

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
AUGUST 17, 2023
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Kirby Smith
Cam Caton
Chad Reagan
Jay Horner
Candance Ogle Morton

MEMBERS ABSENT

Larry Claiborne
Jackie Leatherwood

OTHERS PRESENT

Phillip Derosia
Joe Shults
Brian Davin

Staff Representatives: Jeff Ownby, Building and Planning Director
 Dalton York, Assistant City Planner
 Joe Barrett, ETDD

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Kirby Smith called the meeting to order at 4:00 P.M. The minutes of the July 20, 2023, meeting were unanimously approved following a motion by Mr. Jay Horner and a second from Mr. Chad Reagan.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a proposed unused right-of-way closure on Long Branch Road, requested by Robert G. Campbell and Associates.

Staff presented a proposal to close an unused right-of-way located on Long Branch Road. The closure comes at the request of the parcel owners. The purpose of this closure is to combine those properties to construct a new hotel on the site(s). Staff did reference the original plat, drawn up in 1951, edited a few times over the next years, that depicts the expectation for a large future development. The unused right-of-way was never accepted and/or approved by the city, the right-of-way exists only because it was originally platted. At the owner's request, they would like to close the right-of-way, and remove it from the plat so that they may construct a hotel along the river.

Following the discussion, Mr. Chad Reagan made a motion to approve the request as presented. Mr. Jay Horner provided a second with all members voting, "aye."

Review and consideration for preliminary site plan approval for a multi-family development, "Morton Road Townhouses," being Tax Map 117, Parcel 143, located at 849 Morton Drive, C-5 Zone, requested by Venture Contracting.

Staff presented a request for preliminary site plan approval for a multi-family development to be constructed at 849 Morton Drive. The preliminary site plan includes plans for a 6-plex condominium. The plans show six, two-story, 2,126 square foot units that would serve as long-term residential housing. There are some challenges facing the development, Morton Drive is a single-lane, narrow road that would not be suitable for additional travel, even for a smaller development such as this. To widen the road, the applicant would have to get permission from the Whaley family to do so since there is not a right-of-way originally platted on that road. Staff did mention that there could be access from Glades Road, but the steepness of the potential road would be difficult to adhere to zoning regulations. Staff also presented a letter from most of the residents expressing concern about this preliminary site plan being passed. The residents do not want additional cars accessing the road. Mr. Chad Reagan brought up the issue of emergency access due to the single-lane, narrow road, another concern of Staff.

Following a lengthy discussion amongst Staff, Applicants, and the Board, Mr. Chad Reagan made a motion to table the request. Mr. Cam Caton provided a second with all members voting, "aye."

Review and consideration for preliminary site plan approval for "Lon Road Tiny Home RV Park," being Tax Map 117N, Group B, Parcels 20 and 21, located on Lon Road, C-2 Zone, requested by CEC, Inc.

Staff presented a request for preliminary site plan approval for "Lon Road Tiny Home RV Park," located on Lon Road. The proposal is for five (5) tiny home and a twenty-five (25) unit RV park on close to two acres on Lon Road. The site plan shows the locations of the tiny home being situated in a manner to not disturb large parts of the parcel that lie in our Hillside Overlay District. The plan included a loop road that will have the RV sites on it. Staff mentioned there are utilities available on site, and there is access for emergency services. The plan provided meets all requirements, from a zoning standpoint, for preliminary approval. The items lacking are a landscape plan and a full utility plan.

Following a discussion, Mr. Chad Reagan made a motion to grant preliminary site plan approval. Mr. Jay Horner provided a second with all members voting, "aye."

Review and consideration for preliminary site plan approval for an amusement attraction, being Tax Map 117, Parcel 236.01, located at 1602 East Parkway, C-2 Zone, requested by Shannon Akey.

Staff presented a request for preliminary site plan approval for an amusement attraction to be constructed at 1602 East Parkway. The proposal is for a miniature golf course and go-kart track right across from the Hidden Hills development. The proposed amusement attraction is on a parcel the runs right by Dudley Creek. Staff mentioned there are a few items needed prior to full approval, and the applicant is aware that getting approval from TDOT to access and use the curb cut in front of the parcel, getting the parcel zoned properly. The appropriate zoning required for this type of development would be C-4 (Recreation Commercial) District. There is also a flood zone on the property, the applicant is currently working on the details pertaining to that. All

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proposed construction will be at ground level. There is a setback requirement for amusements in the Gatlinburg Municipal Code that requires that the attractions be fifty (50) feet off the right-of-way line. With that requirement, the applicant will have to do some reconfiguring on the layout of the proposed amusement attraction.

Following a discussion, Mr. Jay Horner made a motion to grant preliminary approval for the amusement attraction. Mr. Cam Caton provided a second with all members voting, "aye."

Unscheduled Items

Adjournment

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

Approved:

Jacmie Leatherwood
Planning Commission Secretary

9/21/23
Date

