

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
September 16, 2021
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Robert Maples
Kirby Smith
Larry Claiborne
Cam Caton
Don Smith

MEMBERS ABSENT

Jackie Leatherwood

OTHERS PRESENT

Hank Byma
Randy Watson
Connor Honeck
Stewart Honeck
Donna Cantrell
Al Shirley
Jiffy Ebaugh

Staff Representatives: David Ball, Building & Planning Director
 Joe Barrett, ETDD

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Robert Maples called the meeting to order at 5:00 P.M. The minutes of the August 19, 2021, meeting was unanimously approved following a motion by Mr. Larry Claiborne and a second by Mr. Don Smith.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a minor subdivision plat approval for “Jeremy Dilley Property,” being Tax Map 127I, Group B, Parcels 23.00 and 23.01, located on Roaring Fork Road, R-2 Zone, requested by Brennon Garrett.

Staff presented a request for a plat approval for a minor subdivision of the “Jeremy Dilley Property,” located on Roaring Fork Road, and being Tax Map 127I, Group B, Parcels 23 and 23.01, to create a single lot consisting of .655 acres (28,546 s.f.). Staff noted that the request consists of a minor subdivision to parcels 23 and 23.01 to delete interior lot lines to create a single parcel consisting of 28,546 square feet. Staff added that the plat indicates that the property will be created from remnants of various deeded portions of property and the interior lot line deletion will consolidate the remnants into the single parcel. The plat also shows a remnant of property located across the right-of-way of Roaring Fork Road that consists of 244 square feet. The plat indicates that the small remnant will be consolidated with the larger lot via a “land hook” to show its relationship with the larger tract. Staff noted that the 244 square feet portion is undevelopable due to size and impacts of the special flood hazard area of Roaring Fork Creek.

Staff explained that the property is served with public water and public sewer. Staff noted that the minor subdivision lacks the following information: Signatures of approval from the Utility, E-

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911, and Sevier County Electrical System. Note, with the addition of the small remnant across Roaring Fork Road, the notation regarding the location of the property within a special flood hazard area will need to be revised. Further the Certificate of Approval for Recording will need to be revised to indicate “municipal” in lieu of “regional”.

After a brief discussion, Mr. Larry Claiborne made a motion to approve the request as presented and Mr. Don Smith provided a second which passed with members voting “aye.”

Review and consideration for a minor subdivision plat approval for “Cottage Gardens, Phase 1 & Phase 2,” being Tax Map 126J, Group C, Parcel 22.00 & 22.01, located on Campbell Lead Road, R-2 Zone, requested by Brennon Garrett.

Staff presented a request for a final plat approval for a proposed minor subdivision of Tax Map 126J, Group C, Parcels 22.00 and 22.01 being the former “Cottage Gardens Planned Unit Development - Phases I and II,” located on Campbell Lead Road. The request consists of the division of a 12.65 acre tract into two (2) lots being “Tract 1” consisting of 8.153 acres and “Tract 2” consisting of 4.477 acres, for the purposes of separation of Tract 1 from the Planned Unit Development. Staff explained that “Tract 2” is the primary area where the PUD has been developed with single-family dwellings. Staff noted that the PUD was approved for 13 units, some of which have been reconstructed following the wildfires of 2016. Staff stated that the property has been divided so that the PUD can exist and be completed under the current adopted standards and densities as permitted by the Municipal Zoning Ordinance. The remaining 8.153 acres meets the minimum lot size requirements of the zoning ordinance and subdivision standards.

Staff noted that the plat does reflect two (2) areas of joint use access to be utilized by both tracts. One of the joint use areas is located where the current private street “Cottage Gardens Way” is located and the second is an area located on the west boundary area of “Tract 2.” There is an area of Tract 2 designated as a greenspace area which is located between the two tracts. In addition, there is a small area consisting of 741 square feet shown on the southwest portion of the property that is calculated as part of Tract 2. Staff added that the plat lacks the following: Signature of Ownership and Dedication; Utility Department Signature of Approval; Electric System Signature of Approval; and E-911 Signature of Approval. Note, the setbacks need to be revised to reflect the current R-2 District setbacks.

After a brief discussion, Mr. Cam Caton made a motion to approve the request as presented and Mr. Kirby Smith provided a second which passed with members voting “aye.”

Review and consideration for a commercial site plan approval for “Gatlinburg Skypark,” being Tax Map 126K, Group D, Parcel 23, located at 510 River Road C-2 Zone, requested by Randy Watson.

Staff presented a request for a final commercial PUD site plan approval for “Gatlinburg SkyPark Development,” located at 510 River Road being the former “River House Motel” property being Tax Map 126K, Group D, Parcel 23, for temporary facilities and construction trailers for the reconstruction of the SkyLift Base building located on Parkway. Staff explained that the request consists of a site plan approval for the addition of a laydown/construction site to serve the “Gatlinburg SkyPark Development. Staff noted that the site plan indicates that the site will be temporarily developed with a construction trailer, tool storage building and a proposed temporary

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operations building to serve the reconstruction of the SkyLift Base building located on Parkway. Staff explained that normally a review for a laydown site is not typical however, due to the longer duration of the construction period for the base building and the temporary site improvements, Staff feels it is necessary for the Board to conduct this review to ensure minimum standards are maintained during the duration of the construction project.

Staff explained that the plan indicates that the existing site will undergo demolition to remove remnants of the former motel pool, parking areas, and concrete area to create the placement of the proposed temporary trailers. Staff added that the plan shows that the site will be regraded to create areas for construction storage and the installation of a temporary construction trailers to be utilized during the next several months. The site plan depicts three (3) primary structures to be added to the site as well as construction site parking consisting of 48 spaces. The temporary structures consist of two trailers at 8.5' x 40' and a third modular that is 32' x 46'-8". The plan shows that the third modular building will require a retaining wall structure to be placed in the rear of the building due to the steep slopes located above the property. Staff noted that the third modular building will be located on the adjacent property being the "Christus Gardens" property. The plan shows that the parking lot area will be gravel, but the main entrance of the property will need to remain paved to prevent the gravel from entering the public right-of-way of River Road.

Staff stated that the plan shows that the buildings will be connected to the existing on-site utilities. The connections will need to be reviewed and approved by the Gatlinburg Utility Department. Staff added that a dumpster area is shown on the west portion of the property, but the plan does not indicate if the dumpster is to be for construction debris or solid waste for the occupants of the property. Staff stated that the layout of the dumpster will need to be reviewed and approved by the Gatlinburg Sanitation Department if the dumpster is to be serviced by the Sanitation Department. If the dumpster is a construction dumpster, then provisions will need to be made to locate a solid waste dumpster for the occupants of the property to dispose of daily waste. A revised plan will be needed to locate the dumpster and to depict access to the dumpster. Staff explained that the proposed dumpster layout is for a front-loading garbage truck of which the Sanitation Department does not currently operate. Staff noted that the property is impacted with the Special Flood Hazard Area associated with the W. Prong Little Pigeon River and that all buildings will need to be properly elevated, and flood protected to a minimum of 1' above the 100-year base flood elevation. Staff stated that the plan looks to reduce impervious areas but a certification from the civil engineer regarding the rate of runoff will be needed to ensure no increase or changes from the pre to post construction drainage will be required for the project. The applicant has indicated that the site will be pervious (i.e. gravel) to permit absorption of surface water. However, due to existing drainage basins located on the property, there will need to be sediment and erosion control plan for the site to protect drainage inlets and the adjacent stream. Staff stated that the plan lacks the following information: storm water plan, revised setback information from the property boundaries, duration information for the temporary structures, revised electrical layout plan for underground services, and solid waste collection plan revisions.

After a brief discussion, Mr. Don Smith made a motion to approve the request as presented and Mr. Larry Claiborne provided a second which passed with members voting "aye."

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Review and consideration for a commercial site plan approval for “Bigfoot Coffee,” being Tax Map 117, Parcel 236.04, located on East Parkway & Hidden Hills Road, C-2 Zone, requested by Donna Cantrell.

Staff presented a request for a commercial site plan approval for “Bigfoot Coffee,” located at 1619 East Parkway and being Tax Map 117, Parcel 236.04, and consisting of a proposed 14' x 32' retail building. Staff stated that the request consists of a proposed 14' x 32' retail building to be located on Parcel 236.04 which is a .34 acre (14,680 sq. ft.) parcel located on East Parkway. The plan depicts the location of the proposed building on Parcel 236.04 however, the associated parking areas and solid waste collection area is shown to extend onto the adjoining properties to the west of the subject retail building location. Staff noted that the retail business is primarily a drive-thru business with no interior sit down accommodations. Staff added that the plan indicates that a joint use drive and parking area will be utilized between the three (3) lots. The access to the business is shown to occur through an existing curb cut located on the adjacent “Lot 2.” The joint use access and drive runs parallel with East Parkway and consists of a second connection to Hidden Hills Road on the west portion of “Lot 1.” The access drive consists of a 24' wide, two-lane drive that circles in a one-way direction around the proposed building. The drive aisle around the building will be 12' wide to accommodate the one-way traffic through the drive-thru access to the building. The main access from East Parkway will require TDOT's approval for the access.

Staff added that the plan also shows that a retaining wall will be required on the north side of the building to retain the steep embankment. The solid waste collection area is depicted on “Lot 2” and would appear to be a future joint use of the three lots. The plan indicates that site utilities will access public utilities located in East Parkway. These connections will need to be reviewed and approved by the Gatlinburg Utility Department. Note, in August of this year, a 3' front yard setback variance was approved by the Municipal Board of Zoning Appeals for the encroachment into the 15' front yard setback area. Ms. Donna Cantrell was present and discussed the plan for the access and site drainage. Ms. Cantrell added that the adjoining property will most likely be developed with another retail or restaurant use. Ms. Cantrell noted that the variance request was made to reduce the wall height in the rear of the property due to the steep topography. Staff noted that the site plan lacks the following information: site density information, storm water plan and storm water calculations, grading and drainage plan with finished grades, detailed utilities plan, and detailed landscape plan. Also, the legal documentation for the joint use access, parking and solid waste area will need to be provided to ensure adequate access, parking and solid waste disposal for the properties.

After a brief discussion, Mr. Larry Claiborne made a motion to approve the request as presented and Mr. Kirby Smith provided a second which passed with members voting “aye.”

Adjournment

The meeting was adjourned at 5:19 p.m. upon a motion by Mr. Don Smith and second by Mr. Larry Claiborne which was unanimously approved by the Board.

Approved:

Jackie Leatherwood
Planning Commission Secretary

11/18/21
Date