MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
December 16, 2021
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT	MEMBERS ABSENT	OTHERS PRESENT
Robert Maples	Don Smith	George Dickel
Jackie Leatherwood		Luke Laney
Larry Claiborne		Chris Kirkland
Cam Caton		
Kirby Smith		

Staff Representatives: David Ball, Building & Planning Director
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 November 18, 2021, meeting was unanimously approved following a motion by Mr. Larry Claiborne and a second by Mrs. Jackie Leatherwood.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

Review and consideration for a proposed rezoning of a portion of Tax Map 126M, Group D, Parcel 19.00, from a R-1 (Low Density Residential) to C-1 (Tourist Commercial) District, located off Silverbell Heights Lane and Little Fox Road, requested by Silverbell Chalets, LLC.

Staff presented the proposed request for a rezoning of a portion of Tax Map 126M, Group D, Parcel 19, from Low Density Residential District- (R-1) to Tourist Commercial District – (C-1), located off Silverbell Heights Lane and Little Fox Road. Staff noted that the request was tabled at the October 21, 2021, meeting to permit the applicants and the adjoining property owners to further discuss the zoning line boundaries associated with the C-1 zoning request. Staff further explained that Mr. Bentz and Mr. Threatt had a meeting to discuss the proposed request based on concerns expressed by Mr. Threatt at the previous meeting and due to the close proximity of the proposed commercial zoning to Mr. Threatt's property. Staff further noted that following the meeting, Mr. Threatt has corresponded and verified that he and his family are not opposed the rezoning provided the rezoning line is placed to leave a 100' buffer of residential zoning between the two properties which is located on the south end of the property. Staff further noted that a revised map has been provided to show the proposed zoning line boundary and the buffer area as agreed upon by the two property owners.

After a brief discussion, Mr. Don Smith made a motion to approve the request as presented and Mr. Cam Caton provided a second which passed with members voting "aye."

NEW BUSINESS

Review and Consideration for a proposed rezoning of Tax Map 108, Parcels 76.02 and 76.05, from R-1 (Low Density Residential) to C-5 (Crafts Commercial) District, located at 795 and 725 Buckhorn Road, requested by Ann Harlan and G. Webb.

Staff presented the request for the proposed rezoning of Tax Map 108, Parcels 76.02 and 76.05 from R-1 (Low Density Residential District) to C-5 (Crafts Commercial) District. Staff explained that the property is approximately 1.44 acres and consists of two (2) separate parcels. Each of the parcels is currently developed with commercial structures, which are currently being utilized with craft commercial uses.

Staff also stated upon review the current surrounding zoning, the properties immediately adjacent property are currently classified as Low Density Residential (R-1). However, the Glades Road and Buckhorn Road corridors have been established as the Arts and Crafts Community where local artisans have concentrated their retail businesses. Also, the Land Use Plan has recognized this area as the appropriate area for establishing art and craft uses. The C-5 District is a lower density commercial district with uses consisting of smaller scale commercial and retail businesses, small food service retail, and residential uses.

After a brief discussion, Mr. Larry Claiborne made a motion to approve the request as presented, and Mr. Cam Caton provided a second which passed with members voting, "aye."

Review for consideration for a minor subdivision for "Kirkland Overlook," being Tax Map 126N, Group E, Parcels 21.00, 22.00, and 42.01, located at 335 East Holly Ridge Road, C-2 Zone, requested by Cantrell Engineering & Surveying, PLLC

Staff presented the request that consists of the division of a 1.24 tract into two (2) lots consisting of "Lot 1" being a .13-acre lot and "Lot 2" being a 1.12-acre lot. Staff explained that the current property fronts on East Holly Ridge Road which is shown as a 14' wide right-of-way and on Cherokee Orchard Road. Staff added that the property was previously developed with the "Robert E. Lee Motel" which was destroyed in the 2016 Wildfires.

Staff mentioned the proposed subdivision creates the two (2) separate lots with "Lot 1" having frontage solely on East Holly Ridge Road. Staff noted that the properties are served with both public water and sewer utilities, but the Utility Department has indicated that a public sewer line is located on the property. Staff stated that a revised plat is needed to show the location of the sewer line and any easement areas associated with the sewer line.

The staff cited an issue with the current subdivision request that relates to the adjoining right-of-way area of East Holly Ridge Road. The current subdivision regulations require that additional right-of-way be dedicated when the existing right-of-way width is less than a 40' right-of-way. The plat indicates that the current right-of-way area measures at a width of 14'. The subdivision regulations would require that the right-of-way area measure 20' from the center line of the street to the outer edge of the proposed adjoining subdivision. In this instance, because the right-of-way is only 14' in width, the applicant would be required to dedicate an additional 13 feet right of way to provide the 20 feet from center line. Staff noted that the Board could grant a variance for this provision of regulation to require a lessor amount of dedication since the surrounding properties have already developed and that a 13 feet right-of-way dedication will greatly impact the future development of the subject property. Staff explained that the additional 13 feet of right-of-way area will require future development of the adjacent property to shift buildings and development to the east which consists of steep slopes. In discussion with the Fire Department, if the street could be improved to a minimum of 20 feet, access to the property would be greatly improved over the existing condition. As such, if the dedication could be reduced to 8' to create the potential for a future 30' right-of-way, then future street width requirements could easily incorporate a 20 to 24 feet wide street. This compromise would benefit both the city for future street developments and lessen the impact to the applicants.

Following the discussion, Mr. Kirby Smith made a motion to approve the request as presented, and Mr. Larry Claiborne second the motion which passed with all members voting, "aye."

Review and consideration for a final plat approval for "Skyland Park," being Tax Map 126O, Group A, Parcel 5.00, located at Sunset Drive, C-2 Zone, requested by Robert E. Campbell & Associates, LP.

Staff presented this request that consists of a final plat approval for the consolidation of the six (6) lots being, "Lots 8, 9, 10, 11, 12, and 13" to create a single lot being "Lot 1R" consisting of 1.03 acres or 45,244 sf. Staff noted that the plat depicts the deletion of all interior lot lines to create the consolidated single lot. Staff added that the property fronts on Sunset Drive which is a partially improved 30' right of way. The property is served with both public water and sewer and is currently undeveloped. However, a PUD site plan approval for an eight (8) unit town home PUD development was previously approved for site in August 2021.

Succeeding the discussion, Mrs. Jackie Leatherwood made a motion to approve the request as presented and Mr. Larry Claiborne second the motion which passed with all members voting, "aye."

Review and consideration for a commercial site plan approval for "Cambria Hotel," being Tax Map 126L, Group A, Parcel 24, located at 418 Parkway, C-2 Zone, requested by Robert E. Campbell & Associates, LP.

Staff presented the site plan approval for a proposed 130-unit hotel to be constructed on the former "Skyland Motel" property located at 418 Parkway. Staff stated that the plan indicates that a 6-story building constructed over a single level of parking will be constructed on the site. Staff added that the plan indicates that 132 parking spaces will be provided to serve the 130-unit hotel. Staff further noted that the site plan depicts a floor area ratio of 1.39 which is below the 2.0 allowed in the C-2 District. Staff explained that the architectural plans show that the proposed maximum building is 83'-6" which is below the allowable height of 84' of the C-2 District.

Staff noted that a revised plan has been provided to depict controlled access points not exceeding 26' in width for the site. Also note, the current site plan depicts a property line boundary that bisects the building on the east end of the building. Staff stated that a subdivision plat will be required to relocate the property line boundary to remove the encroachment. However, if the boundary line is not relocated to the outside of the depicted parking areas to the south, a legal easement agreement document for access and parking for the hotel development will be required prior to the issuance of building permits.

Staff presented the plan indicates that the storm drainage system will collect the surface drainage and be directed from the property to Parkway on the west boundary. The design engineer has indicated that detention is not required for the property so a storm drainage pipping system will be placed to carry the storm water to the public storm water system on Parkway. The proposed connection will need to be approved by Tennessee Department of Transportation. Note, the storm water calculations for the project indicate that no increase in the rate of runoff will occur from the pre to the post construction conditions of the site.

Staff stated that a revised utility plan has been submitted and the details are currently under review by the Utility Department. Staff added that the Utility and Fire Departments have indicated that the proposed plans are adequate to meet utility connections and Fire Department access and fire suppression standards. Staff stated the plan lacks the following information: a detailed landscape plan, solid waste collection plan which will require Sanitation Department approval, and any legal information related to access, parking, and utility easements.

Following the discussion, Mr. Larry Claiborne made a motion approve the request, and Mr. Cam Caton second the motion, which passed with all members voting, "aye."

Review and consideration of amendments to Article VIII – Area, Yard, and Height Requirements, of the Municipal Zoning Ordinance, related to allowable density for R-3 (High Density Residential) District, requested by Elevation Development Group.
Staff presented the review of proposed amendments to Article VIII, being the Area, Yard, and Height Requirements of the Municipal Zoning Ordinance to increase the density allowance for the R-3 High Density Residential District. Staff stated that the current density allowance for the R-3 District is .05 floor area ratio. Staff also explained that the .5 allowance is the same for the R-1 (Low Density Residential) and R-2 (Medium Density Residential) Districts. Staff noted that the R-3 District is intended to provide a higher density of development than that of the R-1 and R-2 Districts but a less density than would be allowed in a commercial district. However, with a density allotment equal to the R-1 and R-2 Districts, the R-3 District does not currently achieve a higher density of development than the R-1 and R-2. In comparison to the R-2 (Medium Density Residential) District, the R-3 District is permitted the same floor area ratio and height limits. As such, the only difference in the districts would be the uses permitted which have no bearing on the density allowances.

Staff noted that upon research of previous zoning ordinances of the city, it was discovered that the R-3 District density allotment was previously established at 1.0 floor area ratio. The 1.0 floor area ratio was a density allotment that fell between the lower density residential districts and the higher commercial density districts. The commercial densities such as C-1 and C-2, allow for a 2.0 floor area ratio.

Following the discussion, Mr. Kirby Smith made a motion to approve the request as presented, and Mr. Cam Caton second the motion which passed with all members voting, "aye."

Adjournment
The meeting was adjourned at 5:35 p.m. upon a motion by Mr. Larry Claiborne and second by Mrs. Jackie Leatherwood which was unanimously approved by the Board.

Approved:

Jackie Leatherwood
Planning Commission Secretary

1.20.22
Date