

**MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
October 15, 2020
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Jackie Leatherwood
Bud Ogle (VIA Phone)
Larry Claiborne
Don Smith

MEMBERS ABSENT

Robert Maples
Kirby Smith
Cam Caton

OTHERS PRESENT

Kacie Huffaker
Matt Sprinkle
Donna Cantrell

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 September 17, 2020 meeting were unanimously approved following a motion by Mr. Don Smith and a second by Mrs. Jackie Leatherwood.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a commercial site plan approval for “Fountain Plaza,” being Tax Map 126K, Group E, Parcel 003.00, located at 745 Parkway, C-1 Zone, requested by Civil & Environmental Consultants Inc., for Kennedy Concepts.

Staff presented the request for a commercial site plan approval for “Fountain Plaza” and gave a brief overview of the request. Staff noted that a portion of the existing buildings will be removed from the property for the new development consisting of a multiple tenant retail building and an ice-skating rink facility. Mr. Matt Sprinkle with Civil & Environmental Consultants, Inc. was present and stated the skating ring would be located where the fountain had previously been located on the property. Mr. Sprinkle stated that there would be 15 retail and office spaces with each space having its own water meter.

Staff further added that the plan depicts the demolition of the existing two-story buildings, the apartment building located on the northeast, and the plaza area to accommodate a proposed single story building consisting of 15 individual retail tenant spaces, parking lot area, and an ice rink facility that will enclosed but with the ability to be an open air facility for both summer and winter use. Staff noted that the plan shows that utility access to water and sewer will come from connections made on River Road. The utility plan indicates that 15 individual water meters and service lines will be established for each of the tenants and that a single fire line will be established

to serve the fire protection system for the building. Staff added that there will be a single sewer line serving the building that will connect to the public sewer line in River Road. The plan shows existing fire hydrants located on Parkway and River Road which may be adequate however, a final review and determination will be made by the Fire Department once a fire protection system has been determined for the building. Note, the Fire Department has reviewed the proposed access to the property and is satisfied with the established fire lanes.

Staff added that the engineer has provided a letter regarding the storm water that indicates that the post construction runoff rates are less than the preconstruction rates. Mr. Sprinkle confirmed that the post construction stormwater would not increase mainly due to the introduction of additional pervious areas to the site. Therefore, no detention/retention is required for the proposed redevelopment but there will be some reconfiguration of the existing drainage system throughout the property. Staff added that the solid waste collection area has been reviewed by the Sanitation Department and meets their needs for access and pickup. Staff also added that the property is impacted in the north portions of the property by the Special Flood Hazard Area of the W. Prong Little Pigeon River. However, the design engineer indicates that the proposed new buildings will be located in a "Zone X" area that is outside the 100 year and 500-year flood hazards.

Staff noted that the site plan lacks the building elevations for all structures. After a brief discussion, Mr. Don Smith made a motion to approve the request based on the recommendations of staff and Mrs. Jackie Leatherwood provided a second which was passed with members voting "aye".

Review and consideration for a preliminary PUD site plan approval for "Ski Mountain Cabins," being Tax Map 137A, Group E, Parcel 2, located at 649 Ski Mountain Road, C-2 Zone, requested by Cantrell Engineering & Surveying, PLLC, for Nimesh & Kalindiben Patel.

The project engineer has requested that this item be removed from the agenda.

Review and consideration for a preliminary PUD site plan approval for "Namei Heavenly Dreams," being Tax Map 117, Parcel 66.0, located at 420 Cartertown Road, R-1 Zone, requested by Cantrell Engineering & Surveying, PLLC, for Claudia P. Ortiz.

Staff presented the request for a preliminary PUD site plan approval for "Namei Heavenly Dreams." Staff stated that the request consists of a preliminary PUD site plan approval for a proposed four (4) unit PUD located on a 3.01 acre tract. The proposed plan indicates that there are two (2) existing dwellings currently located on the property along with an existing non-conforming accessory building (barn). Staff noted that the plan shows two (2) additional dwellings to be located on the southwest portion of the property. The plan indicates that the existing driveway is to be utilized as the primary access to the property and units and consists of grades ranging from 3.2% up to 6.7%. Staff stated that the current drive is a 9' to 10' wide asphalt drive that does not meet the minimum required width of 20 feet. Staff stated that the Gatlinburg Fire Department have requested that the driveway go to 20 feet wide and provide a turnaround at its termination point. Mr. Larry Claiborne ask if the old barn would be staying on the property. Mrs. Cantrell stated at this time the owners wanted to keep it on site.

Staff stated that the plan shows that a 6" sewer line will serve the units for sewer and that an eight (8) inch water line will be extended across the existing small stream to provide water connections for the new units. An evaluation of existing hydrants in Cartertown Road will need to occur prior to the final PUD submittal to determine if additional hydrants must be installed either on the public right-of-way or onto the private property. Staff further noted the plan depicts less than an acre of disturbance will occur as a result of the additional units. The plan also shows the required drainage and erosion controls that will be required during the construction phases of the development. The plan shows an adjoining small stream that bisects the property. Staff added that the plan also indicates the stream width to determine the small stream setback as required by the Flood Damage Prevention Ordinance. However, the plan lacks the storm water buffer information. Ms. Cantrell stated that there should be no issues with meeting the buffer requirements.

Staff stated that a grading plan and a detailed design of the utilities would be needed for the project to show all utility lines. A revised road plan and profile will be needed for the final plan approval that depicts a 20' width and adequate turnaround at the termination point. Staff noted that the preliminary PUD plan lacks the following information: storm water buffer areas; grading plans (if applicable); sketch building elevations, detailed utilities plan showing water meter and/or master meter locations.

After a brief discussion, Mrs. Jackie Leatherwood made a motion to approve the request based on the recommendations of staff and Mr. Bud Ogle provided a second which was passed with members voting "aye".

Review and consideration for a minor subdivision of "Lot 3-R1 & Lot 13-R2 Junglebrook Subdivision," being Tax Map 137F, Group A, Parcels 31.07 & 31.09, located on 725 & 726 Junglebrook Lane, R-1-A Zone, requested by Cantrell Engineering & Surveying, PLLC, for Mirian M. Broome and Jesse A. Miller, Jr.

Staff presented the request for a minor subdivision of "Lots 3-R1 & 13-R2, of the Junglebrook Subdivision," consisting of a total area of 1.53 acres, to reconfigure an interior lot line. Staff noted that the request involves shifting the interior lot line in a southeastern direction to the center line of "Grassy Branch" stream. Staff added that the properties are currently developed with existing single-family dwellings on each lot and are accessed via a shared driveway. Staff explained that the proposed line reconfiguration does not reduce the existing public street frontage for either lot or create any setback encroachments with the existing dwellings. The proposal does reduce the total lot area of "Lot 13-R2" by approximately 2,000 square feet but the resulting lot size is well over the original lot size requirement of 15,000 square feet. Staff stated that public water and sewer service is available at the property.

Staff noted that the minor subdivision lacks the following information: Surveyor's Signature; Ownership and Dedication Signatures; Utility Department Signature of Approval; E-911 Signature of Approval; Sevier County Electric System Signature of Approval. After a brief discussion, Mr. Don Smith made a motion to approve the request based on the recommendations of staff and Mrs. Jackie Leatherwood provided a second which was passed with members voting "aye".

Review and consideration for a site plan approval for a proposed “Winterfest Warehouse” addition to the Gatlinburg Public Works Complex, being Tax Map 126H, Group B, Parcels 18.00 through 26.00, located at 949 Newman Road, C-2 Zone, requested by Norvell & Poe Engineers, LLC.

Staff presented the request for a site plan approval for a proposed “Winterfest Warehouse.” Staff noted that the request consists of a proposed 12,000 square feet warehouse addition to the Public Works Complex to house the “Winterfest” light displays. The plan depicts the additional 60’ x 200’ warehouse and an additional 42 space employee parking area. Staff explained that the warehouse facility will be accessed from Newman Court Road located on the northwest boundary of the property. Staff also noted that the property is adjoined by the Special Flood Hazard Area of Dudley Creek located on the southeast boundary. The plan indicates that the established 100-year base flood elevation for the property is 1352.7’ and that the finished floor elevation of the building to be at an elevation of 1354.0’ which meets the required 1’ above base flood elevation.

The site improvements include the installation of new storm water drainage infrastructure within the new driveway and parking area. There will also be an underground detention facility installed to address site drainage. Ms. Kacie Huffaker was present and stated that are doing an over-sized pond for the 100-year flood for storm water in lieu of underground detention. Staff stated the reason for the over-sized pond area is to accommodate possible future buildings on the property. Staff noted that the water service for the new facility will be accessed from the existing public water system within Newman Court Road. The plan indicates that an existing water meter is to be used to meter the new building however, the Utility Department has indicated that an additional review of the proposal will be needed to determine if the existing meter is adequate to serve the building. The building sewer service will be obtained through a connection to the existing public sewer line located on east side of the building.

Staff stated that the property is also impacted by the 60’ storm water buffer area along Dudley Creek. The plan indicates that the buffer averages and minimums will be maintained with the proposed development. There will be additional modifications to the storm water plan to accommodate recommendations from Tennessee Department of Environment and Conservation (TDEC) related to the proposed and existing Public Works facilities. The current property consists of multiple lots. There will be a future submittal of a subdivision plat to consolidate the existing lots into a single parcel. Mr. Larry Claiborne stated that this would really be a great benefit to the City.

After a brief discussion, Mrs. Jackie Leatherwood made a motion to approve the request based on the recommendations of staff and Mr. Don Smith provided a second which was passed with members voting “aye”.

Review and consideration of the “Sevier County Multi-Jurisdiction Hazard Mitigation Plan Update - 2020,” requested by Staff.

Staff presented the request for a review and recommendation of the “Sevier County Multi-Jurisdiction Hazard Mitigation Plan – 2020,” as provided for through Federal legislation and the Disaster Mitigation Act of 2000. The 2020 Sevier County Hazard Mitigation Plan was developed

as a multi-jurisdictional plan for Sevier County, City of Gatlinburg, City of Sevierville, City of Pigeon Forge, and Town of Pittman Center.

Staff stated that the plan was prepared by the Geoinformatics and Disaster Science Lab at East Tennessee State University (ETSU) in coordination with the ETSU Emergency Management Specialist and the Tennessee Emergency Management Agency (TEMA). The plan was coordinated by the Sevier County Hazard Mitigation Plan Steering Committee through the cooperative efforts of Sevier County Emergency Management, Tennessee Emergency Management Agency (TEMA), representatives of each jurisdiction, and representative from the general public.

Staff explained that the purpose of a local hazard mitigation plan is to provide guidance for hazard mitigation within jurisdictional boundaries of the County. The plan identifies and updates hazard mitigation goals, objectives, and recommended mitigation actions for the County that will reduce injury and danger from natural and man-made hazard incidents. The creation and adoption of the plan is valuable to the City by providing opportunities for securing State and Federal funding for mitigation projects. Please note, these types of plans are often developed with private contractors at significant expense to local governments. The plan was funded by the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program at no cost to the City. Furthermore, each plan developed must undergo a thorough review and approval process by both TEMA (State) and FEMA (Federal). At this stage, this plan has been reviewed and approved by both agencies and only lacks local adoption. The plan will not be in effect for each municipality until such time that each perspective legislative body adopts the plan through a local resolution.

The last Hazard Mitigation Plan update and adoption occurred in 2012. The proposed updated 2020 plan will replace the current plan for the City. Staff's recommendation is to approve the 2020 Sevier County Multi-Jurisdiction Hazard Mitigation Plan and recommend to the City Commission for approval and adoption.

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

Adjournment

The meeting was adjourned at 5:30 p.m. upon a motion by Mrs. Jackie Leatherwood and second by Mr. Don Smith which was unanimously approved by the Board.

Approved:


Planning Commission Secretary

12/17/2020
Date