MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
July 15, 2021
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT	MEMBERS ABSENT	OTHERS PRESENT
Robert Maples	Larry Claiborne	Gary Norvell
Jackie Leatherwood		Mike Patel
Kirby Smith		Rod McCarter
Cam Caton		
Don Smith		
Bud Ogle		

Staff Representatives: David Ball, Building & Planning Director
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 June 17, 2021, meeting was unanimously approved following a motion by Mrs. Jackie Leatherwood and a second by Mr. Bud Ogle.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS
Review and consideration for a plat approval of a re-subdivision of "Lots 1 – 5 in Gateway Gatlinburg," being Tax Map 126D, Group A, Parcels 5, 6, 6.01, 7 & 8, located at North Park Lane, C-1 and C-2 Zones, requested by Robert G. Campbell & Associates, LP.
Staff presented the request for a plat approval for a subdivision of the "Gateway Gatlinburg," property located at Parkway and North Park Lane and being Tax Map 126D, Group A, Parcels 5, 6.01, 7, 8, and part of 6, to create two (2) lots being "Lot 1" and "Lot 2R" for the Delta Hotel development.

Staff stated that the request consists of a subdivision of Tax Map 126D, Group A, Parcels 5, 6.01, 7, 8, and part of 6, to create two (2) lots being "Lot 1" and "Lot 2R." Staff added that the new subdivision results in a consolidation of the current lots "2, 3, 4, and 5" into a single lot being "Lot 2R, consisting of 5.4 acres and relocates the interior lot line between the existing "Lot 1" and "Lot 3" to add a small portion of the existing "Lot 1" to the consolidated "Lot 2R." Staff explained tha the subdivision results in a "Lot 1" consisting of 1.65 acres. Staff noted that the property is currently undeveloped but approved for the "Delta Hotel" project just recently reviewed by the Board at the June Meeting. Staff further noted that the property is split zoned with C-1 and C-2 zoning however, the majority of the property is zoned C-2. Staff added that the property fronts on both Parkway and North Park Lane and is served with public utilities. Staff stated that the subdivision plat lacks the following information: revised setback notation to include the C-2

setback information under note #5, Revised Note #6 to updated FEMA Map Information, Signatures of approval for Ownership and Dedication (will require both property owner's signature), Utilities, E-911 Street Name Certification, and Sevier County Electric System.

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

Review and consideration for a PUD site plan approval for "Phase 14 – Pedestal Cabins Addition," for "Westgate Resorts, LLC," being Tax Map 116, Parcel 195.00, located at 915 Westgate Resorts Road, C-4 Zone, requested by Matt Sprinkle, CEC.
Staff presented the request for a PUD site plan approval for revisions to Phases 14 and 15 of "Westgate Resorts" for proposed site improvements to incorporate two (2) pedestal cabins into Phase 14 and remove two cabins from Phase 15, located off of Winding Smoky Way. Staff explained that the request consist of a revision of Phases 14 and 15 to relocate two (2) 46' x 46' pedestal units in Phase 14 from Phase 15 consisting of a total of 24 units (12 units per building). Staff stated that the change reduces the originally approved Phase 15 from 288 total units to a total of 72 units and increases Phase 14 by 24 units. Staff further noted that a request for a revised master layout map showing the various phases to verify that the proposed adjustments are maintaining the unit count numbers associated with the approved "short term" traffic study developed for the property. Staff also requested a certified letter from the project engineer to verify that the total project unit numbers are not in excess of the totals identified within the 2014 Short Term Traffic Impact Study.

Staff stated that the plan shows that modifications of the existing street and street curbing will be required to incorporate the associated unit access and parking areas. The plan depicts grading and demolition of the areas along the impacted street section, but no road profiles have been provided with the request. The engineer will need to provide the original profiles or new profiles if the street grades are changing due to the project.

Staff noted that the plan provides details on the utility locations and indicates that the additional units will be connected to the existing private water and sewer utilities that are located in Winding Smoky Way. The Utility Department has reviewed the plans and will need to be provided the specific utility demands and details for the units. The plan lacks a parking tabulation to determine whether the spaces being provided are adequate to meet zoning ordinance requirements. Staff explained that the original submittal did not include a view shed in the plan to determine the revised building locations will be compliant with Hillside Overlay District screening provisions. However, since the initial submittal, the engineer has provided visual profile information indicating that the proposed building will not be visible from any Scenic and Landscape Resource of Significance. Staff also noted that no building elevations have been provided for the units and therefore, the building height compliance cannot be verified at this time. Staff added that all slopes with no retaining walls will be required to meet the 2:1 horizontal to vertical ratio and an engineered design will be required for all walls prior to issuance of a building permit for the development. No storm water calculations have been provided at this time to determine the impacts if any, of the site improvements to the existing storm water site conditions. Prior to development permits, the calculations and design for any needed detentions/retention improvements must be provided to the City.

Staff stated that the site plan lacks the following: storm water plan with calculations, a detailed landscape plan, unit parking calculations and locations, traffic impact information, building elevations, and retaining wall details, revised Master Plan depicting the new phase boundaries and unit counts, revised Phase 14 map showing entire phase boundary area and units, revised density calculations. Also, a certified letter from the design engineer pertaining to the unit counts in relationship to the "2014 Short Term Traffic Study" to verify that phase modifications have not exceeded the number of units identified in the study.

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

Review and consideration for a commercial site plan approval for "Fountain Plaza," being Tax Map 126K, Group E, Parcel 003.00, located at 745 Parkway, C-1 Zone, requested by Matt Sprinkle, CEC.

Staff presented the request for a revised commercial site plan approval for "Fountain Plaza," a redevelopment of an existing retail shopping center located at 745 Parkway and being Tax Map 126K, Group E, Parcel 3, and consisting of a multiple tenant retail building and ice-skating rink facility. Staff stated that the request consists of the redevelopment of the existing commercial retail shopping center with a new multiple tenant retail building and an indoor/outdoor ice-skating rink facility. Staff added that the plan depicts the demolition of the existing two-story buildings, the apartment building located on the northeast, the former "McDonald's" restaurant building, and the plaza area. Staff stated that the plan indicates that the property will be redeveloped with four (4) buildings consisting of a total floor area of 33,808. The buildings are depicted as two-story buildings and with consist of multiple, individual retail tenant spaces. The site plan also depicts a parking lot area and an ice rink facility that will enclosed but with the ability to be an open-air facility for both summer and winter use. Staff explained that the site density with the new buildings is .38 floor area ratio however, the density does not include the additional two (2) existing buildings on the property and therefore will require a revised density calculation for the development. Staff further noted that the allowable density for the C-1 property is 2.0 and therefore should not be a problem once the additional building areas are included into the calculations. The project architect has provided building elevations which indicate that the building will not exceed the C-1 District height limitations.

Staff stated that the plan shows that utility access to water and sewer will come from connections made on River Road. The utility plan indicates that 15 individual water meters and service lines will be established for each of the tenants and that a single fire line will be established to serve the fire protection system for the building. There will be a single sewer line serving the building that will connect to the public sewer line in River Road. The plan shows existing fire hydrants located on Parkway and River Road which may be adequate however, a final review and determination will be made by the Fire Department once a fire protection system has been determined for the building. Staff further noted that the Fire Department has reviewed the proposed access to the property and is satisfied with the established fire lanes.

Staff advised that the project engineer has provided a letter regarding the storm water that indicates that the post construction runoff rates are less than the preconstruction rates. Therefore, no detention/retention is required for the proposed redevelopment but there will be some reconfiguration of the existing drainage system throughout the property. The solid waste collection area has been reviewed by the Sanitation Department and meets their needs for access and pickup. The property is impacted in the north portions of the property by the Special Flood Hazard Area of the W. Prong Little Pigeon River. However, the design engineer indicates that the proposed new buildings will be located in a "Zone X" area that is outside the 100 year and 500-year flood hazard areas.

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

Adjournment
The meeting was adjourned at 5:25 p.m. upon a motion by Mr. Kirby Smith and second by Mrs. Jackie Leatherwood which was unanimously approved by the Board.

Approved:

Jackie Leatherwood
Planning Commission Secretary

8/10/21
Date