

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
SEPTEMBER 19, 2024
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Kirby Smith
Larry Claiborne
Jay Horner
Chad Reagan
Cam Caton
Jackie Leatherwood

MEMBERS ABSENT

Candace Ogle Morton

OTHER PRESENT

Brian Davin
Joe Lelonek
Jeremy Puckett
Matt Livesay
Mahavir Patel
Gus Floodquist

Staff Representatives:

Gary Carver, Planning Director
Dalton York, Assistant City Planner
Jodi Bible, Executive Secretary
Ekem Amonoo-Larsen, ETDD

CALL TO ORDER AND APPROVAL OF MINUTES

Planning Commission Chairman, Mr. Kirby Smith, called the meeting to order at 4:00 P.M. The minutes of the August 15, 2024, meeting were unanimously approved following a motion by Mr. Larry Claiborne and second provided by Mr. Jay Horner.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration of a proposed rezoning being Tax Map 125M, Group A, Parcel 1 from R-2 (Medium Density Residential) District to R2-A (Medium Density Residential) District located at 1050 Ski View Drive, requested by Raven Crest Condominium Association, Inc.

Staff presented the request for a proposed rezoning being Tax Map 125M, Group A, Parcel 1 from R-2 (Medium Density Residential) District to R2-A (Medium Density Residential) District located at 1050 Ski View Drive. The parcel addressed 1050 Ski View Drive currently has an approved and operating condominium complex known as "Raven Crest." The applicant stated that the Homeowner's Association underwent a by-law change recently that restricts the use of over-night rentals within the complex. The rezoning request to change from R-2 to R2-A would restrict the overnight rental use at a municipal level. Mr. Ron Smith and Mr. Gerd Krohn, members of Raven Crest's Homeowners Association, were present at the meeting. Mr. Ron Smith provided emails and signatures from over 75% of the homeowners within the condominium complex voting in favor of the zoning change. Staff received one letter in opposition for the rezoning. Applicable Regulations: Article VIII, Section 703 (R-2 Medium Density Residential) and Section 704 (R2-A Medium Density Residential).

Following a discussion, Mr. Chad Reagan made a motion to recommend the rezoning 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 final commercial site plan approval for “Westgate Parking lot Formerly Eight Gables Inn,” being Tax Map 116N, Group A, Parcels 6 and 6.01, C-2 Zone, requested by Compass Ventures.

Staff presented the request for final commercial site plan approval for “Westgate Parking lot, Formerly Eight Gables Inn,” being Tax Map 116N, Group A, Parcels 6 and 6.01. The intention for the request is to provide additional parking to service Westgate Resorts. This item was presented and received preliminary approval at the August 15, 2024, meeting. Since that meeting, all lacking items have been provided and reviewed by Staff deeming the commercial site plan compliant with regulation. The intention relayed to Staff is that the proposed parking lot will provide additional parking to service Westgate Resorts. The proposed parking lot will consist of 109 parking spaces. Staff provided the applicable regulations: Article IV, Section 407 (Site Plan Regulations for Multi-Family, Commercial, and Industrial Uses); Section 407.3 (Landscaping Requirements); and Section 411.3.1 (#11) (Rate and Price Signs for Parking Lots); Article VII, Section 707 (C-2 General Business District.)

Following a brief discussion, Mr. Larry Claiborne made a motion to approve the final commercial site plan. Mr. Jay Horner provided a second with all members voting, “aye.”

Review and consideration for final commercial site plan approval for Home2Suites by Hilton,” being Tax Map 137C, Group A, Parcel 2, C-1 Zone, and Tax Map 126N, Group G, Parcels 11 and 12, R-2 Zone, located at 405 Airport Road and Belle Aire Lane, requested by Aatmos.

Staff presented the request for final commercial site plan approval for “Home2Suites by Hilton,” being Tax Map 137C, Group A, Parcel 2, C-1 Zone, and Tax Map 126N, Group G, Parcels 11 and 12, R-2 Zone, located at 405 Airport Road and Belle Aire Lane. This item was initially slated to be presented at the August 15, 2024, meeting, but was tabled by the applicant. The proposal is for a 138-room hotel with 140 parking spaces (50 parking spaces on site and 90 off-site parking spaces). The development is asking to utilize footnote #5 of Article VIII be granted so that the proposed development will be allowed to adhere to the C-2 maximum height restriction of 84’ rather than the C-1 maximum height restriction of 60’. The proposed hotel sits at 69’8”, five-stories. At this time Staff had conducted an approximate measurement between entrances of the primary development to the remote parking entrance, the measurement totaled to approximately 279’-2 ¾”. Staff does require that this be notated on the commercial site plan prior to the issuance of any permits to alleviate any concerns regarding footnote #5 of Article VIII which requires the remote parking area entrance to be within 400’ of the main entrance to the principal use. The applicant provided a sufficient landscaping and open space plan. The newly submitted landscaping documents for the commission ensure that the requirements of footnote #5 of Article VIII are satisfied.

Staff also mentioned that the applicant will need to rezone the parcels located on Belle Aire Lane from R-2 (Medium Density Residential) District to C-1 (Tourist Commercial) District. Staff also

mentioned that a land hook is required prior to issuance of permits. Applicable Regulations: Article III, being Definitions (specifically “Open Space”); Article IV, Section 402 (Off-Street Automobile Parking.); Section 402.19, Section 407 (Site Plan Regulations for Multi-Family, Commercial, and Industrial Uses); Section 407.3 (Landscaping Requirements); and Section 411 (Sign Regulations); Article VII, Section 706 (C-1 Tourist Commercial District); Article VIII, being Area, Yard, and Height Requirements, specifically footnote #5.

Following a brief discussion, Mr. Larry Claiborne made a motion to approve the commercial site plan request subject to the rezoning of Tax Map 126N, Group G, Parcels 11 and 12, and a combination plat with the two parcels deeded together in a land hook agreement. Mr. Chad Reagan provided a second with all members voting, “aye.”

Review and consideration for a commercial utility plan approval for “Redevelopment of Gatlinburg Trailer Park,” being Tax Map 117, Parcels 198 and 198.01, located at 304 and 328 Buhrs Way, C-2 Zone, requested by LDA Engineering.

Staff presented the request for a commercial utility plan for “Redevelopment of Gatlinburg Trailer Park,” being Tax Map 117, Parcels 198 and 198.01, located at 304 and 328 Buhrs Way. The site is known as “Gatlinburg Trailer Park,” which was destroyed in the 2016 Wildfires. The applicant’s intention is to utilize the space for a RV Campground with “treehouse” type structures as an offering for customers to occupy as short-term rentals. The item is requesting approval for the utility plan, only. The item, if approved, would be granted board approval for sitework to begin for the instillation of utilities. The applicant will be required to bring back the full development plan for consideration by the Planning Commission before RV/Tourist Residency rentals could be constructed or occur. During Staff review, the Utility Department representative stated that they have been working with the applicant for some time now and have discussed potential, minor modifications may need to occur. Through, it was agreed that the current plans included in this submittal satisfies their requirements at this time. Staff mentioned that the lacking items needed prior to receiving full commercial plan approval are landscape plan, combination plat, drainage/erosion plan, stormwater plan, parking layout, dumpster location, and building plans, if applicable. Applicable regulations include Section 407 of the Municipal Zoning Ordinance (Site Plan Regulations for Multi-Family, Commercial, and Industrial Uses) & Title 12, Chapter 2 of the Municipal Code (Plumbing Code).

Following a brief discussion, Mr. Chad Reagan made a motion to approve the commercial utility plan as presented. Mr. Larry Claiborne provided a second with all members voting, “aye.”

Review and consideration for a preliminary commercial site plan revision for “Mountain Brook Townhomes,” being Tax Map 126N, Group K, Parcel 34, located at 306 Circle Drive, C-2 Zone, requested by Gatlinburg Apartments, LLC.

Staff presented the request for preliminary commercial site plan approval for “Mountain Brook Townhomes,” being Tax Map 126N, Group K, Parcel 34, located at 306 Circle Drive. The site is currently used as an auxiliary parking lot for the Mountain Brook Apartments complex and a Anakeesta employee tram stop. They have been granted a demolition permit at this time to remove the asphalt and private tram stop currently taking up most of the parcel. The request includes 10-unit townhome development expanding the current Mountain Brook Apartment development. The two end units are projected to be one-bedroom, one-story units to be ADA accessible. The eight

middle units are anticipated to be two-bedroom, two-story units. The intention of the townhome development, per the developer, is that they will be utilized in conjunction with the neighboring development as long-term residential housing. At the time of Staff's review of the request, the proposal satisfied all requirements associated with landscaping, parking, open space, and received approval from the Environmental Design Review Board for aesthetic approval on September 12, 2024. The outstanding items that need to be reviewed in greater detail include Building Code compliance, height compliance, and final stormwater calculations.

Mr. Brian Davin, representative of Mountain Brook Townhomes, was present and was able to provide with the requested lacking items. Mr. Brian Davin also asked if the Board would consider granting final commercial site plan approval pending Staff's review of submitted documents.

Following a brief discussion, Mr. Chad Reagan made a motion to grant final commercial site plan approval contingent upon Staff's review of recent submitted documents. Mr. Larry Claiborne provided a second with all members voting, "aye."

Unscheduled Items

Adjournment

The meeting was adjourned at 4:24 p.m. upon a motion by Mr. Chad Reagan and a second motion provided by Mr. Cam Caton.

Approved:

Jackie Leatherwood
Planning Commission Secretary

10/22/24
Date