MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
May 16, 2019
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT	MEMBERS ABSENT	OTHERS PRESENT
Robert Maples	Larry Claiborne	Chuck Laney
Kirby Smith	Charlie Moore	James Tomiczek
Don Smith	Jackie Leatherwood	Gus Floodquist
Bud Ogle		David Hurst
		Bryce Bentz
		Jeremy Puckett

Staff Representatives: David Ball, Building & Planning Director
Penny Douglas, Executive Secretary
Joe Barrett, ETDD

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Robert Maples called the meeting to order at 5:00 P.M. The minutes of the April 18, 2019 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 plat approval of a minor subdivision of "Phi Beta Phi Tract 1 Lot 3R," being Tax Map126M, Group A, Parcel 33.01, located at 576 Parkway and "Phi Beta Phi Tract 1-R," being Tax Map 126M, Group A, Parcel 33.04, located at 125 Cherokee Orchard Road, C-1 Zone, requested by Robert Bentz.

Staff presented the request consisting of a proposed minor subdivision of Tax Map 126M, Group A, Parcels 33.01 and 33.04 to relocate the interior property line boundary between the "Pi Beta Phi Elementary School" and the "Anakeesta" Development. Staff added that the request consist of the transfer an area of approximately 23,924 square feet from the Sevier County School Board Property to the Silverbell Parkway, LLC Property by way of the re-platting of the interior lot line to a location south of the current lot line. Staff noted that the line was being re-platted with exception of a 105.87 section located on the west side of the property which will remain in its current location. Staff noted that there is also a proposed 20' x 40' tree protection area (800 sq. ft.) that is being maintained between the two properties to offer protection to the existing, historic hardwood tree that currently exists. Staff noted that the access easement on the west portion of the property is expanded from 2,647 sq. ft. to 2,668 sq. ft.

Staff stated that the minor subdivision as proposed will result in lot sizes for each of the lots as follows:

“Lot 1-R” – 5.99 acres (Pi Beta Phi Elementary School Property)
“Lot 3-R” – 2.66 acres (Silverbell Parkway LLC Property).

Staff stated that the plat lacks the following information: Revised zoning district information, flood boundary information, monuments for all property corners, property improvements i.e. buildings, Owners Signatures, Signatures of approvals for Utilities, Sevier County Electric System, and Signatures for Recording. Following a brief discussion, Mr. Bud Ogle made a motion to approve and was seconded by Mr. Kirby Smith. The motion was unanimously approved by the Board with all members voting “aye.”

Review and consideration for site plan approval for “Silverbell Parkway LLC,” frontage parking lot expansion, being Tax Map 126M, Group A, Parcel 33.01, located at 576 Parkway, C-1 Zone, requested by Robert Bentz.

Staff presented the request for a proposed 72 space parking lot expansion of an existing pay parking lot to be located on a 2.66 acre lot being Tax Map 126, Group A, Parcel 33.01 and further being referenced as the Silverbell Parkway, LLC Property.

Staff explained that the site plan depicts the new parking area to be located on the 23,924 square feet area that was added to the property in the previous items subdivision transfer of property. Staff noted that the site plan depicts the additional spaces to be placed perpendicular to the new property line boundary with the Pi Beta Phi property and perpendicular to the existing parking spaces currently located on the property. The plan also depicts an area of porous grass or aggregate pavers between the new spaces and the existing spaces as well as a landscape area along the common property boundary with the Pi Beta Phi Property. The drainage plan proposes a drainage ditch between the school property and the parking lot area to capture drainage and transport the runoff to a catch basin located in an area on the southeast corner of the parking lot which will tie into a 15” drain pipe system. There has been no storm water drainage calculations provided for the additional parking spaces to verify whether the existing drain pipe system is adequate to handle the additional runoff and to maintain pre and post runoff conditions for the site.

Staff added that the site plan lacks the following information: storm water drainage calculations; landscape plan; and a utility plan for lighting. Following a brief discussion, Mr. Don Smith made a motion to approve subject to the lacking items and approvals which was seconded by Mr. Kirby Smith. The motion was unanimously approved by the Board with all members voting “aye.”

Review and consideration for a plat approval of a re-subdivision of “Tract 16 - LeConte Properties,” located on Cliff Branch Road, being Tax Map 126I, Group E, Parcel 5.00, R-2 Z one, requested by Marcus Whaley for Ken Webster.

Staff presented the request and explained that the request consist of a subdivision of Tract 16 to create two (2) lots being “Lot 16-A” (6.26 ac.) and “Lot 16-B” (1 ac.). The plat depicts the two lots to front on Cliff Branch Road and “Lot 16-A” to also front on Mt. View Drive. The two properties also appear to have access to an existing private 25’ right-of-way which enters the property on the western property boundary from Laurel Road. The proposed subdivision appears to meet the minimum lot size requirements based on the grade for "Lot 16-B" is less than a 50% natural grade.

Staff noted that the subdivision plat lacks the following information: Owner's Signature of Ownership and Dedication; Sevier County Health Department Signature; Gatlinburg Utility Department Signature of Approval; Sevier County Electric System Signature of Approval; E-911 Signature of Approval. Following a brief discussion, Mr. Bud Ogle made a motion to approve and was seconded by Mr. Don Smith. The motion was unanimously approved by the Board with all members voting "aye."

Review and consideration for a commercial site plan approval for "Mountain Loft-Bluegreen Resorts," located at 370 Vacation Way, being Tax Map 127, Parcel 001.00, C-2 Zone, requested by Civil & Environmental Consultants, Inc.

Staff stated that the request consist of site plan approval for site improvements to the existing "Mountain Loft – Bluegreen Resorts" Property. The plan indicates that modifications to the existing site will be made to incorporate a proposed miniature golf course, fire pit area, observation/sun deck area, picnic area, and new sidewalk areas for pedestrian use throughout the new amenities area. The plan also depicts 6' by 26' pedestrian bridge addition to the pedestrian route.

Staff added that the plan does proposed minor grading on the property with the most substantial grading to occur in the area of the new miniature golf course. There is a new 3' wide by 5' deep infiltration ditch proposed along the southeast boundary of the golf course which ties into an existing drainage swale. The plan also depict a series of retaining wall structures along the new pedestrian sidewalk that is located between the new wooden deck and gas fire pit area. The highest wall section does not exceed 15'and the property will be re-sloped at slopes better than a 2:1 slope below the new wall sections. No storm water calculations have been provided at this time to determine the impacts if any, of the site improvements. Prior to development permits, verification that the pre and post runoff conditions are not decreased must be provided to the City.

The site plan lacks the following: utilities plan, storm water plan with calculations, and a landscape plan. Following a brief discussion, Mr. Don Smith made a motion to approve and was seconded by Mr. Kirby Smith. The motion was unanimously approved by the Board with all members voting "aye."

Review and consideration for a preliminary Planned Unit Development site plan approval for "Cabins in the Sky Treehouse Development," located at 222 Savage Garden Road, Tax Map 137C, Group C-1, Parcel 2.00, C-1 Zone, requested by Norvell & Poe Engineers, LLC.

Staff presented the request consist of preliminary PUD site plan approval for site improvements to the existing zip-line development off of Savage Gardens Road. Staff noted that the proposed site plan depicts the addition of fifteen (15) treehouse units to be constructed on the property. The plan shows that the existing check-in office and bathroom to be enlarged to create a check-in office with a bath house facility for the treehouse occupants. The plan includes a series of gravel pathways/walking trails connecting the treehouse units to the proposed access road and parking areas. The gravel walking trails are shown at 4' width. Staff stated that the final grade of the trails will need to be reviewed and approved by the Fire Department to ensure emergency access to the treehouse units.

Staff explained that the plan also depicts the grading and widening of the main access road that exists on the property. The road profile indicates that the road will consist of grades ranging from 11.3% up to a maximum of 18% grade. Staff stated that the Fire Department has reviewed the proposed road grade and has verified that the 18% grade is acceptable provided the improved pavement width is no less than 20' and the turnaround area is 3% grade or less. Staff noted that the Board will need to grant a variance for the section of road grade in excess of 15%. The plan also depicts that a new fire hydrant will be located near the termination point of the access road. The utility plan shows that a private master meter will be located near Savage Gardens Road and from there a new six (6") ductile iron water line will be extended up to the new fire hydrant. The bathhouse is currently connected to both water and sewer through connections made in Savage Gardens Road.

The plan shows a retaining wall that runs parallel the access road with wall heights up to nine (9) feet. There is also depicted additional retaining walls located at the turnaround area and along the parking area adjoining treehouses 16 – 18. Based on the topography, it does appear that additional retaining walls will need to be constructed below the parking areas located near the office check-in area. The drainage plan shows a detention area to be placed on the north corner of the property. However, no details on the detention area or drainage system have been provided at this time. The final plan must provide the details related to the detention size and all accompanying piping to the detention area. Storm water calculations will also be required at the final PUD submittal along with a maintenance plan and schedule for the permanent storm water system.

Staff noted that the preliminary PUD site plan lacks the following information: finished walking trail grades; general landscaping concepts; sketch building elevations of the treehouses. Following a brief discussion, Mr. Bud Ogle made a motion to approve and was seconded by Mr. Don Smith. The motion was unanimously approved by the Board with all members voting "aye."

Review and consideration of a minor subdivision plat for "Lot 10R1 and 10R2 of the Mountain Acres Estates Re-subdivision," being Tax Map 117F, Group B, Parcel 2.00, located at 557 Mountain Drive, R-1 Zone, requested by Bryon Stanga.

Staff presented the request consisting of the re-establishment of two (2) lots as they originally existed in the original Mountain Acre Estates Subdivision. Staff noted that the lots were consolidated into a single lot (Lot 10A) by a previous property owner. The new owner wishes to subdivide the property and reestablish two (2) lots "10R1" and "10R2" so that each lot may be utilized as single family residences. The proposed subdivision was reviewed and approved by the Municipal Board of Zoning Appeals to permit the lot sizes as requested which are less than the current Zoning Ordinance would permit due to the slope of the property.

Staff explained that the subdivision plat shows that "Lot 10R1" will consist of .62 acres (27,067 sq. ft.) and "Lot 10R2" will be .58 acres (25,063 sq. ft.). The properties are served with public water but will require Sevier County Health Department approval of individual septic tank and field lines systems for the sewer. Both lots have ample street frontage on Mountain Drive but due to the current driveway configuration, will utilize a joint access easement and shared driveway to access the properties.

Staff noted that the subdivision plat lacks the following information: Signatures of Ownership and Dedication; Utility Department Signature of Approval; Sevier County Health Department Signature of Approval; Sevier County Electric System Signature of Approval; and E-911 Signature of Approval. Following a brief discussion, Mr. Bud Ogle made a motion to approve and was seconded by Mr. Don Smith. The motion was unanimously approved by the Board with all members voting "aye."

Review and consideration for a site plan approval for a parking lot expansion of "Westgate Smoky Mountain Resort," located at 915 Westgate Resort Road, Tax Map 116, Parcel 198.00, R-1 Zone, requested by Civil & Environmental Consultants, Inc.

Mr. James Tomiczek, with CEC, Inc. was present to explain the request to the Board. Staff gave a brief overview of the request noting that it involves the extension of a 148 space parking lot addition to "Westgate Smoky Mountain Resorts" into an R-1 Low Density Residential District on a 10 acre tract. Staff noted that Article IV, Section 402.20 of the Municipal Zoning Ordinance permits the extension of parking into a residential district up to 120 feet provided the following conditions are met:

(1)The parking space adjoins a commercial or industrial district;
(2) The parking lot has its only exit to or from the same street as the property in the commercial or industrial district from which it provides the required parking space; and
(3) The parking lot is separated from abutting properties in the residential district by a plat or fence buffer strip as determined by the building official.

Mr. Tomiczek noted that the proposed parking lot facility meets all the above requirements but in its proposed layout exceeds the 120 distance restriction. Mr. Tomiczek stated that his client is requesting approval of the proposed request with an alternative layout that does not extend beyond the 120 distance until a rezoning of the property can be processed over the next few months. If the rezoning request to a C-2 or C-4 Zone classification is approved, then the 120 feet limitation is not applicable. Mr. Tomiczek stated that should the rezoning application not be approved, then the parking will be limited to the alternative site plan which complies with the 120 feet limitation.

Staff noted that parking lot layout is designed with a single ingress and egress point onto North Mountain Trail. The site plan shows that a retaining wall structure will be required along the north, west, and east boundary of the parking lot area. Note, there is a small encroachment over the property boundary on the west side of the parking lot area with the retaining wall and pedestrian sidewalk and stair system. This encroachment is onto property which is also owned by Westgate Resorts, LTD. The applicant has indicated that a consolidation of the property through a re-subdivision process will be requested at a later date. The plan depicts 9' x 18' parking spaces served with 24' drive aisles. The storm water plan indicates that the pre and post runoff rates are being maintained through the usage of large diameter underground storage pipes. In addition, a diversion channel with rip rap will be used along the east and southeast parking lot boundary to capture and drain the storm water to the new storm water piping locations. The grading plan also shows significant grading along the east portion of the parking lot above the new retaining wall. The graded slope is depicted at a 2:1 slope ratio which meets the minimum required slope requirements of the Excavation Code. Staff stated that the Public Works Department did indicate a concern with the drainage flow onto N. Mountain Trail just below the entrance. Mr. Chuck Laney was present and noted that there is no ditch line in that particular section so the water has no place to run but in the road. Mr. Laney stated that a drain tile could be installed across N. Mountain Trail to the opposite side of the street where there is an existing ditch line. Mr. Tomiczek stated that they would look at the drainage to determine a solution to the noted concern.

Staff noted that the site plan lacks the following: utilities plan for any site lighting, minor subdivision plat to consolidate the property with the adjoining PUD development. Staff further noted that if the property is rezoned to a commercial designation, the proposed full parking lot buildout and layout will not require any adjustments. However, should the rezoning not receive approval, the modified layout will need to be executed and the areas shown with impervious surfaces be developed with landscaping. Following a brief discussion, Mr. Don Smith made a motion to approve and was seconded by Mr. Bud Ogle. The motion was unanimously approved by the Board with all members voting "aye."

Review and consideration for a six (6) month extension of an Irrevocable Standby Letter of Credit for "Cherokee Orchard LLC," for public right-of-way improvements to E. Holly Ridge Road, requested by Cherokee Orchard LLC.

Staff stated that the request consist of a six (6) month extension to Letter of Credit #1000008552, in the amount of $125,000.00, for the proposed right-of-way improvements to E. Holly Ridge Road. The letter of credit was posted to cover the street widening and drainage improvements associated with the adjoin cabin development that is being constructed on Tax Map 126N, Group H, Parcel 6. The developer has indicated that the improvements should be completed prior the current expiration date of June 10, 2019, but in the event the work is delayed then the additional six (6) months will be sufficient to complete the work in its entirety. The Public Works Department is agreeable to the extension of the letter of credit. Following a brief discussion, Mr. Bud Ogle made a motion to approve and was seconded by Mr. Kirby Smith. The motion was unanimously approved by the Board with all members voting "aye."

Adjournment
The meeting was adjourned at 5:45 p.m. upon a motion by Mr. Don Smith and second by Mr. Kirby Smith which was unanimously approved by the Board.

Approved: Jacme Leatherwood
Planning Commission Secretary

7.18.19
Date