

**MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
May 19, 2021
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Robert Maples
Jackie Leatherwood
Bud Ogle
Don Smith
Cam Caton

MEMBERS ABSENT

Kirby Smith
Larry Claiborne

OTHERS PRESENT

Gary Norvell
Hank Byma
Jay Samtani
Vuay Samtani
Vim Plaskett
Diane Hensley
Ervin Hensley

Staff Representatives: David Ball, Building & Planning Director
 Joe Barrett, ETDD
 Penny Douglas, 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 April 15, 2021, meeting was unanimously approved following a motion by Mr. Don Smith and a second by Mr. Bud Ogle.

STAFF REPORT

Staff states that items G and H have been removed at the request of the applicants.

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a proposed rezoning of Tax Map 118I, Group A, Parcel 001.00, from a R-1A (Low Density Residential) to R-1 (Low Density Residential) District, located at 216 Zoder Drive, requested by Ervin and Diane Hensley.

Staff presented a request for a review and consideration for a proposed rezoning of Tax Map 118I, Group A, Parcel 1, from R-1A (Low Density Residential) to R-1 (Low Density Residential) District, located at 216 Zoder Drive. Staff noted that the parcel is an approximate .29- acre (approximately 13,000 sq. ft.) lot that is developed with a single-family dwelling. Staff explained that the parcel is adjoined by both R-1A along the west and south boundary and R-2 property on the east. There is R-1 zoned property to the north but is separated with Zoder Drive right-of-way. Staff stated concerns about spot zoning. Mr. Robert Maples stated that in the 20 years he had been on the Board that a spot zoning has not been approved. Mr. Bud Ogle stated that if we start doing spot zoning then everyone will want it done. Mrs. Hensley asked what would need to occur to rezone the property. Staff stated that if the properties within the R-1A District were all in agreement to change the zoning, that the request would be more favorable. Staff suggested that

Ms. Hensley contact the property owner to see if this whole R-1-A District would be interested in changing the zoning. Mr. Robert Maples stated that a lot of folks in these R-1-A Zones like the private zoning.

After a brief discussion, Mr. Bud Ogle made a motion to disapprove the request and Mr. Don Smith provided a second which was passed with members voting “aye”.

Review and consideration for a final plat approval of “Carol Muszik Property,” being Tax Map 117N, Group D, Parcel 12.00, C-2 Zone, located at 678 Bruce Road, requested by Carol Muszik.

Staff presented a request for a plat approval for a subdivision of the “Carol Muszik,” property located at 678 Bruce Road and being Tax Map 117N, Group D, Parcel 12, to create four (4) lots. Staff stated that the request consists of a subdivision of Tax Map 117, Group D, Parcel 12, consisting of 1.006 acres. The property is currently developed with an existing dwelling that is accessed from Bruce Road. The property fronts on Bruce Road, Pine Drive, and Glades Road. The subdivision plat depicts the creation of four (4) lots as follows:

Lot 1 – 10,016 sq. ft.

Lot 2 – 11,693 sq. ft.

Lot 3 – 11,808 sq. ft.

Lot 4 – 10,317 sq. ft.

Staff explained that the proposed division of the existing property creates three (3) vacant lots and an improved lot (Lot 3) which has the existing dwelling. Staff further noted that the property is in a C-2 (General Business) District that only requires a 15’ front yard setback. However, the new subdivision appears to create a building code/fire code issue with the resulting setbacks along the side and rear areas for the existing dwelling. Staff explained that typically, buildings are required to maintain a minimum setback from property boundaries and/or be fire-rated to a certain standard. The proposed subdivision depicts property lines boundaries to extend to the existing building parameters potentially creating a violation of the building and fire codes. Staff stated that the C-2 Zone does not require a minimum lot size however, a minimum of 50 of frontage is required for each lot. Staff noted that in review of the topography of the property, it appears that there are areas of the property that are in excess of 30% slope. These areas are generally located on portions of Lot 1, Lot 2, and Lot 3. The Utility Department is verifying that public water and sewer service is available to the property.

Staff stated that the subdivision plat lacks the following information: Surveyor signature, Signatures of approval for Ownership and Dedication, Utilities, E-911 Street Name Certification, and Sevier County Electric System. Note, the Board may wish to grant preliminary plat approval only to provide the applicant an opportunity to revise the plat to correct any potential building and fire code requirements that may require boundary line modifications for Lots 1, 2 and 3. As such, Staff recommended that the Board grant only a preliminary approval at this time. Staff also stated that Lot #2 and Lot #4 will have a small stream setback. Mr. Bud Ogle ask if the item would have to return for a final approval. Staff stated that they would have to return for final approval.

After a brief discussion, Mr. Don Smith made a motion for a preliminary plat approval and Mrs. Jackie Leatherwood provided a second which was passed with members voting “aye”.

Review and consideration for a re-subdivision of “Highgate Subdivision,” being Tax Map 126O, Group C, Parcels 36.04 & 36.05, located at 935 Campbell Lead Road, requested by Carol Muszik.

Staff presented the request for a final plat approval for a proposed minor subdivision of Lot 4, 6, and 7, in the Highgate Subdivision/Planned Unit Development, being Tax Map 126O, Group C, Parcel 36.04 and 36.05, located on Highgate Way. Staff noted that a previous review and approval of the subject property consisted of the division of a 2.18-acre tract into two (2) lots being “Lot 7R” consisting of 1.0 acres and “Lot 7R-1” consisting of 1.18 acres, for the purposes of dedication of “Lot 7R-1” to the National Park Service. Due to the inability of the applicant to transfer the property to the National Park, the new request involves a re-subdivision of “Lots 4, 6, and 7” located within the Planned Unit Development and located off Highgate Way, a private street. The request involves the re-subdividing of the property to create revised lots that are “Lot 7R” (43,560 sf.), “Lot 6R” (43,560 sf.) and “Lot 4R (131,551 sf.). Staff explained that the plat depicts the interior lot line adjustments of the properties to recreate the three lots. Staff also noted that the plat reflects that there is a joint use access easement between “Lots 6R and 7R.”

Staff noted that the plat lacks the following: Signature of Ownership and Dedication by all property owners; Utility Department Signature of Approval; Electric System Signature of Approval; and E-911 Signature of Approval. Note, the note for the joint use access easement needs to be revised to reflect “6R” to match the new lot number. After a brief discussion, Mr. Bud Ogle made a motion to approve the request and Mr. Cam Caton provided a second which was passed with members voting “aye”.

Review and consideration for a preliminary PUD site plan approval for “Sunset Drive Estates,” being Tax Map 126O, Group A, Parcel 005.00, C-2 Zone, located at Sunset Drive, requested by Robert G. Campbell and Associates, LP.

Staff presented a request for consideration of a preliminary PUD site plan approval for “Sunset Drive Estates,” being Tax Map 126O, Group A, Parcel 5, located on Sunset Drive. Staff stated that the request consists of a preliminary PUD site plan approval for a proposed eight (8) unit town home PUD development located on a 1.06-acre tract. Mr. Gary Norvell was present to answer questions for the Board. Mr. Gary Norvell stated that the townhomes would be 3 stories with the basement are consisting of a game room. Mr. Norvell stated the owner would like to use a shed like roof to create a 12-14 feet glass front on the Sunset Drive side of the townhomes. Mr. Norvell stated that emergency access and parking would be off Sunset Drive. Mr. Bud Ogle ask if the parking would be located on the second floor. Mr. Gary Norvell stated it would be located at the third floor. Staff further noted that the property is referenced as a single tax parcel consisting of five (5) lots. Mr. Norvell indicated that there will be a subsequent subdivision plat to consolidate the five lots into a single lot. The plan indicates that each unit will be approximately 30’x 40’ in size with exception of one unit that is shown at 33’ x 35’. Mr. Robert Maples ask if the project would be available for Tourist Residency Permitting. Staff stated the property was in a C-2 Zone and was available for a Tourist Residency Permitting.

Staff noted that the plan shows that an access drive to the rear parking lot will be constructed at an approximate 10% grade. The proposed drive is shown at 24' in width and approximate 365 feet in length. The private drive will provide access to a rear parking lot area that contains 17 parking spaces to serve the townhomes. The site plan shows the installation of a 15' retaining wall to create the drive and parking area behind the building.

The proposed plan indicates that development will be accessed from Sunset Drive. Staff also noted that the plan shows that the sewer line in Sunset Drive will have to be extended to the property within the right-of-way area. The extension will require a bond for the proposed sewer line improvements. The property is currently served with a 6" public water line for domestic and fire protection. Mr. Norvell stated that he has spoken to the utilities department and the water and sewer would have to be extended. Staff stated that a bond letter will need to be issued for the road and utility extensions. Staff further noted that the preliminary PUD plan lacks the following information: storm water plan and calculations; grading and drainage plan; sketch building elevations, dimensions and calls on all property line boundaries, landscape concepts, and any property amenities. Also, before final PUD site plan approval, a final re-subdivision plat will be needed to consolidate the property into a single lot.

After a brief discussion, Mr. Don Smith made a motion to approve the request and Mrs. Jackie Leatherwood provided a second which was passed with members voting "aye".

Review and consideration for a re-subdivision of "Jack & Blanche Arthur Subdivision, Ogle's Baskins Creek Apartments. LLC and Tidwell Drive," being Tax Map 126N, Group K, Parcel 3, C-2 Zone, requested by Marcus Whaley.

Staff stated that this item was previously approved at the May 19, 2020, Planning Commission Meeting, therefore no action to be taken.

Review and consideration for a commercial site plan approval for "Baskins Creek RV Park," being Tax Map 126N, Group K, Parcel 3, C-2 Zone, requested by Marcus Whaley.

Staff presented a request for a commercial site plan approval for "Baskins Creek RV Park," located at 320 Baskins Creek and being Tax Map 126N, Group K, Parcel 3, and consisting of a 25 space RV Park with amenities. Staff stated that the plan depicts an existing building, twenty-five (25) RV spaces, a splash pad, and a dog park on the 2.37-acre tract. Staff further stated that the property is accessed from Baskins Creek Road with a proposed 20' wide loop drive through the RV park. The plan shows that a 30' x 70' RV space will be the typical space with only spaces 11, 12, and 20 being slightly smaller. The plan shows that the north portion of the property will consist of the existing apartment building which will include a lower office, retail space, and laundry facility, splash pad, and dog park amenities. The plan also shows that there will be approximately 7 vehicle spaces provided near the office and amenities. Staff added that a parking calculation is needed to ensure adequate parking spaces for the apartments, office, retail and laundry facility. Mr. Robert Maples ask if there would be a backup onto Baskins Creek. Mr. Marcus Whaley stated that there should not be any backup into the Baskins Creek Road due to online reservations. Mr. Whaley stated that the customer would already know what campsite that they would be using, therefore there would not be a check in area. Mr. Robert Maples ask so will you be taking drive up

customers. Mr. Bud Ogle stated yes, if there was an available open camp site, they would allow drive up accommodations. Mr. Whaley stated that the utilities are there, and that the dumpster area would be a fenced area adjoining Baskins Creek. Mr. Maples said he understood the process but was still concerned if multiple campers having a place to pull into. Mr. Bud Ogle stated that there would be enough room for up to 3 campers to stack during a waiting process. Staff stated that Lot 6-9 will be shortened due to a retaining wall. Mr. Robert Maples ask if the 100-year flood elevation is what would be required for this area and project. Staff stated that the elevation FEMA 100-year flood elevation would be applicable for the site. Staff further noted that the Flood Damage Prevention Ordinance requires the utilities to be designed to prohibit floodwater infiltration and must be designed using a quick disconnect system in the event of a flood. Mr. Whaley stated that the elevation of the property would most likely place the connections above the required elevation.

Staff added that the property will be served with both public water and sewer service from Baskins Creek Road. The site utility plan shows as series of 2" water lines and 6" sewer lines throughout the site to serve the RV spaces. Staff further noted that there are existing fire hydrants located within Baskins Creek Right-of-way area. The Fire Department has reviewed the plan and are satisfied with hydrant locations and the 20' access drive through the development for emergency access. Staff noted that the property is relatively flat with exception of the south and southwest portion of the property. Based on the existing topography, it does appear that sites 6 thru 9 will require some excavation to create the RV pads. A grading plan is needed to determine if the property can be graded to the 2:1 slope or if a retaining wall structure will be required to accommodate the sites. Mr. Ogle and Mr. Whaley stated that the site most likely will be shortened to avoid the construction of a large retaining wall. Staff added that the plan does depict a fence at the east and west boundaries of the property. The plan also depicts a solid waste container along Baskins Creek in the northeast corner of the property.

Staff noted that the site plan lacks the following information: Storm water plan, grading and drainage plan with finished grades, detailed landscape plan and parking calculations for the property. After a brief discussion, Mr. Don Smith made a motion to approve the request and Mrs. Jackie Leatherwood provided a second which was passed with members voting "aye" with Mr. Bud Ogle abstain from voting.

Review and consideration for a preliminary subdivision of "Ralph Lawson Estates," being Tax Map 117, Parcels 037.00 & 039.01, R-1 Zone, requested by Cantrell Engineering & Surveying, PLLC.

Staff presented a request for a preliminary plat approval for a proposed subdivision of the "Ralph Lawson Estate," property located on Old Cartertown Road and being Tax Map 117, Parcels 37 and 39.01, to create four (4) new lots and to reflect one existing non-conforming lot. Staff stated that the request consists of a preliminary approval of a proposed subdivision of Tax Map 117, Parcel 37 and 39.01, consisting of 7.90 acres. Parcel 37 is currently developed with an existing dwelling that is accessed from Old Cartertown Road. The existing nonconforming lot (Parcel 39.01) is also developed with a dwelling and is accessed, with what appears to be an easement from Old Cartertown Road. Mr. Robert Maples ask if there was a house on the property. Mr. Bud Ogle stated the house was located on lot #2. Mr. Ogle ask what they were looking to do with the

property. Staff stated that indications were that the property was being subdivided for the future sell as individual lots.

Staff noted that the proposed subdivision depicts the creation of four (4) new lots out of Parcel 37 consisting of "Lot 1" being 1.54 acres, "Lot 2" being 1.03, "Lot 3" being 1.19 acres, and "Lot 4" consisting of 3.83 acres. The property is shown to consist of slopes between 30% and 50% thus requiring a minimum of 1 acre lots. The plat shows that all lots will contain frontage along Old Cartertown Road except for the existing nonconforming lot. "Lot 1" is shown to also have frontage along Hidden Valley Road. Staff added that the proposed subdivision appears to meet the minimum design standards for lot size and street frontages. Public water and sewer service is available to the property. Staff stated that the preliminary subdivision plat lacks the following information: Surveyor signature; and the monuments and pins for all property corners. Note, an official easement should be established for the nonconforming lot to provide for permanent, legal access to the existing dwelling and lot and shown on the final plat.

After a brief discussion, Mr. Bud Ogle made a motion to approve the request and Mrs. Jackie Leatherwood provided a second which was passed with members voting "aye".

Review and consideration for a re-subdivision of "Greystone Heights No. 2 Subdivision," being Tax Map 126K, Group A, Parcel 10.01, R-1 Zone, requested by Brennon Garrett.

Staff presented a request for a final plat approval for a proposed re-subdivision of "Greystone Heights No. 2" Subdivision, being Tax Map 126K, Group A, Parcel 10.01, located on Greystone Heights Road and Campbell Lead Road. Staff stated that the minor subdivision consists of an interior lot line relocation between "Lot 14" and "Lot 20" to restore the lots to a previous lot layout and configuration. Staff explained that the minor subdivision plat depicts a shift of the existing lot line between lots 14 and 20 to the southwest to create a revised lot area of 1.17 acres or 51,119 sq. ft. for "Lot 14" and .63 acres or 27,245 sq. ft. for "Lot 20". The current tax map information depicts a lot configuration of the two lots as proposed with the minor subdivision plat. The "Lot 14" is currently developed with a single-family dwelling and is accessed from Greystone Height Road. "Lot 20" is an undeveloped lot and contains frontage along Greystone Heights Road and Campbell Lead Road. Staff added that the properties are served with both public water and sewer. The minor plat does show that a 20' joint use access easement bisects "Lot 20" and a small corner of "Lot 14" to serve the adjacent properties to the south. Note, "Lot 20" is below the minimum lot size requirements of the zoning ordinance due to slope of the property creating a nonconforming lot size. However, the proposed minor subdivision will increase the lot area thus improving the lot.

Staff noted that the plat lacks the following: Surveyor's Signature; Signatures of Ownership and Dedication; Utility Department Signature of Approval; Electric System Signature of Approval; and E-911 Signature of Approval. After a brief discussion, Mr. Don Smith made a motion to approve the request and Mr. Bud Ogle provided a second which was passed with members voting "aye".

Review and consideration for a final PUD site plan approval for "Hidden Hills Vista-Phase 2," being Tax Map 117, Parcels 236.03, 9 & 8.03, C-2 Zone, requested by Robert G. Campbell & Associates, LP.

Staff presented a request for a final PUD site plan approval for “Hidden Hills Vista – Phase 2,” located on East Parkway and Hidden Hills Road, and being Tax Map 127, Parcels 8, 8.03, 9, and Tax Map 117, 236 and 236.03. Staff stated that Phase II would have 76 units in 66 buildings, 26 medium building with 3-bedroom units, 6 large buildings with 4-bedroom units and 44 buildings with 2-bedroom units. Mr. Gary Norvell was present and gave an overview of the development. Mr. Gary Norvell stated that the utilities would be hooked up from the parkway, some units will have to use a pump system and water lines will be hooked up from Hidden Hills. Mr. Norvell stated there was a request to go before City Commission for approval for 200-300’ waterline coming off Moody Drive. Mr. Norvell stated that units 95 & 96 will have a turnaround Master unit for the utilities department to check. Mr. Norvell stated at the end of the project, all service will come from the top. Mr. Gary Norvell stated that the recreation center will be smaller than is depicted on the original plan. Mr. Norvell also stated that the pull off halfway through the development, will be a concreted area to provide for a longer life span. Mr. Norvell stated the buildings will be set back to ensure that the emergency vehicles could get through the turnaround area and that a tractor trailer template was used to measure and establish the curves and turning areas. Mr. Robert Maples ask if they would need a bond for this work. Staff stated that any public right-of-way improvements would require a bond or letter of credit however, all the private property improvements do not. Staff also stated that legal documents would be needed for the development and specifically the master deed and HOA documents. Mr. Ogle suggested that the legal easement for the cemetery be included in the required documentation.

Staff stated that some of the walls depicted on the plan exceeded the 15’ height and will have to be revised to meet the HOD Regulations. Mr. Gary Norvell stated that each unit will have its own site plan area for permitting purposes and that the specific heights will be determined at that time. Mr. Norvell stated some of the foundation walls are already over 20’ high. Staff stated that fire hydrants may have to be moved or adjusted per Fire Department requirements. Mr. Don Smith ask about the traffic study and the turn lanes on Hidden Hills Road. Staff stated that the traffic study showed there was no need for a traffic signal at Hidden Hills Road and East Parkway Intersection. Mr. Gary Norvell stated that the turning lane as mentioned in previous reviews would be incorporated in the development plans for the corner out-parcel that would be developed with a commercial business. Staff suggest that there would not be any permits issued for Phase 2 of the development until the turn lanes are installed in Hidden Hills Road Right-of-way. Staff stated that if the owner opted to not put the turning lanes in, they would have to come back to the Planning Commission for approval. The owner stated that they wanted it to be for commercial use, therefore they would be installing the turning lanes.

Staff noted that there is an area of excavation shown on the west portion of the property that extends beyond the property boundaries. A formal excavation easement will be required before any development permits will be granted for the excavation activity. Mr. Norvell stated that the property owner, Mr. Kevin Blalock, has agreed to the excavation provided a final, detail plan is provided for their review and approval. Staff further noted that the viewshed information that will depict the visual impacts from the adjoining Scenic and Landscape Resources of Significance (SLRS’s) i.e. East Parkway, has not been included in the review documents. As such, Staff is unable to determine whether the layouts and site improvements, including wall, buildings, etc., are compliant with the minimum standards of design

as indicated in the Zoning Ordinance. The landscape plan does show screening techniques for the terraced walls using trees and vines however, a detailed planting plan has not yet been provided for the development. It is also recommended that all retaining walls and foundation walls in areas visible from East Parkway be either covered with a stone veneer and/or utilize dark coloring to blend the walls with the surrounding environment. The storm water improvement plan for the site contains detention basins as well as proposes the use of “Stormtech” chambers throughout the development including at each parking stall location. These chambers will be connected with a drainpipe system and collect the roof downspout drainage. The site depicts various areas where “temporary Gabion Basket energy dissipator” systems to slow the rate of run-off within the property. At this time, a complete storm water plan with calculations has not be submitted for review. A SWPPP plan will need to be submitted for the property and approved by the Tennessee Department of Environment and Conservation.

The final PUD site plan lacks the following: Master Deed and Homeowners Legal Documents for the development; stormwater calculations report; Hillside Overlay District viewsheds for the property; revised utility plan for the revisions to hydrant locations as requested by the Fire Department, and a storm water maintenance plan for the development that will need to be recorded at the Registers of Deeds Office, detailed landscape plan, revised retaining wall heights and/or a terraced wall plan for areas with wall heights over 15’; an excavation easement document from the adjoining property owner to the west for the proposed excavation activities.

After a brief discussion, Mr. Bud Ogle made a motion to approve the request with Staff recommendations and Mr. Don Smith provided a second which was passed with members voting “aye”.

Review and consideration for final PUD site plan approval for “Sky Bridge Park-Phase II, Pinecone & Ridge 1 Development,” being Tax Map 126K, Group D, Parcel 021.00, C-2 Zone, located at 541 Campbell Lead Road, requested by Randy Watson for Boyne Resorts.

Staff presented the request consisting of a PUD site plan approval for the addition of “Gatlinburg SkyPark Pinecone and Ridge 1 Development” to the “SkyPark” Planned Unit Development on Campbell Lead Road. Staff stated that the site plan consists of a proposed observation tower structure and several small retail buildings, restroom/storage structure, plaza area, a lower and upper terrace area at the proposed tower location, and various amenities such as fire pits, decks, and sitting steps. The plan depicts a series of stairs and walkways that meander up the ridge line from the “West Plaza” area up to the proposed tower structure. The plan provides ADA access from the West Plaza to the tower via the ramp and walkways that are formed using a gabion wall system to create the various levels up the ridge. The plan shows that the various retail buildings will be placed along the walkways. Note, the plan includes a reference to a “2nd Ridge” area that was not included in the preliminary review of this project. This area cannot be considered as part of this final site plan review.

Staff explained that the tower base is located at an elevation of 1,903’ and consists of six (6) levels above the lower terrace level and five (5) levels above the upper terrace. The plan indicates that the top of the tower is proposed at an elevation of 1,980’–3” which places the tower 77’–3” above the lower terrace elevation and 66’–6” above the upper terrace level. The C-2 District height limitations are 72’ average and 84’ maximum from the finished grade. Based on the provided

elevations, the building average height is 72' and the maximum is 77'-3" which places the proposed tower within the C-2 height limitations. The remaining structures depicted on the plan are single story structures which are well below the C-2 District height requirements.

Staff further noted that the plan also depicts a controlled access point from Campbell Lead Road to the upper terrace level for the tower. This access is also a means for emergency access vehicles to access the tower in the event of an emergency. The Fire Department requested that a road profile be provided for the proposed drive to ensure adequate grades for access. The driveway profile provided by the designers indicate that the grade of the drive will not exceed 15% maximum grade. Also, the Fire Department has indicated that a response to the tower for evacuation will require the use of a ladder truck and therefore a minimum of 20' wide area near the tower will be needed to stage the ladder truck. The area must be relatively flat for staging purposes and free and clear of obstructions. The service road to the west of the controlled access point will provide the primary emergency access to the lower "west plaza" area. The Fire Department has requested that a fire hydrant be established on the access road, just off Campbell Lead, in order to provide fire protection to the lower plaza and structures below the tower structure.

Staff explained that the grading plan depicts significant regrading of the contours of the property throughout the proposed area. Note, all slopes must not exceed a 2:1 slope in the final graded conditions and/or a retaining wall structure must be provided for slope stability. The developers have provided the geotechnical report on the property as required for the Critical Slope Floating Zone Overlay District. The geotechnical engineer does not identify any areas unsuitable for development but does recommend continued oversight and involvement in placement of structural elements and buildings on the property. The storm water plan depicts four (4) underground storage detention units to be located throughout the development. The plan shows various storm structures that collect the surface drainage and transports the runoff through storm sewer drainage lines to the underground detention structures where the storm water is eventually discharged through an energy dissipator below the "west plaza" area.

The utility plans show that the buildings will be served with a 2" water line that runs throughout the property. The sewer service will be provided through a force main that extends up to Campbell Lead Road from the lower portions of the property. The upper portions will gravity flow down to Campbell Lead Road. The utility plan also shows underground gas, electric, and telecom services to the property. All water and sewer connections will need to be verified and approved by the Gatlinburg Utility Department. Note, no plan for solid waste collection has been included for the site. The applicant has indicated that waste will be taken off site for disposal thus not providing on site dumpsters. The final waste disposal and collection areas will need to be provided and reviewed by the Sanitation Department.

Staff stated that the plan includes a detailed landscape plan which depicts significant landscaping throughout the development phase. The plan specifies the sizes, number, locations of the proposed plantings associated with the development. As the Board is aware, significant vegetation loss did occur during the 2016 Wildfires and there is very minimal existing coverage in the proposed development area. As such, the implementation of new plantings with fast growth rates are important to achieve future screening of the development. Staff has requested that the existing healthy trees located on the upper portions of the property remain undisturbed to maintain the ridge

tree canopy. The designers have provided site surveys of the existing trees surrounding the tower to show that the tower does not extend above the tree canopies located on the ridgeline of the property. It is a requirement that all existing mature vegetation be maintained and protected in the backdrop of the tower to keep the tree canopy and tree ridge line above the tower.

The applicant has provided various viewpoints of the proposed development from the Scenic and Landscape Resources of Significance as required by the Hillside Overlay District Provisions. Due to the loss of natural vegetation, the site is highly visible from the various points. The site is particularly visible from the Historic Nature Trail viewpoint due to the elevation and the angle from which the site can be seen. The proposed tower structure will be seen from various locations along Parkway and Historic Nature Trail. Because most, if not all the natural vegetation was lost during the wildfires, the opportunity to offer vegetative screening is very limited, especially with such a large structure such as the tower. As such, it is extremely important that the building colors and materials, retaining wall materials and colors are such that the project blends with the hillside and natural surroundings. The tower is a unique structure that is in a prominent location near the ridgeline of the property and therefore it is crucial that the colors and materials are of dark, earth tones and not bright or reflective in a way to attract attention to the structure. The applicant has provided additional color light reflectivity value for the tower cladding color and material. Based on the information provided, the reflective light value for the tower is a value of 18 (see attached).

Staff noted that recently, the City Commission established a maximum light reflective value of 40 for structures not being able to meet the vegetative screening requirements. Based on this information, the proposed tower cladding color would be below the maximum permitted under the revised Hillside Overlay District Provisions. However, the plan does need to include the other elements associated to the tower i.e. coated galvanized steel frame, elevator enclosure to ensure reflectivity and color is acceptable under the Hillside Overlay District provisions. Mr. Randy Watson and Mr. Hank Byma were present to answer questions for the Board. Mr. Hank Byma presented a video on the Pinecone color and reflection study that consisted of time-lapse from River Road and Historic Nature Trail areas. Mr. Byma stated that most of the reflection would be during the sunset hours. Mr. Byma stated that from the Historic Nature Trail area 62 of 578 panels had reflection at sunset while 71 of 515 panels had reflection at sunset from River Road. Mr. Byma stated that the height requirements have been adjusted to meet code. Mr. Byma stated that a complete landscape plan had been put into place. Mr. Byam stated that a drip irrigation system would be added to help with the new and regrowth of the landscaping. Staff commented that there was not much plant life remaining on the property due to the wildfire and that it was important to maintain the tree line canopy in the backdrop of the tower in addition to adding site landscaping to help with screening of the tower over time. Mr. Robert Maples ask what kind of pine trees would be added to the hillside. Mr. Hank Byam stated Eastern White and Red Pines. Staff stated that the elevator would need to have a non-reflection glass. Mr. Byma stated it was a black stainless steel coated for non-reflection. Mr. Cam Caton stated that the curve in the panels and the way they are placed will keep the refecton to a minimum. Mr. Robert Maples ask how 40% reflection come to pass. Staff stated that he has spoken to the Sherman Williams paint specialist and that stated that a reflection of white is 100 and black is 0. Staff stated that a workshop meeting was held with the City Commission and the Board established a light reflective value of 40 or less was the standard the Board established for the color schemes.

Staff stated that a GEO Technical Engineer Survey with the report available in the file. Mr. Hank Byma stated that the retaining walls would all have color added to them to help with the screening process. Mr. Byma stated that fire hydrants have been add to the final plan as requested by the fire department. The fire department is good with the placement of the fire-hydrant on the fire road. Staff also noted that the plan contains a proposed lighting plan for the site. Since the property is located within a Hillside Overlay District, all lighting will be evaluated based on the district requirements to ensure that the watts, location, and positioning does not create high exposure from outside the property and from Scenic and Landscape Resources of Significance. In addition, the lighting techniques used in the tower structure will also be crucial to minimize the impact of the tower to the hillside landscape. The proposed plan indicates up lighting on the exterior of the tower that would appear to create a visual impact to the ridgeline and hillside. Mr. Byma stated that the lighting would not be intrusive to neighboring properties and would be primary soft, ascent lighting.

Staff note that the final PUD plan lacks the following: Solid waste collection plan; Note, additional information related to the reflectivity of all window and glass elements is needed to determine that nonreflective material is used on the structures.

After a brief discussion, Mr. Don Smith made a motion to approve the request subject to staff recommendations and Mr. Cam Caton provided a second which was passed with members voting “aye”.

Review and consideration of proposed amendments to Article VII, Sections 714 & 715 being the Critical Slope Floating Zone and Hillside Overlay District Provisions requested by Staff.

Staff presented the request for review and consideration of amendments to Article VII, Sections 714 and 715 being the Critical Slope Floating Zone and Hillside Overlay District Provisions. Staff noted that the provisions are overlay district provisions which overlay the various underlying zoning districts where applicable. Staff also noted that on February 20, 2020, the Planning Commission approved revisions to the Critical Slope Floating Zone and the Hillside Overlay District being Article VII, Sections 714 and 715. The amendments have been forwarded to the City Commission and a first review and approval has been granted by the Commission. Staff stated that second reading at the City Commission would be June 22, 2021.

Staff explained that in review of the amendments, the City Commission further amended the regulations to include additional SLRS's and to establish a Light Reflective Value for colors of buildings located within a Hillside Overlay District. The change includes the additions of Scenic and Landscape Resources of Significance (SLRS's) numbers 7, 8, and 9 (highlighted) to the ordinance.

Article VII, Section 715

<u>SLRS's</u>	<u>Elevation Above SLRS's</u>
1. River Road	60 feet
2. East Parkway – U.S. Highway 321	60 feet
3. Parkway – U.S. Highway 441	60 feet
4. Historic Nature Trail/Airport Road	60 feet

5. Glades Road	36 feet
6. Buckhorn Road	36 feet
7. Dudley Creek Road/Ridge Road	60 feet
8. Cherokee Orchard Road	60 feet
9. Baskins Creek By-pass	60 feet

The changes also included amendments to Article VII, Section 715.3.1, Option #1 to add a Light Reflective Value of “40” as follows:

715.3.1 The applicant may choose one (1) of the following options to mitigate the visual effects of a proposed structure located within the Hillside Overlay District:

Option #1

- The applicant shall use dark, earth-tone colors on the exterior of the building including roof colors that will obscure the buildings that are visible from the identified SLRS’s. The exterior building and roof colors shall be consistent with the color palette as established by the City of Gatlinburg. All colors must be submitted to the Building and Planning Department for approval as part of the building permit application process which are consistent with a neutral color palette and where the structure and roof colors do not exceed a Light Reflectance Value (LRV) of 40.
- The applicant shall use non-reflective glass and roof systems on the building.
- In addition, it is recommended that new vegetation be planted in areas that will eventually provide screening from the SLRS’s if the plantings can be done without conflict with “Firewise” recommendations. Note, all plantings must be native species matching the kinds and density of vegetation that is indigenous to the area and acceptable under the “Firewise” standards.

Due to the changes from the original review by the Board in February of 2020, Staff wanted to provide the Board with the changes for an official review prior to their final adoption by the City Commission that is scheduled to occur in June. After a brief discussion, Mr. Robert Maples made a motion to approve the request and Mr. Don Smith provided a second which was passed with members voting “aye”.

Review and consideration of the 2022-2026 Capital Improvements Program.

Staff presented a review and approval of the FY2022 – 2026 Capital Improvements Program (CIP) projects. Staff stated that due to Covid-19 the Capital Improvements Program was not brought to the Board the previous year. Staff explained that the proposed Capital Improvement Projects for the FY 2022 – 2026 Program has been provided as submitted by their respective departments. Staff explained that the CIP is a 5-year program that identifies capital project needs of the City. The CIP is divided into four (4) funds which are: Special Revenue; General Fund; Water; and Wastewater. Each project submitted in the CIP must meet a minimum cost of \$10,000 and have an anticipated life expectancy of at least 10 years to qualify as a CIP Project. Mr. Robert Maples ask how these numbers are calculated. Staff stated that department heads create the projects based on department needs and then cost estimates are typically collected from contractors or designers

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to create the project costs. After a brief discussion, Mrs. Jackie Leatherwood made a motion to approve the Capital Improvement Program which passed unanimously after Mr. Bud Ogle seconded the motion.

Adjournment

The meeting was adjourned at 6:30 p.m. upon a motion by Mrs. Jackie Leatherwood and second by Mr. Don Smith which was unanimously approved by the Board.

Approved:

Jackie Leatherwood
Planning Commission Secretary

6.17.21
Date