

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
JANUARY 18, 2024
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Chad Reagan
Jay Horner
Cam Caton
Kirby Smith

MEMBERS ABSENT

Jackie Leatherwood
Candance Ogle Morton
Larry Claiborne

OTHERS PRESENT

Mahavir Patel
Gus Floodquist

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

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Kirby Smith called the meeting to order at 4:00 P.M. The minutes of the December 21, 2023, meeting were unanimously approved following a motion by Mr. Jay Horner and a second by Mr. Chad Reagan.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for final PUD site plan approval for “Lon Road Tiny Home RV Park,” being Tax Map 117N, Group B, Parcels 20 and 21, located at Lon Road and Walnut Road, C-2 Zone, requested by CEC, Inc.

Staff informed the Board that this item will be officially removed from the agenda for their review and consideration due to a lack of items.

Review and consideration for preliminary commercial site plan approval for “The Scoundrel,” being Tax Map 126N, Parcel 8, located at 305 Airport Road, C-1 Zone, requested by Robert G. Campbell and Associates.

Staff presented the request for a preliminary commercial site plan approval for “The Scoundrel,” that will be located at 305 Airport Road. *The Scoundrel* is a boutique style hotel that is a part of the Marriot brand that will be located directly across from the Gatlinburg Convention Center. The proposed hotel will have 111 units and will provide parking on-sight as well as parking off-premises that will be located less than 400 feet from the hotel entrance. According to Article IV of the Gatlinburg Zoning Ordinance, Section 402.19, “If off-street parking space required above

PC Minutes

1/18/2024

2 | Page

provided on other off-street property provided such space lies within four hundred (400) feet of the main entrance to such principal use.” Staff mentioned that following the Technical Review Committee’s review the applicant was able to satisfy all missing information that allows them to meet all criteria for preliminary site plan approval. Staff mentioned that the proposal would need a final building plan and final landscape plan to receive complete approval.

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

Review and consideration for preliminary PUD site plan approval for “John’s Branch Apartments,” being Tax Map 117, Parcel 29, located at 1274 Johns Branch Road, R-2 Zone, requested by Robert G. Campbell and Associates.

Staff presented the request for a preliminary PUD site plan for “John’s Branch Apartment,” to be constructed at 1274 Johns Branch Road. The 15-acre parcel was annexed into the City of Gatlinburg officially in July 2023. The PUD site plan included plans for a 64-unit apartment complex. The units are two-story, two-bedroom, two-bathroom, and the complex will consist of eight (8) buildings. The applicant was also able to provide staff with lacking information prior to the Planning Commission meeting, satisfying all lack of information.

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

Unscheduled Items

Adjournment

The meeting was adjourned at 4:15 p.m. upon a motion by Mr. Cam Caton and second by Mr. Jay Horner.

Approved:


Planning Commission Secretary

2.15.24

Date