

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
JULY 21, 2022
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Robert Maples
Cam Caton
Jackie Leatherwood
Larry Claiborne
Chad Reagan

MEMBERS ABSENT

Kirby Smith
Candance Ogle Morton

OTHERS PRESENT

Jeremy Puckett
Sherilynn Hammonds
Randy Watson
Hank Byma
Bobby Patel
Steve Drummer
Brian Davin
Mahavir Patel
Bruce Cantrell
Gus Floodquist

Staff Representatives: Jeff Ownby, Building and Planning Director
 Gary Brackins, Assistant City Planner
 Joe Barrett, ETDD
 Jodi Bible, 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 June 16, 2022, meeting, were unanimously approved following a motion by Mr. Larry Claiborne and a second provided by Mrs. Jackie Leatherwood.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a minor plat for "Lot 2R and a portion of Lot 2 of LeConte Properties," being Tax Map 126J, Group C, Parcel 36, C-1 Zone, requested by Civil & Environmental Consultants, Inc.

Staff presented a minor plat for "Lot 2R and a portion of Lot 2 of LeConte Properties," for review. The proposed minor plat combines existing lot 2R of the LeConte Properties with 1.29-acres of Lot 2 of the same subdivision to create a 2.90-acre parcel with frontage to Ski Mountain Road. The minor plat presented meets all Subdivision and Zoning Regulation Requirements-Zoning Ordinance and Subdivision Regulations Article V. The only requirement needed is the addition of all required signatures.

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Following a brief discussion, Mr. Larry Claiborne made a motion to approve the request subject to the addition of the required signatures. Mr. Cam Caton provided a second with all members voting, "aye."

Review and consideration for a minor plat for "Robinson Property Lots 1 and 2," being Tax Map 118, Parcel 27.01, R-2 Zone, requested by Cantrell Engineering & Surveying, PLLC.

Staff presented a minor plat for "Robinson Property Lots 1 and 2," for review. This proposed minor plat divides a 5.4-acre parcel into two (2) lots with 2.05-acres and 3.35-acres, respectively. The property fronts on Proffitt Road and backs up to a small subdivision in Hidden Hills on Cardinal Drive. Both lots have access to City services. The minor plat presented meets all Subdivision and Zoning Regulation Requirements-Zoning Ordinance and Subdivision Regulations Article V. Staff mentioned the only lacking item needed is the addition of the required signatures for this plat to be recorded.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the request subject to the addition of the required signatures. Mrs. Jackie Leatherwood provided a second with all members voting, "aye."

Review and consideration for a revised commercial site plan approval for "Tribute Gatlinburg Hotel," being Tax Map 126N, Parcel 8, C-1 Zone, located at 305 Historic Nature Trail, requested by Robert Campbell & Associates, L.P.

Staff presented a commercial site plan for "Tribute Gatlinburg Hotel," located at 305 Historic Nature Trail. The commercial site plan proposes a new Marriot hotel development on the former Mike May, Bearland Store, property. The proposed hotel is a six (6) story, 124-unit property, and the proposed site plan contains all requirements for commercial site plan approval. The proposal provides basement and surface parking for 62 vehicles on-site, and the hotel will provide off-site parking for an additional 65 vehicles within 350 feet on a surface, one level parking structure located at 337 Reagan Drive and Trentham Lane. The C-1 Zoning height requirement allows 60' and 72', but since the hotel is providing additional parking, the development is allowed to go up to C-2 height requirements of 84'. Staff informed the Board of the changes that were made from the previous review in 2021. Those changes include – verification of floor area ration (F.A.R.), and floor area ratio is now in compliance with our Zoning requirement, verified open space for landscaping requirements. This item was presented originally at the June 17, 2021, Planning Commission meeting where it was approved subject to revised density information, property boundary information, detailed landscape plan, solid waste collection plan, detailed utility plan, and revised building elevations. During the first review of this project there were concerns about F.A.R. (floor area ratio), which according to Staff is within our Municipal Zoning Regulations. All requested information was provided and reviewed by the Fire and Utility Department. The Sanitation Department has verified the dumpster location and approved it. Staff mentioned that the only lacking item is a landscape plan for the parking structure located on Reagan Drive.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the request subject to the addition of a landscaping plan for the Reagan Drive parking area. Mr. Cam Caton provided a second with all members voting, "aye."

Review and consideration for a revised commercial site plan approval for “Gatlinburg RV,” Tax Map 126N, Parcel 239, C-2 Zone, located at 1640 East Parkway, requested by Steve Drummer.

Staff presented a revised commercial site plan for “Gatlinburg RV,” located at 1640 East Parkway. The site plan provides utility improvements, site re-alignments, and new gravel pad placement for RV sites. The RV Park includes 58 campsites up from the original 52. In addition, some minor grading will improve a couple of low, water retention areas near the office structure. The only major change being presented is a proposed new exit onto East Parkway near the Dollar General Store at the east end of the property. This new curb cut will provide additional ingress and egress for the RV park improving overall traffic flow. The development is missing approval from Tennessee Department of Transportation (TDOT) for the new curb cut, highway entrance/exit. The commercial site plan does not require a landscaping plan, per Staff, because it is a revised commercial site plan in an existing establishment. Staff noted that the utilities and accessibility will be improved. The dumpster location will remain the same from the previous campground, and that information will be confirmed by our Public Works Department.

Following a brief discussion between the Board and Staff, Mr. Chad Reagan made a motion to approve the request subject to TDOT approval for the new exit and Public Works approval of the dumpster location. Mr. Cam Caton provided a second with all members voting, “aye.”

Review and consideration for preliminary commercial site plan approval for “Winfield Heights Bed and Breakfast,” being Tax Map 126O, Group B, Parcel 33, R-1 Zone, located on Winfield Heights Road, requested by Civil & Environmental Consultants, Inc.

Staff presented a preliminary commercial site plan for “Winfield Heights Bed and Breakfast,” located on Winfield Heights Road. The commercial site plan is preliminary because the owner is still visiting Building Codes to ensure that this concept will adhere to codes and ordinances. This preliminary commercial site plan presents a unique approach to the Bed and Breakfast concept by presenting eight individual units with a breakfast area, and an office/residence on site for the project. The concept plan shows the proposed location of the sleeping units with attached covered walkways, the required on-site parking, and the inn-keeper’s quarters. Staff did notate that there is a property line that runs in the middle of the proposed development, but that line will be deleted prior to final commercial site plan approval. The proposed development adjoins a local cemetery, and The Board requests that the Staff verify cemetery access.

Following a brief discussion, Mr. Larry Claiborne made a motion to approve the preliminary site plan. Mr. Cam Caton provided a second with all members voting, “aye.”

Review and consideration for a final commercial site plan approval for “Anakeesta Mountain,” being Tax Map 126M, Group A, Parcel 33.03, C-1 Zone, located at 147 Baskins Creek Bypass, requested by Silverbell Investments, LLC.

Prior to the review of the commercial site plan proposal, Staff made a verbal note that the item was listed incorrectly in the published agenda. The item was initially published as a preliminary commercial site plan review, when it is in fact, a final commercial site plan review for “Anakeesta Mountain Coaster,” located 147 Baskins Creek Bypass. The applicable regulations pertaining to this request is Zoning Ordinance. The proposed site plan shows the new mountain coaster layout

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and related buildings atop Anakeesta. There are five (5) retaining walls and structures proposed to provide handicap accessibility to the ride entrance area. The proposed site plan meets the zoning requirements for an amusement/recreation attraction, and the structure, all design plans will be required prior to permits for construction. Staff did mention that there are three areas that have grave structural requirements. Those are roundabouts, ticketing and loading building. Staff mentioned that during the initial review there were questions pertaining to emergency access. The developer has also provided emergency access to the ride for Emergency Services. The Fire Department reviewed the emergency access proposal and feels that it does indeed meet our requirements. Anakeesta's developers informed Staff they are installing a generator in case of a power outage. Also stated to Staff that they will include an Evacuation Plan for the Mountain Coaster area during their permitting process.

Following a brief discussion, Mrs. Jackie Leatherwood made a motion to approve the request. Mr. Larry Claiborne provided a second with all members voting, "aye."

Review and consideration of a revised PUD site plan approval for "The Cliff at Downtown Gatlinburg," being Tax Map 126N, Group E, Parcel 21, C-2 Zone, located at 349 East Holly Ridge Road, requested by Best & Associates Architects.

Staff informed the Board that this item had been formally withdrawn for their review and consideration.

Review and consideration for a final PUD commercial site plan approval for "Gatlinburg Skylift Park- River Parcels Development," being Tax Map 126K, Group D, Parcels 22 and 23, C-2 Zone, requested by Boyne Resorts.

Staff presented a final PUD commercial site plan for "Gatlinburg Skylift Park- River Parcels Development," located at 510 and 610 River Road. The final PUD commercial site plan request is for the river parcels only and excludes the proposed pedestrian bridge and City right-of-way improvements along River Road. The developer plans to submit Ridge 2 development plans and the pedestrian bridge plans at another meeting. The proposed site plan provides all the additional information discussed during the preliminary approval process including – stormwater plans and buffer delineation, floodplain boundaries, proposed emergency access, waste removal and utility plans. This site plan includes a larger parking area, food and beverage court, retail building, and Gondola building.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the request. Mr. Larry Claiborne provided a second with all members voting, "aye."

Review and consideration of proposed amendments to Article V being, "Application of Regulations," of the Municipal Subdivision Regulations to allow for administrative review of minor plats requested by Staff.

Staff presented proposed amendments to Article V being, "Application of Regulations," of the Municipal Subdivision Regulations to allow for administrative review of minor plats. Staff stated that this section of Article V discusses minor plats, what they are, and how they can be reviewed and approved. This proposed ordinance amendment provides an update to the subdivision regulations by amending the minor plat section. This would allow for Staff to review and approve a minor plat with up to five (5) parcels prior to the Planning Commission Secretary's signature

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and recording. Proposed Amendments, if approved by the Planning Commission, would need to go before City Commission for their review and consideration. Mr. Cam Caton did recommend that in the Report from Staff Section of the meeting that the Staff provide any plats that have been reviewed and recorded during the month.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the request with the amendment that Staff provide a report of minor plats that are reviewed and recorded to the Planning Commission during their monthly meeting. Mr. Cam Caton provided a second with all members voting, "aye."

Unscheduled Items

Adjournment

The meeting was adjourned at 5:35 p.m. upon a motion by Mr. Larry Claiborne and second by Mrs. Jackie Leatherwood with all members voting unanimously.

Approved:

Jackie Leatherwood
Planning Commission Secretary

8/18/22
Date

