

**MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
July 18, 2019
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Robert Maples
Kirby Smith
Don Smith
Bud Ogle
Jackie Leatherwood

MEMBERS ABSENT

Larry Claiborne
Charlie Moore

OTHERS PRESENT

Bryce Bentz
Tim Wallace
Victoria Abrahams
Alex Abrahams

Staff Representatives: David Ball, Building & Planning Director

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 20, 2019 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 of a minor subdivision of the “Kenneth Leslie Property,” being Tax Map 126L, Group D, Parcels 10 and 11, located at 118 Roaring Fork Road, C-2 Zone, requested by Kenneth Leslie.

Staff presented the request for a preliminary and final plat approval of a proposed subdivision of Tax Map 126L, Group D, Parcel 11 and a portion of Parcel 10, located on Roaring Fork Road. Staff explained that the request involves the consolidation of Parcel 11 with a portion of Parcel 10, to create a single lot (Lot 3R) consisting of .12 acres or 5,227.2 sq. ft. Staff added that the portion of Parcel 10 was previously part of the adjoining property to the west which is referenced as the “Double K Hospitality, LLC.” The plat indicates that if approved, the remaining property (Parcel 10) to the west will consist of 1.11 acres. The revised “Lot 3R” does front on Roaring Fork Road and water and sewer are available to the property.

Staff noted that the subdivision plat lacks the following information: Owners Signature of Ownership and Dedication, Sevier County E-911 Signature of Approval. Sevier County Electric System Signature of Approval, and Gatlinburg Utility Department Signature of Approval. Note, while there is an existing easement area along the internal property line boundary of the subject property and the property to the East which extends back to the properties to the North, it is recommended that the property owner consider a consolidation of the subject property with the properties to the North and the East to alleviate the landlocked condition of the properties to the North. This is merely a recommendation due to the fact that the properties are under the single

ownership of the applicant. After a brief discussion, Mr. Kirby Smith made a motion to approve the request as presented. Mrs. Jackie Leatherwood provided a second which was unanimously approved by the Board with all members voting "aye."

Review and consideration of a minor subdivision of the "Silverbell Chalets, LLC," being Tax Map 126M, Group D, Parcel 19.00 and Tax Map 126M, Group A, Parcel 32.01, located on Loop Road, C-1 Zone and R-1 Zone, requested by Donna Cantrell.

Staff presented the request for a minor subdivision to consolidate Tax Map 126M, Group A, Parcel 32.01 with Tax Map 126M, Group D, Parcel 19 to create a single parcel, located off Loop Road and Little Fox Road. Staff noted that the request involves the consolidation of Tax Map 126M, Group A, Parcel 32.01 with Tax Map 126M, Group D, Parcel 19 to create "Lot 1" consisting of 8.81 acres. Staff noted that the property does front on both Little Fox Road and Loop Road. Staff explained that Tax Parcel 32.01 is a remnant of the adjoining Tax Map 126M, Group A, Parcel 32 which is located to the west of Parcel 19 and that the parcel was deeded as a separate parcel at some point but never platted as a formal process through the Planning Commission. However, the applicant is now requesting to consolidate the remnant with the adjoining Parcel 19 to create the 8.81 acres. The resulting parcel is adjoined to the north by the "Anakeesta" development.

Staff stated that the plat lacks the following information: Signature of Ownership and Dedication; E-911 Signature of Approval; Sevier County Health Department or Gatlinburg Utility Department Signature of Approval; Sevier County Electric System and the Zoning District Information. After a brief discussion, Mr. Don Smith made a motion to approve the program as presented. Mr. Kirby Smith provided a second which was unanimously approved by the Board with all members voting "aye."

Review and consideration of a minor subdivision of the "Silverbell Investments, LLC," being Tax Map 126M, Group A, Parcel 33.03 and Tax Map 126M, Group A, Parcel 32.01, located at 147 Baskins Creek By-Pass Road, C-1 Zone, requested by Donna Cantrell.

Staff presented the request for a final plat approval for a proposed minor subdivision of Tax Map 126M, Group A, Parcel 33.03 and a portion of Parcel 32.01, located off of Baskins Creek By-Pass. The request consists of the interior lot line reconfiguration between Tax Map 126M, Group A, Parcel 33.03 and a portion of Parcel 32.01, to create a revised lot for "Anakeesta Mountain Tract 1-R1." The minor subdivision consists of the addition of two (2) small portions of Parcel 32.01 to the larger Parcel 33.01 to create a total of 69.14 acres. The two small additions are located on the southeast boundary of the existing "Anakeesta Mountain Tract."

Staff stated that the plat lacks the following information: Signature of Ownership and Dedication; E-911 Signature of Approval; Sevier County Health Department or Gatlinburg Utility Department Signature of Approval; and the Signature of Approval for Sevier County Electric System. After a brief discussion, Mr. Bud Ogle made a motion to approve the program as presented. Mr. Don Smith provided a second which was unanimously approved by the Board with all members voting "aye."

Review and consideration of a subdivision of the "Abrahams Property Tract 1," being Tax Map 118, Parcels 87 and 87.02, located at Mills Park Road, R-2 Zone, requested by Donna Cantrell.

Staff presented the request for a final plat approval for a proposed minor subdivision of Tax Map 118, Parcels 87 and 87.02, located off of Mills Park Road and Jay Bird Lane. Staff stated that the request involves the interior lot line deletion between Tax Map 118, Parcels 87 and 87.02 to create

"Lot 1" consisting of 6.71 acres. Staff noted that the parcels are located along Mills Park Road and Jay Bird Lane and that the property reconfiguration was recommended in correlation to the recent rezoning request for the property to change from R-2 to C-2. Staff added that in order to eliminate the concern of allowing Parcel 87.02 to be rezoned to C-2 as a freestanding lot which then could be developed separately from Parcel 87, the consolidation will ensure that the ingress and egress to the larger tract is more appropriately designed from Mills Park Road. Staff stated that the primary concern is that Jay Bird Lane is not adequate to accommodate commercial traffic and the consolidation will help limit and control the traffic circulation patterns for the property if the zoning of the property is changed to commercial.

Staff noted that the plat lacks the following information: Signature of Ownership and Dedication; E-911 Signature of Approval; Gatlinburg Utility Department Signature of Approval; and the Signature of Approval for Sevier County Electric System. After a brief discussion, Mr. Don Smith made a motion to approve the program as presented. Mr. Bud Ogle provided a second which was unanimously approved by the Board with all members voting "aye."

Adjournment

The meeting was adjourned at 5:10 p.m. upon a motion by Mr. Don Smith and second by Mr. Kirby Smith which was unanimously approved by the Board.

Approved:

Jackie Leatherwood
Planning Commission Secretary

8.15.19
Date