

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
JUNE 16, 2022
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Robert Maples
Kirby Smith
Cam Caton
Candace Ogle Morton
Jackie Leatherwood
Larry Claiborne

MEMBERS ABSENT

OTHERS PRESENT

Rodney Threatt
Geofrey Threatt
Randy Watson
Hank Byma
Karen Bentz
Aaron Sams
Donna Cantrell
Jeremy Puckett
Vim Plaskett
Vick Samtani

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 Robert Maples called the meeting to order at 5:00 P.M. The minutes of the May 19, 2022, meeting, were unanimously approved following a motion by Mr. Larry Claiborne and a second provided by Mrs. Jackie Leatherwood.

STAFF REPORT

Mr. Jeff Ownby introduced himself to the Board.

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration of a proposed rezoning of Tax Map 126K, Group D, Parcels 22, 23, and 24 from C-2 (General Business) District to C-1 (Tourist Commercial) District, located at 510 and 610 River Rd., requested by Boyne Resorts.

Staff presented a request to rezone Tax Map 126K, Group D, Parcels 22, 23 and 24 from C-2 (General Business) District to C-1 (Tourist Commercial) District. The intent of the rezoning is to be uniform in zoning throughout the entire amusement park. The next phase of their proposed development along River Road, at the old Riverhouse Motel site, the former Christus Gardens site, and along the proposed Chondola ride site onto Campbell Lead Road. The proposed rezoning eliminates the parking requirements for the proposed project, although parking is still proposed as

PC Minutes

6/16/2022

2 | Page

part of the development plan as well as an access area and pedestrian walkway. The Board commented about the change in setbacks, which changes the setback from 15 ft. (C-2) to 10 ft. (C-1). The zoning changes also reduces the allowable height from 84 feet max to 60 feet max. The proposed additions will need the C-2 (General Business) District height provisions.

Following a brief discussion, Mr. Kirby Smith made a motion to provide a formal recommendation to the Board of Commissioners for their review and consideration. Mrs. Jackie Leatherwood provided a second with all members voting, “aye.”

Review and consideration of a proposed rezoning of Tax Map 126M, Group E, Parcel 16 from R-1 (Low Density Residential) District to C-1 (Tourist Commercial) District, located at 468 Silverbell Heights Lane, requested by Silverbell Chalets, LLC.

Staff presented a request to rezone Tax Map 126M, Group E, Parcel 16 from R-1 (Low Density Residential) District to C-1 (Tourist Commercial) District. Parcel 16, along with two other parcels that will be discussed in the next item, are parcels owned by Silverbell Chalets, LLC and are adjacent to the Anakeesta development. The purpose of the rezoning is to create an access point to their newest developments, Lumina Trail and Stone Village, on the property. The rezoning would also make the parcels consistent with the entirety of the PUD (Planned Unit Development).

Following a brief discussion, Mr. Kirby Smith made a motion to provide a formal recommendation to the Board of Commissioners for their review and consideration. Mr. Larry Claiborne provided a second with all members voting, “aye.”

Review and consideration of a proposed rezoning of Tax Map 126M, Group E, Parcel 17 from R-1 (Low Density Residential) District to C-1 (Tourist Commercial) District, located at 468 Silverbell Heights Lane, requested by Silverbell Chalets, LLC.

Staff presented a request to rezone Tax Map 126M, Group E, Parcel 17 from R-1 (Low Density Residential) district to C-1 (Tourist Commercial) District, located at 468 Silverbell Heights Lane. Parcel 17, along with Parcel 16 (mentioned previously), are parcels owned by the Silverbell Chalets, LLC and are adjacent to the Anakeesta development. The purpose of the rezoning is to create an access point to their newest developments, Lumina Trail and Stone Village, on the property. The parcels are already in use as an overflow parking for employees. The rezoning would also make the lots consistent in zoning with the entirety of the PUD (Planned Unit Development).

Following a brief discussion, Mrs. Jackie Leatherwood made a motion to provide a formal recommendation to the Board of Commissioners for their review and consideration. Mr. Larry Claiborne provided a second with all members voting, “aye.”

Review and consideration for a minor plat for “Roy J. Maples’ Property, lots 1-4,” being Tax Map 137C, Group B, Parcel 14, C-2 Zone, requested by Brennon Garrett.

Staff presented a minor plat for “Roy J. Maples’ Property, lots 1-4,” for review. The proposed minor plat creates four (4) parcels with frontage along Cherokee Orchard Road at the site of the former Maples’ Apartment Buildings. Staff also stated that the minor plat meets the applicable regulations.

PC Minutes

6/16/2022

3 | Page

Following the Staff's presentation, Mr. Kirby Smith made a motion to approve the minor plat. Mrs. Jackie Leatherwood provided a second with all members voting, "aye."

Review and consideration of a minor plat of "Robbin's Property," being Tax Map 177, Parcel 202, R-2 Zone, located on Autumn Lane, requested by Edward H. Hamilton.

Staff presented a request for a minor plat for "Robbin's Property," located off Autumn Lane. Staff mentioned that the applicable regulations are subdivision regulations and Zoning Ordinance Article VIII. The purpose of this request is to change the boundary lines on the Robbins' 3.91 acres on the attached survey to include the .105 acres. This proposed minor plat transfers a small, triangular shape piece of easement from the owner to the immediately adjacent property owner, located off Autumn Lane in the Glades Community. The proposed minor plat meets the applicable regulations therefore Staff recommends for final plat approval subject to the addition of required signatures. Staff did mention that they were doing some research to ensure that the .105 acres is indeed owned by Houser/Bennett family since it is easement.

Following the Staff presentation, Mr. Cam Caton made a motion to approve the request subject to verification of easement ownership. Mr. Kirby Smith provided a second with all members voting, "aye."

Review and consideration for a minor plat re-subdivision of "Greystone Heights No. 2," being Tax Map 126K, Group B, Parcels 13, 21 and 22, located at Smoky View Road and Smoky View Court, R-1 Zone, requested by Cantrell Engineering & Surveying, PLLC.

Staff presented a request for a minor plat re-subdivision for "Greystone Heights No.2," located at Smoky View Road and Smoky View Court. The proposed minor plat is requested to return the originally platted three parcels (platted in 1960). Mrs. Donna Cantrell also provided a copy of the original plat from 1960. The proposed minor re-subdivision does create a formerly non-existent turn around area and will assist emergency services in any future responses. This plat also creates a parcel which is non-conforming. It is important to note that when the plat was originally recorded in 1960 currently regulations did not exist in 1960 and 1983 (when the plat was recorded as two lots from the three previously recorded in 1960.)

Chairman Maples asked if the Board has the authority to approve a non-conforming lot, and Staff informed Mr. Chairman that they may approve the lot subject to Municipal Board of Zoning Appeals approval for non-conforming lot size, which is part of Staff's recommendation for approval subject to the Municipal Board of Zoning Appeals approval. This item was voted on and approved by the Municipal Board of Zoning Appeals on June 23, 2022.

Following the discussion, Mr. Kirby Smith made a motion to approve the request subject to approval from the Municipal Board of Zoning Appeals. Mr. Cam Caton provided a second with all members voting, "aye."

Review and consideration for a minor plat for "Silverbell Chalets," Tax Map 126M, Group D, Parcel 19, located on Loop Road, R-2 Zone, requested by Cantrell Engineering & Surveying, PLLC.

Staff presented a request for a minor plat for "Silverbell Chalets," located on Loop Road. The proposed minor plat combines parcels 20 and lots 9r and 12 with lot 1-r2, into one large parcel that

PC Minutes

6/16/2022

4 | Page

combines 10 plus acres. The large new tract is adjacent to the Anakeesta Development. The minor plat combines these three parcels into the larger track as requested from Staff.

Following a brief discussion, Mr. Larry Claiborne made motion to approve the request as presented. Mrs. Jackie Leatherwood provided a second with all members voting, “aye.”

Review and consideration of a revised site plan for “RCGT Property/ Multi-Family Dwelling,” being Tax Map 126M, Group A, Parcel 33 located at 455 Baskins Creek Road, requested by Michael Suttles.

Staff presented a revised site plan for “RCGT Property/ Multi-Family Dwelling,” located at 455 Baskins Creek Road. The proposed site plan establishes a three (3) unit residential building with adjacent parking. The site plan meets all zoning ordinance requirements but is lacking a landscaping plan. Staff also mentioned that the Fire Department did another review of the revised site plan-the road location, width, and turnaround meets emergency access. Chairman Maples asked Mr. Michael Suttles if they needed to get an easement from the adjacent property for the road profile. Mr. Michael Suttles said, “No.” Chairman Maples asked if a dumpster is required for this complex and Staff said it is not a requirement for this type of development.

Following a brief discussion between Staff and Board, Mr. Larry Claiborne made a motion to approve the request subject to lacking items being submitted. Mr. Kirby Smith provided a second with all members voting, “aye.”

Review and consideration of a Masterplan PUD site plan for “Anakeesta,” being Tax Map 126M, Group A, Parcel 33 located at 147 Baskins Creek Bypass, C-1 Zone, requested by Silverbell Investments, LLC.

Staff presented a Masterplan PUD site plan for “Anakeesta,” located at 147 Baskins Creek Bypass. The Masterplan PUD provides a complete overview of the 83.27 acres of the Anakeesta Development. The proposed PUD Masterplan designates the various components of the Anakeesta Development including the newly proposed Stone Village, Bird Venture, and Lumina Trail. The Masterplan helps to secure future approvals for individual components of the development plan for permitting and approval purposes. The Masterplan meets all zoning ordinance requirements, and this is understood that each development within the Masterplan will be submitted individually for a detailed review by the Board.

Following a brief discussion, Mrs. Jackie Leatherwood made a motion to approve the request as presented. Mr. Cam Caton provided a second with all members voting, “aye.”

Review and consideration of a revised PUD site plan for “Hidden Hills Vistas Phase 2,” being Tax Map 117, Parcel 236.03 located at East Parkway and Hidden Hills, C-2 Zone, requested by Civil & Environment Consultants, Inc.

Staff presented a request for a revised PUD site plan for “Hidden Hills Vistas Phase 2,” located at East Parkway and Hidden Hills. The proposed PUD site plan provides roadway designs, cabin plans for units 23 thru 94, along with a detailed landscaping plan for Phase 2 of the development. Zoning for this development is C-2 (General Business) District. The PUD consists of residential and amenities. The site contains 37.45 total acres. Roads are to be private but will build to City

PC Minutes

6/16/2022

5 | Page

of Gatlinburg standards. Phase 2 contains 65 units totaling out 236 bedrooms. The parking space requirements requires 157 spaces, this development offers 226 parking spaces.

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

Review and consideration of a preliminary PUD site plan for "Cottage Gardens," being Tax Map 126O, Group C, Parcel 22, R-2 Zone, requested by Civil & Environmental Consultants, Inc.

Staff presented a request for a preliminary PUD site plan for "Cottage Gardens" located at 855 Campbell Lead Road. The proposed preliminary PUD site plan designates the proposed locations of roads, parking, and cabin units for the additional nineteen (19) units proposed. The original PUD plan was approved for thirteen (13) units, unfortunately, a number of those units were destroyed in the 2016 Wildfires. Permits for those units lost are currently underway. Utility Department has reviewed and approved.

Following a brief discussion, Mr. Larry Claiborne made motion to approve the preliminary PUD site plan subject to additional review of design, road profiles, etc. Mr. Cam Caton provided a second with all members voting, "aye."

Unscheduled Items

Staff presented an agenda item for July 21, 2022, meeting. Staff is requesting to update the Subdivision Regulations to allow for administrative review for minor plats anything under four (4) lots-i.e., elimination of lots lines, sectioning out parcels.

Staff is also requesting the permission of the Board to start recording minor plats- alleviating any issues in ensuring the plats are recorded.

Adjournment

The meeting was adjourned at 5:35 p.m. upon a motion by Mr. Larry Claiborne and second by Mrs. Jackie Leatherwood with all members voting unanimously.

Approved:

Jackie Leatherwood
Planning Commission Secretary

7.21.22
Date