MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
July 16, 2020
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT	MEMBERS ABSENT	OTHERS PRESENT
Robert Maples	Bud Ogle	Jeremy Puckett
Kirby Smith		Gus Floodquist
Larry Claiborne		Harold M. Swarr
Don Smith		Nancy Swarr
Jackie Leatherwood		Mark Pearson
Cam Caton		Candy Solly
		Jim Coleman

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 June 18, 2020 meeting were unanimously approved following a motion by Mr. Don Smith and a second by Mr. Kirby Smith.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a proposed rezoning of Tax Map 126, Parcel 001.00, located on Campbell Lead Road, from R-2 (Medium Density Residential) to C-2 (General Business) District, requested by CEC, Inc. for Boyne USA, Inc.

Staff presented the request for a proposed rezoning of Tax Map 126, Parcel 001.00, located on Campbell Lead Road, from R-2 (Medium Density Residential) to C-2 (General Business) District. Staff explained that the parcel is a large parcel consisting of approximately 48.61 acres. However, the request to rezone only consists of an approximate 27.18 acres which is primarily located on the upper portion of the property. Staff stated that the parcel is adjoined by other C-2 Zoned properties along the east and west boundaries and that there is also C-2 Zoned property along the south portion of the property. Staff added that the applicant is proposing to maintain the remaining 21.43 acres located on the south portion of the property as R-2 Zone. The R-2 portion of property adjoins other residentially zoned properties and will provide a minimum of a 200' to 500' buffer between the proposed C-2 boundary and the existing residential area. Further, the property is extremely steep along the lower portion of the properties which will most likely force any commercial development to the upper reaches of the property. The elevation difference from the proposed C-2 zoning boundary line to the adjacent residential properties is approximately 150.'

The C-2 designation will permit a variety of commercial uses which are not permitted in the R-2 residential district and permit increased density, height, and reduced setbacks. Staff stated that the applicant has indicated that the reason for the request is to expand the current commercial use of the property in a similar manner and in conjunction with the adjoining "Sky Bridge" development, which is also owned by the applicant. The property is served with both public water and sewer and Campbell Lead Road is the primary street that serves the property. Staff noted that the current tourist's access to the commercial development is via the Sky Lift and no vehicle access is permitted or available to persons other than employees of the property and emergency access vehicles.

Mr. Jim Coleman was present and asked what was being built at the Sky Park. Mr. Jeremy Puckett stated that as of now they will be adding restrooms at the other end of the Sky Bridge. Mr. Coleman ask how many acres are to be rezoned with the request. Staff stated that it would be approximately 23 Acres. Mr. Coleman ask why so much for just a restroom area. Mr. Puckett stated the zoning line would be 200-500 feet from the nearest residential structure and the proposed rezoning area would accommodate future development plans for the property. Ms. Candy Solly stated that in 2008 someone ask to make a road from Long Branch Road to Campbell Lead Road and it was denied. Mr. Robert Maples stated that the area was way too steep for road construction and that the difficulty and cost to build a road to City standards would be near impossible due to the terrain.

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 "Sky Walk Tower," being Tax Map 126K, Group D, Parcel 022.01, located at 541 Campbell Lead Road, C-2 Zone, requested by CEC, Inc. for Boyne USA, Inc.

Staff presented the request for a revised PUD site plan approval for "Sky Walk Tower," being Tax Map 126K, Group D, Parcel 022.01, located at 541 Campbell Lead Road, C-2 Zone. Staff stated that the request consists of a revised PUD site plan approval for the addition of a "Sky Walk Tower," to be placed on the existing commercial PUD development property. The site plan consists of a proposed tower structure to be located on the north portion of the property near a ground elevation of 1786.23', approximately 64' below Campbell Lead Road. The proposed tower is shown to be accessed via the boardwalk and the ADA walk path that is currently under construction on the site. The plan indicates that the tower will have two (2) access foot bridges that extend to the tower from the boardwalk and walk path. The plan also indicates that a retaining wall structure will be required on the upper side of the tower.

Mr. Jeremy Puckett was available to answer questions for the Board. Mr. Robert Maples ask if there was going to be a Zipline included in this project and if the area would be open after dark. Mr. Puckett stated that there would not be a Zipline element and that the tower would not be lit or open after dark. Staff stated that the tower height is going to be below the maximum height. Staff stated that if the tower was to be lit and open after dark, a lighting plan would need to be reviewed by the Board to ensure compliance with Hillside Overlay District provisions. Mr. Maples asked Mr. Puckett to clarify the request as to what was being asked to be approved. Mr. Puckett stated the that the tower, the foot bridges to the tower, and the slide are the requested elements. Staff stated that the tower and slide elements need to be of a dark, earth tone colors to blend the elements with the natural surroundings. Mr. Puckett stated that the slide color was revised to a brown color as suggested by staff. Staff stated that the applicant would like to ask for a final PUD site plan approval rather than a preliminary approval. The Board asked that the minutes reflect that the tower would not be lit and that a revision to the storm water information be provided by the engineer reflecting the proposed new structures.

After a brief discussion, Mr. Robert Maples 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 38 & 42 of the "Kingsridge Subdivision," being Tax Map 116L, Group A, Parcel 16.00 & 35.00, located at 730 Deerfoot Drive & Beanstalk Road, R-1 Zone, requested by Marcus Whaley for Bob Rhoades.
Staff presented the request for a re-subdivision of "Lots 38 & 42 of the "Kingsridge Subdivision," being Tax Map 116L, Group A, Parcel 16.00 & 35.00, located at 730 Deerfoot Drive & Beanstalk Road, R-1 Zone. Staff stated that the request consists of a minor subdivision to consolidate Tax Map 116L, Group A, Parcels 16 and 35 into a single lot being "Lot 38R," consisting of .72 acres (31,524.9 sq. ft) located at 730 Deerfoot Drive. The plat depicts the interior lot line deletion between the two lots which results in a single parcel. Staff noted that the property is under single ownership and the current owner wishes to consolidate the lots into a single lot for the construction of a single- family dwelling to replace the previous structure that was destroyed in the 2016 Wildfires.

Staff further noted that the survey depicts the remnants of the previous building foundation and pump station. Staff also noted that the minor subdivision lacks the following information: Ownership and Dedication Signatures; Utility Department Signature of Approval and/or Sevier County Health Department Signature of Approval; E-911 Signature of Approval; and Sevier County Electric System Signature of Approval. Note, the "Certificate of Approval for Recording" needs to be revised to reflect "for the City of Gatlinburg" in lieu of "Planning Region" and the secretary signature line amended to reflect Municipal Planning Commission.

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

Adjournment
The meeting was adjourned at 5:25 p.m. upon a motion by Mr. Kirby Smith and second by Mr. Larry Clairborne which was unanimously approved by the Board.

Approved:

Jackie Leatherwood
Planning Commission Secretary

8/20/2020
Date