

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

MEMBERS PRESENT

Kirby Smith
Larry Claiborne
Jackie Leatherwood
Cam Caton
Chad Reagan

MEMBERS ABSENT

Candace Ogle Morton
Jay Horner

OTHER PRESENT

Brian Davin
Gus Floodquist
Sharon Ogle

Staff Representatives: Gary Carver, Planning Director
Dalton York, Assistant City Planner
Jodi Bible, Executive Secretary

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 June 20, 2024, meeting were unanimously approved following a motion by Mr. Cam Caton and second provided by Ms. Jackie Leatherwood.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

Review and consideration for a proposed rezoning being Tax Map 127A, Group B, Parcel 10, from R-2 (Medium Density Residential) District to C-2 (General Business) District, located at 119 Hickam Hollow Road, requested by Sharon Ogle. (Tabled October 20, 2022)

Staff presented the request for a proposed rezoning, being Tax Map 127A, Group B, Parcel 10, from R-2 (Medium Density Residential) District to C-2 (General Business) District located at 119 Hickam Hollow Road. The request was initially presented to the Planning Commission on October 20, 2022, but the request was tabled due to the Board viewing it as "Spot Zoning," and asked the requestor to ask neighboring parcels to partake in the request. The subject parcel is in an old residential neighborhood that succumbed to the 2016 Wildfires. After the fires, most of the residents did not return to the area leaving burn lots vacant except for a few long-term rentals. The parcel also adjoins 13-plus acres that is zoned C-2 (General Business) District. The parcel in question is also nestled amongst other R-2 (Medium Density Residential) District, only touching a C-2 (General Business) on the rear section of the parcel. During previous discussions, the Board members expressed concern that this would be considered "spot zoning." Spot zoning refers to when a piece of property or groups of property would have special zoning laws applied to them that differ from the zoning laws applied to them that differ from the zoning laws surrounding them. There was discussion between Ms. Sharon Ogle and the Board regarding specifically what would need to be completed prior to this request being considered. The Board reiterated the importance of the additional parcels being included in the request.

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Following a discussion, Ms. Jackie Leatherwood made a motion for the item to remain tabled until additional parcels are added to the request to alleviate the spot zoning concern regarded by Staff and the Board. Mr. Larry Claiborne provided a second with all members voting, “aye.”

NEW BUSINESS

Review and consideration for a commercial site plan revision for “Gatlinburg RV,” being Tax Map 117, Parcel 239, located at 1640 East Parkway, C-2 Zone, requested by SK Ballard Contract Interiors.

Staff presented the request for a commercial site plan revision for “Gatlinburg RV,” located at 1640 East Parkway. The request is to add a new office building for the ongoing “Gatlinburg RV” development. The site plan meets all applicable regulations for a C-2 (General Business) District development. While the property is located within a Flood Hazard Area, the proposed addition will not impede the flood zone. The office building will be located closer to East Parkway, towards the entrance of the development. The office building is neutrally colored-dark brown, khaki, classical gold, rookwood medium brown, and spare white. These are previously incorporated colors that are currently being used in the signage and the cabins being constructed on-site. The building will consist of a stone veneer base with dark brown and khakis accents via the windows and trim. The siding on the office is hardie board also colored khaki, with fiberglass shingles. The exterior received aesthetic approval at the June 13, 2024, Environmental Design Review Board meeting.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the commercial site plan revision as presented. Mr. Larry Claiborne provided a second with all members voting, “aye.”

Review and consideration for a commercial curb cut for “Anakeesta,” being Tax Map 126M, Group A, Parcel 33.03, located at 147 Baskins Creek Bypass, C-1 Zone, requested by Revel Group, LLC.

Staff presented the request for a commercial curb cut for “Anakeesta,” located 147 Baskins Creek Bypass. Staff reiterated that this request is solely for the curb cut of the proposed access drive, which is intended to provide secondary access to the upper portion of the Anakeesta development for construction, general operations, and emergency vehicle access only. The road is not meant to serve the public. Road profiles and details are required to be reviewed prior to approval and issuance of permits. The requestor was able to provide documentation from Sevier County Electric System that the electrical pole located where the proposed curb cut will be able to be moved for this project. Staff mentioned that the City would like to see the full scope of the project prior to any work being initiated.

Following a discussion, Mr. Chad Reagan made a motion to approve the commercial curb cut subject to additional reviews and approvals for the full scope of the commercial project. Mr. Larry Claiborne provided a second with all members voting, “aye.”

Unscheduled Items

Adjournment

The meeting was adjourned at 4:23 p.m. upon a motion by Mr. Larry Claiborne and a second motion provided by Ms. Jackie Leatherwood.

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Approved:

Jackie Leatherwood
Planning Commission Secretary

9.9.24
Date