

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
MAY 16, 2024
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Candance Ogle Morton
Jay Horner
Kirby Smith
Larry Claiborne
Chad Reagan

MEMBERS ABSENT

Jackie Leatherwood
Cam Caton

OTHER PRESENT

Shannon Akey
Bryce Akey
Brian Davin
John Bissell
Linda Hoffman
Sam Hoffman

Staff Representatives: Jeff Ownby, Building and Planning Director
Gary Carver, Planning Director
Dalton York, Assistant City Planner
Jodi Bible, Executive Secretary
Ekem Amonoo-Lartsen, 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 April 18, 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 the “FY 2024- 2029 Capital Improvements Program.”

Staff presented the proposed Capital Improvement Projects for the FY 2024 – 2029 Program as submitted by their respective departments. 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. Seth Butler, Director of Operations and Communications, presented the CIP information to the Board and offered additional remarks as needed.

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

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Review and consideration for a proposed rezoning being Tax Map 127I, Group A, Parcel 18 from R1-A (Low Density Residential) district to R-1 (Low Density Residential) district, located at 443 West Loop Road, requested by Eduardo and Jacqueline Flores.

Staff presented the request for a proposed rezoning being Tax Map 127I, Group A, Parcel 18 from R1-A (Low Density Residential) District to R-1 (Low Density Residential) District; the main distinction between these two zones is that R1-A does not allow for overnight rentals, long term residential housing is permitted, only. R-1 (Low Density Residential) District allows for overnight rentals. Staff received feedback from six property owners located within the identified R1-A District. Of all the responses received, one was not in support of and the other five were in support of the rezoning. The R1-A District that this request is in contains 14 parcels, thus meaning only 42% of the district has been heard from and only 35% are in favor. Staff also mentioned that rezoning an R1-A District would require 2/3 support from all parcel owners before being able to change the zone. There were a few members of the community present at the meeting to voice their approval for the rezoning. With that, Staff recommended tabling the request due to limited input of other property owners.

Following a brief discussion, Mr. Jay Horner made a motion to table the request until more property owners could be contacted. Ms. Candace Ogle Morton provided a second with all members voting, “aye.”

Review and consideration for final commercial site plan approval for “Gatlinburg Fun Center,” being Tax Map 117, Parcel 236, C-2 Zone, located at 1602 East Parkway, requested by Akey Ventures, LLC.

Staff presented the request for final commercial site plan approval for “Gatlinburg Fun Center,” located at 1602 East Parkway. The proposal includes an electric go-kart track and pavilion with an additional 21,760 square feet Jump Zone/Trampoline Park which will house a small concessions area for visitors. The submitted plan meets all minimum requirements set forth for all Planned Unit Developments in Article VII, Section 701.9 of the Gatlinburg Zoning Ordinance. The development has provided 65 parking spaces and eight interior parking lot landscaping islands, this exceeds the standard set forth in Section 407.3.3 of the Gatlinburg Zoning Ordinance. The applicant has supplied a landscaping plan, the submitted plan satisfies the requirements of Section 407.3 (Landscaping Requirements). The property is located within the Flood Hazard Area and will be required to adhere to the City’s Flood Damage Prevention Ordinance. Water and sewer are available for development currently. The Planning Commission granted preliminary approval for the project on August 17, 2023, and February 15, 2024. Staff did mention that there are also noise regulation requirements that the development will have to adhere to, but Mr. Shannon Akey, requestor and business operator, stated that those concerns are taken care of due to the use of electric go-karts.

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

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Review and consideration for a proposed free-standing sign for “Elev8d Cannabis Dispensary,” being Tax Map 126E, Group B, Parcel 1, C-1 Zone, located at 201 Parkway requested by Chris McMahon.

Staff presented a proposed free-standing sign for “Elev8d Cannabis Dispensary,” located at 201 Parkway. The applicant’s proposal includes one (1) free-standing sign with a display area of forty-four (44) square feet. The proposed sign would replace the previous sign face for the building. The Environmental Design Review Board denied the request, suggesting the requestor to remove the word “Cannabis” from the sign. Applicable regulations set forth in Section 411.3.6 allow for up to sixty (60) square feet of display area to be utilized for the proposed sign location to its five (5) foot setback.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the proposed free-standing sign as presented. Mr. Larry Claiborne provided a second with all members voting, “aye.”

Review and consideration for final commercial site plan approval for “Allegory Hotel,” being Tax Map 126N, Group A, Parcel 29, C-1 Zone, located at 937 Parkway requested by Dollar and Ewers Architecture, Inc.

Staff determined that further review of the proposed commercial site plan is no longer needed due to prior approvals.

Review and consideration of proposed amendments and update to the Stormwater Ordinance in Title 18 in the Gatlinburg Municipal Code, requested by Staff.

The Gatlinburg Stormwater Ordinance has recently undergone updates to ensure compliance with TDEC standards and alignment with MS4 permit requirements, as well as with Pigeon Forge, Sevierville, and Sevier County, in the region. It is important to note that the ordinance has not been revised in three years. Most of the language remains unchanged, with adjustments made to align with neighboring cities and incorporate updated language from TDEC and the MS4 permit. This ordinance will replace the current ordinance in its entirety and will be relocated in the Municipal Code from Title 18 – Water and Sewer, to Title 14 – Land Use and Zoning Controls.

Following a brief discussion, Mr. Chad Reagan a motion to recommend to the Board of Commissioners for their review and consideration. Mr. Jay Horner provided a second with all members voting, “aye.”

Unscheduled Items

Adjournment

The meeting was adjourned at 4:25 p.m. upon a motion by Mr. Larry Claiborne and second by Mr. Chad Reagan

Approved:

Jacque Leatherwood
Planning Commission Secretary

6.20.24
Date