MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
AUGUST 18, 2022
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT	MEMBERS ABSENT	OTHERS PRESENT
Robert Maples	Kirby Smith	Brian Davin
Cam Caton		Bob Bentz
Jackie Leatherwood		Donna Cantrell
Larry Claiborne		Gus Floodquist
Chad Reagan		
Candace Ogle Morton		

Staff Representatives: Gary Brackins, Assistant City Planner
Joe Barrett, ETDD
Jodi Bible, 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 July 21, 2022, meeting, were unanimously approved following a motion by Mrs. Jackie Leatherwood and a second from Mr. Chad Reagan.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration of a minor plat for "Ralph Lawson Estates," being Tax Map 117, Parcels 37 and 39.01, R-1 Zone, located at 1115 Old Cartertown Road, requested by Michael and Misty Frawley.

Staff presented a minor plat for "Ralph Lawson Estates," for review. The proposed minor plat consists of the proposed subdivision of 7.9 acres into five (5) parcels, each parcel with frontage on Old Cartertown Road. Staff mentioned the Applicable Regulations: Subdivision Regulations; Article VII, Section 701- R-1 (Low Density Residential) District; Article VIII – Area, Yard, and Height Requirements. The acreage will contain four (4) new parcels and one (1) existing lot of record.

As proposed, the lot sizes for each of the lots will be as follows:
Lot 1- 1.54 acres (66979 square feet)
Lot 2-1.03 acres (44902 square feet)
Lot 3-1.19 acres (51992 square feet)
Lot 4- 3.83 (166804 square feet)

Lot 5 is the existing lot of record at .45-acres and is accessed by an existing easement, and the easement description shall be noted and clearly identified on the final plat. The properties are served with both public water and sewer.

The Board inquired about the future development of the property. With no one associated with the request present, the Staff just reiterated the request for review and consideration of the minor plat. Staff is not privy to the future development of the referenced lots. The owners simply asked for the proposed subdivision. Staff did assure the Board that if a PUD development was presented then it would have to be brought forth to the Board for their review and consideration prior to approval.

Following a brief discussion, Mr. Cam Caton made a motion to approve the request subject to the lacking signatures. Mr. Larry Claiborne provided a second with all members voting, "aye."

Review and consideration of minor plat for "Laurel Ridge Subdivision," being Tax Map 127H, Group D, Parcels 15 and 16, R-1 Zone, located at 829 Clabo Loop Road, requested by Steve Hurlbut.
Staff presented a minor plat for "Laurel Ridge Subdivision," for review. This request consists of the proposed combinations of Parcels 15 and 16 by removing the lot line between the two (2) parcels. The newly created lot numbered 41R will be .61-acres (26571.6 square feet). Staff mentioned that applicable regulations pertaining to this request is Subdivision Regulations; Article VII, Section 701-Low Density Residential District (R-1); Article VIII-Area, Yard, and Height Requirements. Staff mentioned that the subdivision plat lacks the Signatures of Ownership and Dedication; and E-911 Signature of Approval.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the request subject to lacking items. Mrs. Jackie Leatherwood provided a second with all members voting, "aye."

Review and consideration of a commercial site plan for "Little House of Pancakes," for a parking lot expansion, Tax Map 127H, Group A, Parcel 34, C-2 Zone, located at 116 West Ogle Drive, requested by David Ogle.
Staff presented a request for review and consideration of a commercial site plan for a parking lot expansion for, "Little House of Pancakes," located at 116 West Ogle Drive. Staff mentioned the applicable regulations: Section 407-Site Plan Regulations; Sections 707-General Commercial District (C-2); Article VIII- Area, Yard, and Height Requirements. The request consists of a proposed site plan for expanding the existing parking area for the restaurant. The new parking area will provide twenty-three (23) additional parking spaces on the adjacent .55-area tract. The proposed site plan shows access to the new parking area off West Ogle Drive and an exit onto Village Drive, providing improved traffic flow for the restaurant's patrons. Staff mentioned that the plan provided does show a retaining wall to be placed parallel to the rear property boundary at the rear of the new parking area. The wall will be designed by an Engineer and will meet the maximum height requirement of fifteen (15') feet.

Following a brief discussion, Mr. Chad Reagan made a motion to approve for the proposed parking plan improvements subject to the submittal of a detailed landscape and grading plan. Mrs. Candace Ogle Morton provided a second with all members voting, "aye."

Review and consideration of a preliminary PUD site plan for "Laurel Ridge PUD," being Tax Map 127, Parcels 33.02, 33.03, and 33.04, R-2 Zone, requested by Forest Springs Investments, LLC.

Staff presented a preliminary PUD site plan for "Laurel Ridge PUD," for review and consideration. The request consists of a preliminary PUD site plan approval for a proposed residential rental development off Loop Road and Forest Springs Drive in the Roaring Fork Community. The plan proposes new road construction and fifteen (15) rental units on 29.46-acres (1283277.6 square feet) off Forest Springs Drive. In addition, the preliminary plan proposes a 130-space parking area with shuttle service to twelve (12) rental units and an event center at the top of the property. No design details have been provided on the proposed road and associated grading/retaining wall requirements at this time, but an engineered design will be required prior to issuance of Final PUD plan approval and the issuance of building permits for the development.

Though a preliminary detention plan has been submitted, no stormwater calculations have been provided at this time to determine the impacts, if any, of the site improvements to the existing stormwater site conditions. Prior to the development permits, the calculations and design for any needed detention/retention improvements must be provided to the City. The preliminary PUD plan approval will provide the developer allowance to begin initial road constructions to determine if the City's design standards can be met with the proposed development.

Mr. Bob Bentz was presented to explain the preliminary PUD proposal to the Board and discuss in more details the plans associated with the proposed road improvements.

Following a discussion, Mr. Chad Reagan made a motion to approve the request. Mr. Larry Claiborne provided a second with all members voting, "aye."

Unscheduled Items

Chairman Robert Maples made the announcement that after serving on the City of Gatlinburg's Municipal Planning Commission for 28 years, and 23 years as the Board's Chairman, that he would be resigning from his position effective August 18, 2022. The Staff thanked Chairman Robert Maples for his years of service and expertise on the Municipal Planning Commission.

Adjournment

The meeting was adjourned at 5:25 p.m. upon a motion by Mrs. Jackie Leatherwood and second by Mr. Cam Caton with all members voting unanimously.

Approved:

Jackie Leatherwood — 9.15.22

Planning Commission Secretary — **Date**