilities will be privately owned and maintained. The Utility Department has requested additional information related to the project demand loads be provided prior to a final PUD site plan review. Mr. Norvell stated that those requested items would be forwarded to the Utility Department for review.

Staff noted that the plans depict several areas of grading for roads and unit layouts. There are multiple retaining walls depicted on the plans adjacent the proposed roads and buildings, many of which are in excess of 15' in height. Staff added that for all freestanding walls, there is a maximum height of 15' before terracing is required. The terracing requirement also applies to reggraded slopes. Because the property is located within a Critical Slope Overlay District and a Hillside Overlay District, additional information is needed to determine if the project meets the minimum design standards of those overlay district provisions. At this time, the required soils engineering report and analysis has not been provided for the project to determine whether adequate soils exist for the proposed development and the numerous retaining wall structures. Further, the viewshed information that will depict the visual impacts from the adjoining Scenic and Landscape Resources of Significance (SLRS's) i.e. East Parkway, has not been included in the review documents. As such, Staff is unable to determine whether the layouts and site improvements, including wall, buildings, etc., are compliant with the minimum standards of design as indicated in the Zoning Ordinance. Staff noted that before the final PUD site plan can be approved, this needed documentation will need to be provided and reviewed by Staff.

The storm water improvement plan for the site contains multiple detention basins as well as proposes the use of "Stormtech" chambers throughout the development including at each parking stall location. These chambers will be connected with a drainpipe system and also collect the roof downspout drainage. The site depicts various areas where "temporary Gabion Basket energy dissipator" systems to slow the rate of run-off within the property. At this time, a complete storm water plan with calculations has not be submitted for review. Mr. Norwell explained that the drainage detail and design is still under review to determine the best appropriate way to handle the drainage. However, with the topography and need for retaining walls, further review and adjustments may need to occur which will impact the drainage design. Staff stated that a SWPPP plan will need to be submitted for the property and approved by the Tennessee Department of Environment and Conservation. The concept landscape plan also shows that areas will be revegetated to stabilize slopes and provide screening as well as new landscaping along roadways and retaining wall features.

The preliminary PUD site plan lacks the following: boundary survey for the property with calls and dimensions on property lines; density of the development; dimensions of all proposed buildings; breakdown of number of units and required parking spaces; revised grading plan showing slopes of less than a 2:1 slope; revised retaining wall plans depicts terraced walls and slopes if in excess of 15' in height; revised building setbacks for buildings closer than 20' to other buildings measured at the outer extremities of the buildings; building sketch elevations; Note, the proposed development will require the Tennessee Department of Transportation to review and approve the plan due to the creation of a new access onto East Parkway. The traffic study should also be submitted to TDOT for their review and approval to ensure additional improvements as indicated within the plan can be accomplished on the State's right-of-way area.

After a brief discussion, Mr. Kirby Smith made a motion to approve the request and Mr. Don Smith provided a second which was passed with members voting "aye".

Adjournment

The meeting was adjourned at 5:58 p.m. upon a motion by Mr. Larry Claiborne and second by Mr. Kirby Smith which was unanimously approved by the Board.

Approved:



Planning Commission Secretary

1-21-21

Date