

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
NOVEMBER 16, 2023
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Candace Ogle Morton
Jay Horner
Larry Claiborne
Jackie Leatherwood

MEMBERS ABSENT

Chad Reagan
Kirby Smith
Cam Caton

OTHERS PRESENT

Brian Davin
Joe Shults

Staff Representatives: Jeff Ownby, Building and Planning Director
 Dalton York, Assistant City Planner
 Jodi Bible, Executive Secretary
 Ekem Amonoo-Larsen, ETDD

CALL TO ORDER AND APPROVAL OF MINUTES

Mr. Jay Horner called the meeting to order at 4:00 P.M. The minutes of the October 19, 2023, meeting were unanimously approved following a motion by Mr. Larry Claiborne and a second provided by Mrs. Jackie Leatherwood.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration of a final site plan for a 5-unit apartment complex, "Morton Drive Townhouses," being Tax Map 117, Parcel 143, located at 849 Morton Drive, C-5 Zone, requested by Joe Shults.

Staff presented the request for a final site plan approval for "Morton Drive Townhouses," located at 849 Morton Drive. The final site plan includes all previously requested information from the preliminary request for review from the August 17, 2023, Municipal Planning Commission meeting. The preliminary approval was subject to a landscaping plan, sanitation verification and placement of services, along with the dumpster location. Mr. Joe Shults has met with various department heads to finalize the location details. Staff also mention that the Utility Department accepts the proposal as presented. Staff discussed the new road that had been cut in to access the development off Glades Road. Staff mentioned that there is a small section of the road that is above the 15% grade requirement per our subdivision regulations, but the Planning Commission does reserve the right to grant a variance for the small portion of the road that comes out to 18% through this review.

PC Minutes

11/16/2023

2 | Page

Following the discussion, Mr. Larry Clairborne made a motion to approve the request as presented which also includes the variance needed for the small section of the road entering the development from Glades Road. Mrs. Jackie Leatherwood provided a second with all members voting, "aye."

Review and consideration of a final PUD site plan for "Mills Park PUD," being Tax Map 118, Parcel 87, C-2 Zone, requested by Cantrell Engineering and Surveying.

Staff presented the request for a final PUD site plan approval for "Mills Park PUD," requested by Cantrell Engineering and Surveying. Ms. Donna Cantrell, engineer, also informed Staff that the owner of the PUD is wanting to rename the project "Timber Ridge at Mills Park". The final PUD site plan includes landscaping plans for the exterior lines of the property, more specifically the areas that adjoins the residential neighborhood of Whaley Drive. Staff also mentioned that the owner has contracted Rebecca Meredith with Elevation Engineering, to create individual landscaping plans for each cabin that will be constructed at the development. The owner has opted out of using Sanitation services and will leave trash disposal responsibility onto the individual property owners.

Following a brief discussion, Mr. Larry Claiborne made a motion to approve the request subject to the landscape detail provision. Mrs. Jackie Leatherwood provided a second with all members voting, "aye."

Unscheduled Items

Adjournment

The meeting was adjourned at 4:20 p.m. upon a motion by Mr. Larry Claiborne and second by Mr. Jay Horner.

Approved:

Jackie Leatherwood
Planning Commission Secretary

12.21.23

Date