MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
JANUARY 19, 2023
THURSDAY, 4:00 P.M., ROCKY TOP SPORTS WORLD

MEMBERS PRESENT	MEMBERS ABSENT	OTHERS PRESENT
Kirby Smith	Jackie Leatherwood	Jason Atkins
Jay Horner		Gus Floodquist
Cam Caton		Kaya Ramic
Larry Claiborne		
Chad Reagan		
Candace Ogle Morton		

Staff Representatives: Jeff Ownby, Building and Planning Director
Gary Brackins, Assistant City Planner
Joe Barrett, ETDD
Jodi Bible, Executive Secretary

CALL TO ORDER AND APPROVAL OF MINUTES
Chairman Kirby Smith called the meeting to order at 4:00 P.M. The minutes of the December 15, 2022, meeting, were unanimously approved following a motion by Mr. Jay Horner and a second from Mr. Larry Claiborne.

STAFF REPORT
Staff provided a status report on the renovations going on at City Hall.

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS
Review and consideration of a commercial site plan for "Towne Center Plaza," being Tax Map 126K, Group E, Parcel 3, located at 745 Parkway, C-1 Zone, requested by R2R Studio, LLC.
Staff presented a commercial site plan for "Towne Center Plaza," located at 745 Parkway. The Board viewed the commercial site plan for the entire development at the December 15, 2022, meeting. The proposal submitted for this month's meeting included the exterior design and building plans for the three-story retail space that will replace the previous building, where China Bazaar was located, that was lost during the October 2022 fire. The aesthetic review was approved by the Environmental Design Review Board on January 12, 2023. The design is within the same footprint of the previous building. The third floor is not a full floor, only occupying a about 1/3 of the space. Mr. Jason Atkins, architect for R2R, Studio, LLC, was present to provide additional comments and clarification on the project's design. The Board did ask some questions regarding the elevation of the structure. The structure will no longer have a basement, bringing the first-floor level with the street.

Following a brief discussion, Mr. Cam Caton made a motion to approve the request as presented. Mr. Jay Horner provided a second with all members voting, "aye."

Review and consideration of a PUD site plan for "Dudley Creek PUD," being Tax Map 117, Parcel 2, located at 471 Dudley Creek Road, R-1 Zone, requested by Florin Pavel.
Staff presented a PUD site plan for "Dudley Creek PUD," located at 471 Dudley Creek Road. The PUD site plan is for new construction of five (5) single-family frame rental cabins in three phases. The first phase of the project will be construction of the first cabin that is 19,000 square feet and will have twenty-two (22) bedrooms. Phase two of the project will include the construction of the second cabin that is 18,000 square feet with twenty-two (22) bedrooms. There will also be a 6,000 square foot basketball court connecting the two large cabins. Proposed parking for the development is provided- twenty-three (23) regular parking spaces with two (2) ADA parking spots. Phase three (3) will include three more rental cabins, much smaller than what is proposed in phase one and phase two. The cabins in phase three will range from 2,000 square feet to 3,000 square feet. Phase three is projected to be completed later with the primary focus being on phase one and two. The proposed PUD sits on 13.07-acres (569,276 square feet). The applicant is currently working on a detailed landscaping plan. Staff did mention all departments reviewed the plan and did not see any issues with the proposal. The Utility Department and Mr. Florin Pavel are planning to do a joint project pertaining to the sewage access to the parcel. The portion of the sewer that is located on the proposed PUD would be done in such a way that the City is going to be able to extend sewer services up Kings Ridge to an area that currently does not have access sewer services. All tree cover will remain undisturbed until phase three construction.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the request as presented. Mr. Jay Horner provided a second with all members voting, "aye."

Unscheduled Items
Staff also informed the Board of a proposed annexation that will be brought before the Board at the February Planning Commission meeting. The proposal included annexing 15.25-acres into the City of Gatlinburg. The purpose for this annexation is to provide residential housing in the City of Gatlinburg.

Adjournment
The meeting was adjourned at 4:15 p.m. upon a motion by Mr. Chad Reagan and second by Mr. Cam Caton with all members voting unanimously.

Approved:

Jackie Leatherwood
Planning Commission Secretary

2-17-23
Date