MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
March 19, 2020
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT	MEMBERS ABSENT	OTHERS PRESENT
Robert Maples	Kirby Smith	Kasey Huffaker
Bud Ogle	Charlie Moore	Matt Sprinkle
Larry Claiborne		Richard Gehring
Don Smith		
Jackie Leatherwood		

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 February 20, 2020 meeting were 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 commercial site plan approval for "Arcade City," being Tax Map 126K, Group E, Parcel 04.00, located at 727 Parkway, C-1 Zone, requested by D & S Builders, LLC.

Staff presented the request for a site plan approval for a proposed commercial multi-tenant building to be located at 727 Parkway and further being Tax Map 126K, Group E, Parcel 4, formerly the Smokyland Motel. Staff noted that the request consists of a redevelopment of a property formerly used as a motel and parking lot use to a proposed multiple tenant commercial building. Specifically, the request consists of the placement of an approximately 70' wide x 155'long 2-story building on the south end of the property with the primary access being located on Parkway. The property extends to River Road and the northern portion of the property will remain as a parking area.

Staff stated that the utility plan indicates that utility connections will be made in River Road and extended up to the building. The plan depicts a solid waste collection area to be located in the rear of the building however, this location will not be acceptable due to the inaccessibility by garbage collection vehicles. A revised plan will need to be developed and submitted for approval by the Sanitation Department. Staff added that the plan also shows a retaining wall to be constructed along the east boundary of the property and grading to be done south of the building location. The plan indicates that the property is located in a Special Flood Hazard Area but that the building is located in a Zone X, which is outside the regulated floodplain area. The finished floor area of the building is depicted to be at an elevation of 1308.5' but no flood elevation information has been provided at this time.

The site plan lacks the following information: zoning district information; location map; acreage of the property; density of the development; dimensions and calls of all property lines; storm water plan and calculations; landscaping plan; sizes of all utilities; setback information; flood elevation information; Also note, the plan shows an existing right-of-way area that extends from Parkway to River Road. The proposed building and improvements are depicted to encroach into the right-of-way area. The right-of-way area will need to be abandoned or abolished or the improvements relocated to maintain the right-of-way area free of encroachments.

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

Review and consideration for a commercial site plan approval for "Reilly Dental Office," Tax Map 127C, Group A, Parcel 02.00, C-2 Zone, requested by Dr. Kristen Reilly.

Staff presented the request for a site plan approval for a commercial dental office to be located on Tax Map 127C, Group A, Parcel 2, located on East Parkway.

Staff explained that the request consists of a site plan approval for a proposed single-story, 3,410 square feet dental office building on a .480 acre lot. Staff noted that the plan depicts the new building to be located on the 20,929.7 square feet lot with 23 parking spaces being provided for the new building. Staff further noted that the plan shows that the new dental office will be accessed via an existing bridge connection to East Parkway and will share a driveway with the adjoining accounting offices (currently under construction) located to the west of the subject property. Note, an approval from the State of Tennessee Department of Transportation will be required prior to the issuance of a building permit.

Staff stated that the plan depicts that all public utility connections will be made along East Parkway and extended back to the building. The plan does not depict a solid waste collection area. A revision showing dumpster location will need to be submitted for the review and approval of the Sanitation Department. Staff noted that the plan indicates that portions of the property are located within a Special Flood Hazard Area. However, no flood elevation data has been provided and the finished floor elevation of the building appears to be mislabeled to an elevation well below the existing finished grade. Staff added that a revision is needed to reflect floodway and floodplain areas with the base flood elevation to be shown. The lowest finished floor of the building must be located a minimum of 1' above the base flood elevation (100 year). Staff noted that the north portion of the property is impacted with the "floodway" area and that this area will have to remain unimpacted with the development and proposed improvements will require a no impact certification from the design engineer.

Staff added that the plan lacks the following information: a location map; floor area ratio information; all building dimensions; storm water plan and calculation; solid waste collection plan; TDOT approval for proposed access to the State Highway; Note, the site plan information related to the Special Flood Hazard Area will need to be revised to reflect the accurate boundaries associated to the hazard and the base flood elevation and revised building elevations are needed for review. After a brief discussion, Mr. Don Smith made a motion to approve the request subject to Staff recommendations and the addition of any lacking information. Mr. Larry Claiborne provided a second and the motion was unanimously approved by the Board with all members voting "aye."

Review and consideration for a Preliminary PUD site plan approval for "Cottages of the Glades," being Tax Map 117D, Group F, Parcel 06.00, located at Highland Drive, R-2 Zone, requested by Norvell and Poe Engineers.

Staff presented the preliminary PUD site plan approval for "Cottages of the Glades," located on Highland Drive and being Tax Map 117D, Group A, Parcel 6. Ms. Kacie Huffaker, with Norvell and Poe Engineering, was present to discuss the project specifics with the Board.

Staff explained that the request consists of a preliminary PUD site plan approval for the "Cottages of the Glades Planned Unit Development." Staff stated that the request is for a preliminary PUD site plan for a proposed 4-unit residential rental development on a 3.89 acre tract located off Highland Drive. The plan depicts the development to be accessed via Highland Drive with a proposed 700' road which terminates into a T-turnaround. The road profile shows that the road grades will not exceed 15% grade and range from approximately 3% up to a maximum of 15%. The private road extension is depicted within a platted right-of-way area. Should the plan include a dedication of the right-of-way improvements for public acceptance, a public turnaround area will need to be developed at the end of the street prior to entering the private property. Staff added that the turnaround could be a temporary turnaround due to the fact that Highland Drive Right-of-way area appears to continue into the adjoining properties to the northwest of the subject property.

The plan indicates that the four (4) units will be 3-story units consisting of 11,250 square feet each for a total density .27 floor area ratio. The slope data has not been provided to determine the maximum number of units permitted for the property however, the design engineer has indicated that the information will be provided before a final site plan is submitted for review. The plan indicates that public utilities are not available to the property without an extension. Staff stated that the plan shows that water and sewer will be extended to the units within the development and that the water extension will be required to provide for both domestic and fire protection as well as additional volumes and pressures to accommodate fire sprinklers systems for the units due to the size of the proposed units. All extensions and connections will be required to be approved by the Utility Department. Ms. Huffaker added that they have been in contact with the Utility Department to work out the details of the utilities extensions to ensure for both domestic and fire protection volumes for the development.

Staff noted that the preliminary PUD site plan lacks the following: property slope information, proposed street width dimensions; finish grading details and retaining wall location and information; draining and erosion control plan; storm water plan; landscaping concepts; sketch building elevations. Also note, the parking area along Highland Drive will need to be revised to remove the parking off of the platted right-of-way area.

After a brief discussion, Mr. Bud Ogle made a motion to approve the request and Mr. Larry Claiborne provided a second which was unanimously approved by the Board with all members voting "aye."

Review and consideration of a re-subdivision of the "Larry Claiborne" property, being Lots 17, 121, 122, 123, and a "Park Lot" of the "Holston Assembly Grounds Subdivision," also referred to as Tax Map 137F, Group C, Parcel 5, located at 822 LeConte Drive, R1-A Zone, requested by Larry Claiborne.

Staff presented the request consisting of the re-subdivision of lots 17, 120, 121, 122, 123, and the "park lot' area to create lots 17R, 120R, 121R-A, and 122R-A. Staff noted that the original Holston Assembly Grounds Subdivision plats depicts six (6) lots being 17, 120, 121, 122, 123 and an area identified as "park lot" and the request involves a reconfiguration of the 6 lots to create a revised lot layout consisting of four (4) lots. Staff noted that the plat depicts the "park lot" area being absorbed into the adjoining lots 17R, 121R-A, and 122R-A. In addition, the former lot 123 is being absorbed into the newly configured Lots 17R and 122R-A. Staff stated that with the new lot configuration, the results are fewer lots with increased land areas. The proposed lot sizes for lots 17R, 122R-A and 121R-A consisting of 20,976 square feet, 8,783 square feet, and 11,753 square feet respectively. Staff added that there does not appear to be any proposed changes to Lot 120R configuration however, the lot is included on the subdivision plat. Staff stated that the plat does depict a land hook for an area consisting of 7,180 on the north side of LeConte Drive to connect the land with Lot 17R. The applicant has agreed to label the area as "open-space" and deem the area as non-buildable due to the location of the area in such close proximity with LeConte Creek. The proposed reconfiguration does not meet the minimum lot size requirements for Article VIII based on the topography of the property. However, due to the fact that the property is currently separated into six (6) lots, with four of the six lots not having public street frontage, the proposed reconfiguration of the lots does improve the situation from a lot size and public street frontage perspective. With the new lot configuration, there will be less density constructed due to the reduction in the number of lots, and each new lot has access to a public street

Mr. Richard Gehring a neighbor living at 834 LeConte Drive was present and stated that he has concerns related to the resubdivision of the lots. Mr. Gehring stated that the new lots have no driveway to them and to make them any larger with frontage along LeConte Drive would cause problems with the utilities and driveway locations. Mr. Robert Maples stated that until someone purchased the property and decided to do something with it that there was not an issue at hand. Mr. Gehring stated he had spoken to the City Attorney about Zoning Ordinance, Article's 901 & 902 and how that they would come into play with the redirection of the lots. Staff stated that Article IX, Section 901 affords the opportunity to appeal to the Board of Zoning Appeals if compliance with the provisions of the Zoning Ordinance requirements. Staff further noted that Section 902 related to the ability to combine lots if the lot frontages were less than the ordinance requirements. Staff noted however, in this case the frontage provided per the plat would meet the minimum of 50' as required by the ordinance.

Mr. Gehring stated that he felt that subdividing would take away the character of the subdivision. Mr. Gehring stated that the small lot configurations would not be consistent with other properties in the subdivision. Mr. Gehring stated that property owners with multiple lots had combined their respective lots into a single lot for building purposes. Staff stated that there had been some consolidation of lots but the mass majority of the subdivision consisted of similar lot sizes and configurations as proposed with the resubdivision plat. Mr. Robert Maples stated that in his opinion the proposed subdivision was an improvement to the existing situation in the matter that the lots would be bigger with public street frontage. Chariman Maples thanked Mr. Gehring for his comments but asked that the discussion be concluded.

Staff noted that the plat lacks the following: Signature of Ownership and Dedication; Utility Department Signature of Approval; E-911 Signature of Approval for Street Name; and Sevier County Electric System Signature of Approval. After a brief discussion, Mr. Bud Ogle made a motion to approve the request and Mr. Don Smith provided a second which was unanimously approved by the Board with all members voting "aye." Mr. Larry Claiborne abstained from the voting.

Review and consideration of a minor subdivision of Tax Map 127A, Group A, Parcel 26, 27, & Part of 28.01 located at 828 Crest View Drive, R-2 Zone, requested by Amy Hurst.

Staff presented the request consisting of a minor subdivision to consolidate Tax Map 127A, Group A, Parcels 26, 27, and Part of 28.01 into a single lot being "Lot 28R-2A," consisting of .37 acres (16,229 sq. ft) located at 828 Crest View Drive. Staff noted that the plat depicts the interior lot line deletion of all interior lot lines including the 16' right-of-way access easement that is encompassed within the private property boundaries. Staff stated that the deletion of the lines will result in a single parcel of .37 acres with a single-family dwelling. Staff explained that the surveyor has indicated that the recorded 16' right-of-way was designed and recorded to serve the upper portion of this property for vehicle access when the lots were in separate and different ownership. Now that the property is under a single ownership, the current owner wishes to consolidate the lots into a single lot which subsequently alleviates the need for the right-of-way area. Staff stated that the minor subdivision lacks the following information: revised side yard setback information to reflect 15'; revised Tax Map reference to removed Parcel 25 and add "a portion of Parcel 28.01;" Ownership and Dedication Signatures; Utility Department Signature of Approval; E-911 Signature of Approval; and Sevier County Electric System Signature of Approval.

After a brief discussion, Mr. Don Smith made a motion to approve the request and Mr. Larry Claiborne provided a second which was unanimously approved by the Board with all members voting "aye."

Review and consideration of proposed amendments to the Municipal Zoning Ordinance, Article VIII, being the Area, Yard, and Height Requirements, for certain changes to the R-3 (High Density Residential) District, requested by Staff.

Staff presented the request for a review and consideration of amendments to Article VIII, being the Area, Yard, and Height Requirements of the Municipal Zoning Ordinance. Staff explained that in a recent review of the Area, Yard, and Height Requirements for R-3 (High Density Residential) District, it was observed that the average and maximum height limitations are less than the R-2 (Medium Density Residential) District. Further, the density allotments for the R-3 District are the exact same as the R-2 and R-1 Districts which is .5 Floor Area Ratio (F.A.R). Staff stated that the current Zoning Ordinance Use Provisions (Article VII) are designed to be "progressive" in density and types of uses permitted in each district beginning with lower densities at the R-1 (Low Density Residential) District up to higher densities and uses at the various commercial districts.

Staff noted that each district establishes specific uses and densities that are allowed and with each level the uses and densities increase to allow for more permitted uses and at higher densities. Further, each district will typically allow the uses established in lower density districts to be carried over into the next higher district and progresses through to the highest of densities in the commercial districts. However, in the case of the R-3 District, while the uses of the R-2 and lower density districts are all permitted uses in the R-3 District, they cannot be built at the same height standards established for the R-2 District which is 48' average and 60' maximum. The height limitation for the R-3 District are 36' average and 48' maximum (see attached Article VIII). As such, buildings and structures could not be constructed in the R-3 District as allowed in the R-2 District, even though the R-3 is considered a "High Density Residential" District. This is due to the fact that the height is less in R-3 and the allowable density is the same (.5 FAR), for both districts As such, Staff is recommending that at a minimum the R-3 District height limitations be increased to 48' average and 60' maximum to match the R-2 Zone limitations. Also, Staff is recommending that consideration be given to increasing the R-3 floor area ratio from the current .5 to a minimum of 1.0. This would establish a density allotment that falls in between the lower density residential districts and commercial density allotments.

The Board, while agreeing with the increased height limitations to the R-3 District, voiced concerns regarding the increase to the density or floor area ratio for the R-3 District. After a brief discussion, Mr. Robert Maples made a motion to approve the request to increase the average and maximum height limitation with the recommendation that floor area requirements remain as they are currently adopted. Mr. Don Smith provided a second which was unanimously approved by the Board with all members voting "aye."

Adjournment

The meeting was adjourned at 5:50 p.m. upon a motion by Mr. Larry Claiborne and second by Mr. Bud Ogle which was unanimously approved by the Board.

Approved:

Jackie Leatherwood — 7/16/20

Planning Commission Secretary — **Date**