

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
DECEMBER 19, 2024
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Kirby Smith
Larry Claiborne
Candance Ogle Morton
Jay Horner
Cam Caton

MEMBERS ABSENT

Jackie Leatherwood
Chad Reagan

OTHER PRESENT

Jeremy Puckett

Staff Representatives: Gary Carver, Planning Director
Dalton York, Assistant City Planner
Jodi Bible, Executive Secretary
Ekem Amonoo-Larsen, ETDD

CALL TO ORDER AND APPROVAL OF MINUTES

Planning Commission Chairman, Mr. Kirby Smith, called the meeting to order at 4:00 P.M. The minutes of the November 21, 2024, meeting were unanimously approved following a motion by Mr. Larry Claiborne and a second by Mr. Jay Horner.

STAFF REPORT

Planning Director, Gary Carver, introduced the City's new Building Director, Kelly Janis.

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for proposed rezoning being Tax Map 126N, Group E, Parcel 48 from R-2 (Medium Density Residential) District to C-2 (General Business) District located at 151 W. Holly Ridge Road, requested by The Land Surveyors, Inc.

Staff presented the request for a proposed rezoning being Tax Map 126N, Group E, Parcel 48 from R-2 (Medium Density Residential) District to C-2 (General Business) District. The intent proposed to staff for the rezoning request is to allow for the placement of two smaller cabins (one or two bedrooms) on the parcel rather than the currently allowable eight plus bedroom cabin. A preliminary site plan was produced from the requestor so that the Board may see the intent of the proposed rezoning in the form of a site layout. Staff also verified with our East Tennessee Development District representative to confirm that this request would not be considered spot zoning due to the C-2 (General Business) District access that enters the small R-2 (Medium Density Residential) District neighborhood. Staff provided the applicable regulations being Article VII, Section 703 (R-2 Medium Density Residential) and Section 707 (C-2 General Business).

Following a brief discussion, Mr. Larry Claiborne made a motion to recommend the proposed rezoning to the Board of Commissioners for their review and consideration. Mr. Jay Horner provided a second with all members voting, “aye.”

Review and consideration for a proposed rezoning being Tax Map 126O, Group B, Parcels 33 and 34 from R-3 (High Density Residential) District to C-2 (General Business) District located at 433 and 439 Winfield Heights Road, request by CEC, Inc.

Staff presented the request for a proposed rezoning being Tax Map 126O, Group B, Parcels 33 and 34 from R-3 (High Density Residential) District to C-2 (General Business) District located at 433 and 439 Winfield Heights Road. This request is being revisited per the suggestion of the City’s attorney since there were discrepancies on the requestor’s behalf during their previous request at the July 19, 2024, Planning Commission meeting. The error was corrected and verified by Staff prior to issuance of the rezoning letters for this most recent request. The deadline for this month’s meeting fell on Wednesday, December 4, 2024, the rezoning letters were posted December 5, 2024, 14 days prior to the meeting date. The parcel addressed 433 Winfield Heights Road currently has an approved Bed and Breakfast under construction. The parcel addressed 439 Winfield Heights Road currently has one operating Tourist Residency as of 12/13/2024. The request has been submitted with the goal of increasing the density allotment for each parcel to potentially expand upon the Bed and Breakfast development.

Over the past year, Staff and the developer have been working to acquire access off Ski Mountain Road to eliminate the concern of spot zoning and to alleviate concern about accessing future developments. The developer has been able to acquire access from Ski Mountain Road to serve each requested parcel while remaining able to meet the City’s driveway and road standards.

Staff has received letters in opposition to the rezoning, mostly due to the current access point and E-911 being registered, some expressed concern in lack of notice, but there is no clear definition of “ample notice,” per our Zoning Ordinance. Staff also received a letter from a representative of a few of the adjoining property owners requesting that Staff postpone the review of the rezoning, but the item will be reviewed two more times by our Board of Commissioners with the first reading being Tuesday, January 7, 2025, at 6:00 p.m. The letter in its entirety is available in the Winfield Heights rezoning file located in the Planning Department. Applicable regulations include Article VII, Section 705 (R-3 High Density Residential) and Section 707 (C-2 General Business).

Following a brief discussion, Mr. Larry Claiborne made a motion to recommend the proposed rezoning to the Board of Commissioners for their review and consideration. Mr. Cam Caton provided a second with all members voting, “aye.”

Review and consideration for commercial site plan approval for “McKinney’s Market,” being Tax Map 127A, Group B, Parcels 7, 8, and 33, C-2 Zone, located at 831 East Parkway, requested by Cantrell Engineering & Surveying.

The request is to reconstruct “McKinney’s Market,” which perished in the 2016 Wildfires. The development is proposed to offer a gas station, market, and restaurant. The development will offer a drive-thru window for customers as well. All uses proposed would be allowable within the C-2 (General Business) District. The previous submittal reviewed by Planning Commission included a car wash, that has been removed from this proposal but is intended to be added later. Staff

informed the Board that during the initial review there were a few items that were missing which included Environmental Design Review Board submittal for the signage and exterior aesthetics, TDOT permit will be needed for access modifications off East Parkway, a full set of building plans, which were provided to Staff on December 19, 2024. Applicable regulations pertaining to the request includes Zoning Ordinance Article IV, Section 402 (Off-Street Automobile Parking), Section 407 (Site Plan Regulations for Multi-Family, Commercial, and Industrial Uses), Section 407.3 (Landscaping Requirements); Article VIII, Section 707 (C-2 General Business District).

Following a brief discussion, Mr. Larry Claiborne made a motion to approve the request contingent upon TDOT verification for curb cut, landscaping plan, and a combination plat. Mr. Jay Horner provided a second with all members voting, "aye."

Review and consideration for commercial site plan approval for "The Reserve at Powdermill," being Tax Map 117, Parcel 127, R-2 Zone, located at 827 Powdermill Road, requested by Dustin Cole.

The request is to construct a 12-unit, two-story townhome development. The development will include two total buildings, building one is shown to provide five (5) three-bedroom units and the remaining building two is shown to consists of seven (7) three-bedroom units. The minimum required parking space count for the proposed development is 22 spaces, the full 22 spaces have been provided on the site plan with noted areas for the interior landscape planters. During discussions with the developer, it has been stated that the intent is to sell the unit individually and allow the buyer to utilize the property as they see fit. The applicant was able to provide a full set of building drawings to the Building and Planning department prior to Planning Commission review that was deemed ample for the purposes of approval. Planning Staff did mention that the development would need to go before the Environmental Design Review Board for their exterior aesthetic along with any signage for the complex. There are a few other missing items from the submittal which include a landscaping plan person Section 407.3, a tree survey per Title 14, Chapter 3 of the Gatlinburg Municipal Code. Applicable regulations pertaining to the request includes Zoning Ordinance Article IV, Section 402 (Off-Street Automobile Parking), Section 407 (Site Plan Regulations for Multi-Family, Commercial, Industrial Uses), Section 407.3 (Landscaping Requirements); Article VII, Section 703 (R-2 Medium Density Residential District).

Following a brief discussion, Mr. Jay Horner made a motion to approve the commercial site plan contingent upon the submittal of a full landscaping plan and tree survey prior to permit issuance. Mr. Larry Claiborne provided a second with all members voting, "aye."

Review and consideration for a proposed new amendment to the Gatlinburg Zoning Ordinance, Article IV, Section 407, being Parking Lot Interior Landscaping and General Provisions, requested by Staff.

Staff presented a proposed new amendment to the Gatlinburg Zoning Ordinance, being Parking Lot Interior Landscaping and General Provisions, of Article IV, Section 407. The proposed new amendment reads, "An Ordinance to amend the Gatlinburg Zoning Ordinance, being Ordinance No. 830, be adding Section 407.3.3.4 requiring pay to park commercial parking lots in the C-1 Zoning District to be paved with asphalt, concrete, or other permanent paving." A few members inquired about which commercial zoning districts allowed for commercial parking lots, and Staff replied with any allowable use in C-1 district is allowed in the other commercial zoning districts.

Following a brief discussion, Mr. Larry Claiborne made a motion to approve the new proposed amendment with the deletion of, "in the C-1 Zoning District," from the text. Mr. Cam Caton provided a second with all members voting, "aye."

Unscheduled Items

Adjournment

The meeting was adjourned at 4:20 p.m. upon a motion by Mr. Jay Horner and a second motion provided by Ms. Candace Ogle Morton.

Approved:

Jackie Heatherwood
Planning Commission Secretary

1.16.25
Date