MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
February 18, 2021
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT	MEMBERS ABSENT	OTHERS PRESENT
Robert Maples	Jackie Leatherwood	Clay Dalton
Kirby Smith	Bud Ogle	Twinkle Patel
Larry Claiborne		Tom Headla
Don Smith		Steve Drummer
Cam Caton		Vjmal Patel
		Brian Davin
		James Tomiezek
		Sunil Patel
		Joe Lelonek
		Gus Floodquist

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 January 21, 2021, meeting were unanimously approved following a motion by Mr. Don Smith and a second by Mr. Kirby Smith.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a proposed rezoning of Tax Map 126N, Group G, Parcel 001.00, from C-1 (Tourist Commercial) District to C-2 (General Business) District, located at 321 Reagan Drive, requested by Vimal Patel.

Staff presented a request for a proposed rezoning of Tax Map 126N, Group G, Parcel 001.00, from C-1 (Tourist Commercial) District to C-2 (General Business) District, located at 321 Reagan Drive. Staff stated that the property at one time had been a C-2 (General Business) District Zone and the owners were just looking to get back to the C-2 Zone to help with the height of the hotel. Staff stated that the property is just under an acre. Staff stated that the property is surrounded on three sides with property currently zoned C-2. Mr. Steve Drummer, the Civil Engineer for the project stated they would be proposing a 90-room hotel with parking off Reagan Drive and entry for parking from Hillvale Lane. Mr. Kirby Smith ask if it would be 3 stories with parking under. Mr. Drummer stated that it would be a four-story building with parking under the building. Mr.

Drummer stated that 1/3 of the parking would be in the front and 2/3 parking would be in the back. Staff stated that several call regarding the property had been received regarding the height of the building and the impact to the properties located on E. Holly Ridge Road. Staff stated that the building is approximately 140' to 200' from Hillvale Lane so that the impact to the view from East Holly Ridge Road should be minimal. Staff also noted that the proposed building height does not exceed the 60' at its maximum height but does exceed the average height of 48'

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

Review and consideration for a subdivision of "Cottage Gardens, Phase I & Phase II," being Tax Map 126J, Group C, Parcel 22.00 & 22.01, located at Campbell Lead Road, R-2 Zone, requested by Chuck Laney and Sons.

Staff presented a request for a proposed 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. Staff stated that the applicant, Mr. Chuck Laney, is removing a portion of the property from the PUD to stand as an independent parcel. Staff stated that 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 noted that the current "Tract 2" is the primary area where the PUD has been developed with single family dwellings. The PUD was approved for 13 units, some of which have been reconstructed following the wildfires of 2016. Staff added that the property has been divided so that the PUD can exists 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. 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 a 1.56-acre area located on the west boundary area of "Tract 2." Staff stated that there would be road frontage for both parcels and that public utilities available for the properties.

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. Don Smith made a motion to approve the request and Mr. Larry Claiborne provided a second which was passed with members voting "aye".

Review and consideration for a re-subdivision of "Carr-Huskey Property" being Tax Map 127H, Group B, Parcels 36.00 & 37.00 located on 311 Sterling Drive, R-2 Zone, requested by David Carr.

Staff presented a request for a proposed final plat approval for a minor subdivision consisting of the re-subdivision of Tax Map 127H, Group B, Parcels 36 and 37 to reconfigure the interior lot line. Staff stated that the request consists of the reconfiguration of the interior lot line between Parcels 36 and 37 to create two (2) revised lots being "Lot 1" consisting of .619 acres and "Lot 2" consisting of .575 acres. The two existing lots currently are .45 acres and .75 acres. The purpose of this survey is to provide for a revised interior boundary line which results in a more equal distribution of the property area between the two lots. Staff added that both lots front on Newman

Road but will share a joint use driveway that extends to Sterling Drive. The properties are currently being developed with two single family dwellings and are served with public water and sewer. Staff stated the reconfiguration of the interior lot lines between Parcels 36 and 37 would help to open the parcel to be more equal in size. Staff noted that the final plat lacks the following: Certifications and signatures of Owners; Gatlinburg Utility Department Signature of Approval; E-911 Signature of Approval; Sevier County Electric System's Signature of Approval.

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

Review and consideration for a re-subdivision of "Robert E. Lee Motel Property," being Tax Map 126N, Group E, Parcels 21.00, 22.00 & 42.01, located at 349 East Holly Ridge Road, C-2 Zone, requested by Clay Dalton for Geoffrey Hahm.

Staff presented a request for a proposed for a minor subdivision of the "Jack Huffs Motor Court" and Robert E. Lee Motel" properties being Tax Map 126N, Group E, Parcels 20, 21, 22, and 42.01, located off E. Holly Ridge Road. Staff stated that the request consists of a re-subdivision of a Tax Map 126N, Group E, Parcels 20, 21, 22, and 42.01 to convey an approximate 25' portion of the Jack Huff Motor Court property to the adjoining Robert E. Lee Motel and remove the interior lot lines associated with the Robert E. Lee Motel to create a single parcel consisting of 1.3 acres. Staff added that the plat depicts an area of .29 acres or 12,470 square feet of the Jack Huff Motor Court property to be combine with the adjoining Robert E. Lee Motel property. The area is approximately 25' in width and runs along the east boundary of the Robert E. Lee Motel property. Staff noted that in addition, the plat depicts all the interior lot lines currently associated with Parcels 21, 22, and 42.01 which currently make up the Robert E. Lee Motel property, to be deleted to a single parcel of 1.3 acres. The remaining acreage of the Jack Huff Motor Court property is depicted 4.71 acres. Staff also recommend that the off-set property line boundary referenced in Instrument Book 3918, Page 121 that is associated with the Robert E. Lee Motel property, be adjusted to align with the outside edge of E. Holly Ridge Road. This will require a recalculation and revision of the property area.

Mr. Clay Dalton stated that they were looking to purchase 25' from the Jack Huff Motor Lodge. Mr. Robert Maples ask if they would be using the purchased footage for the parking. Staff stated that the area purchased would be allowing them to move the building back and add parking to the front area. Staff stated that backing into the street was no longer allowed in this area. Mr. Robert Maples ask why the change. Staff stated that after the wildfires the owners had 2 years to build back with a grandfathered status under the ordinance provisions approved by the City Commission. However, this property was not rebuilt and therefore subject to the current zoning requirements. Staff added that the minor subdivision lacks the following information: Ownership and Dedication Signatures of both property owners; Utility Department Signature of Approval; E-911 Signature of Approval; Sevier County Electric System Signature of Approval.

After a brief discussion, Mr. Larry Claiborne made a motion to approve the request with the revisions and addition to signatures and Mr. Cam Caton provided a second which was passed with members voting "aye".

Review and consideration for a site plan approval for "Gatlinburg Apartments, LLC," being Tax Map 126N, Group K, Parcels 24.00, 34.00 & 35.00, located at 309 Hughes Road, C-2 Zone, requested by Gatlinburg Apartments 2, LLC.
Staff presented a request for a proposed commercial over-flow parking lot for Gatlinburg Apartments 2, LLC, property and being Tax Map 126N, Group K, Parcels 24, 34, and 35, located on Circle Drive and Hughes Road. Staff stated that the request consists of a redevelopment of a commercial site to create a 48-space parking lot area to serve as an over-flow parking lot to the adjacent apartment complex located at 309 Hughes Road. The subject property is the former location of the "Ogle's Carpet" business that was destroyed in the 2016 wildfires. The plan depicts the removal of the concrete and asphalt areas associated with the former retail carpet business to create the 48-space over-flow parking area that will connect to the adjacent apartment property. The plan shows that a connection will be made between the two properties and extend to the south end of the property where a connection will be made to Circle Drive. The plan depicts an improvement area of 14,295 square feet. The parking lot area will be re-graded with an overall rise from north to south of approximately 12 feet in elevation which results in a grade of approximately 5%. Staff noted that the erosion control notes need to be revised to indicated "City of Gatlinburg" requirements. The plan indicates that the net increase of impervious area is 321 square feet with the new parking area. Storm water calculations have not been provided regarding the pre and post construction run-off rates. Staff added that the site plan lacks the following: detail landscape plans indicating types, sizes and locations of planting; and storm water calculations.

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

Review and consideration for a site plan approval for "Parkview Resort at Gatlinburg Falls," being Tax Map 117, Parcel 063.00, located at Ridge Road, R-1 & R-2 Zones, requested by Matt Sprinkle, CEC. Staff presented a request for a proposed revised PUD site plan approval for "Parkview Resort at Gatlinburg Falls," for site additions to the existing PUD that is located off Ridge Road and Cheshire Court, and further being Tax Map 117, Parcel 63.00. Staff presented the request to amend the Planned Unit Development site plan for "Parkview Resort at Gatlinburg Falls," located off of Ridge Road that includes the removal of approximately eight (8) previously approved unit locations to be replaced with a single large cabin at the end of "Resort Way," The original PUD site plan included several units to be constructed along the remainder of Resort Way in similar fashion that has been constructed with the existing 15 cabins. The revisions propose improving the remainder of Resort Way to a location where the large cabin will be constructed, approximately 1200' from the last constructed cabin on Resort Way.

Staff stated that the plan depicts an approximate 1275' extension of Resort Way to a proposed connection point with Galloway Lane, a City Street. The connection with Galloway Lane will be a gated emergency access only connection that will not be open for public access. The proposed road is shown at 18' in width and ranges in grades with the maximum road grade shown at 9.32%. In discussion with the Fire Department, the road width will need to be increased to a minimum of 20' for the entire length of the road. The plan shows a large turnaround area in the location of the cabin at Sta. 11+00 which is adequate for emergency turnaround. The grade in the turnaround area will need to be at 3% or less.

The unit will be served by the private water and sewer utilities within the development. A 6" water line will provide water service and the plan depicts a new fire hydrant to be located within 100' of the proposed cabin development. The sewer service line is shown as an 8" line with a series of manholes located within Resort Way. The sewer line is depicted to extend down to an existing sewer manhole located in Cartertown Road. The Gatlinburg Utility Department will need to verify and approve the proposed connections and capacities of the project request.

An updated stormwater calculation plan has been provided that indicates that the post construction peak flow calculation for a 2 yr., 5 yr. and 10 yr. storm is less than the pre-construction flow. The drainage plan indicates that a combination of 15", 18", and 48' drainpipes along with catch basins will be installed within the improved area of Resort Way to capture the project drainage. The plan depicts a few discharge points along the lower side of the private street. Also, a maintenance plan for the permanent storm water controls is needed for the site for recording purposes to ensure continued maintenance responsibilities with the system. The plan shows that forty parking spaces will be provided for the cabin and that a solid waste collection area will be located on the west end of the parking lot. The Gatlinburg Sanitation Department will need to review and approve the proposed location and configuration of the solid waste collection pad. The plan lacks the following information: detailed landscape plan, a geotechnical soils report for Critical Slope Floating Zone requirements; a viewshed to verify compliance with Hillside Overlay District Provisions, and a revised road improvement plan depicting a minimum of 20' of road width.

Mr. James Tomiczek with CEC presented drawings of the eight (8) cabin units that were no longer going to be built in the resort. Mr. Tomiczek stated that in place of the eight (8) cabins they would be adding a 30-bedroom cabin at the end of the cul-de-sac. Mr. Tomiczek added that the cabin would be similar to the cabin located at the corner of Dudley Creek Road. Mr. Tomiczek stated that in doing this the turnaround for emergency vehicles would be able to turn around as needed. Mr. Tomiczek stated that if emergency vehicles were needed that now it would be for one unit rather than the 8 units in the original plan. Mr. Tomiczek stated that Galloway would only be used for emergency access only. Mr. Robert Maples asked about the storm water piping and what size was being proposed for the piping. Mr. James Tomiczek stated it would be a size 48. Staff stated that the Fire Department has requested that area of the road be made 20' wide. Mr. Robert Maples ask if the road width would be change to a 20' needed by the Fire Department. Mr. Tomiczek stated the changes would be made to the Fire Department request. Staff stated the 30-bedroom unit would be fully sprinkled with a 13R System.

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

Adjournment
The meeting was adjourned at 6:30 p.m. upon a motion by Mr. Larry Claiborne and second by Mr. Don Smith which was unanimously approved by the Board.

Approved:

Robert Maples | 4-15-21

Planning Commission Secretary | **Date**