

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
MARCH 21, 2024
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Kirby Smith
Jay Horner
Jackie Leatherwood
Cam Caton
Chad Reagan

MEMBERS ABSENT

Larry Claiborne
Candace Ogle Morton

OTHER PRESENT

Johnny Townsend
Diane Townsend
Dot Townsend
Janet Whaley
Mark Whaley
Bob McKay
Eric Spurgeon
Wade Rochester
Gail Valentine

Staff Representatives: Jeff Ownby, Building and Planning Director
Dalton York, Assistant City Planner
Jodi Bible, Executive Secretary
Ekem Amonoo-Lartsen, 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 February 15, 2024, meeting were unanimously approved following a motion by Mr. Chad Reagan and second provided by Mr. Jay Horner.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for preliminary PUD site plan approval for “Dudley Creek PUD,” being Tax Map 117, Parcel 2, located at 471 Dudley Creek Road, R-1 Zone, requested by Cantrell Engineering and Surveying.

Upon introduction of the request, Staff mentioned that the agenda reflected the incorrect request. The proposal is for final PUD site plan approval for Phase 1 of the “Dudley Creek PUD,” development. Staff presented the request for final PUD phase 1 approval for “Dudley Creek PUD,” located at 471 Dudley Creek Road. The proposal for phase 1 includes the construction of one (1) 20-bedroom cabin along with the construction of a gymnasium. Staff mentioned that the submitted plan meets all minimum requirements set forth for all Planned Unit Developments in Article VII, Section 701.9 of the Gatlinburg Zoning Ordinance. The current zoning of the property is R-1 (Low Density) Residential District, the current zoning does not allow for multi-family dwellings. The developer’s intention is to undergo construction of Building 1 and the gymnasium

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during the initial phase. The developer's intent is to propose a rezoning of this parcel to R-2 (Medium Density) Residential District. The zoning change would then allow for each unit to be connected and rented separately. Staff also included the applicable regulations regarding this request: Active VII, Section 701 (R-1 Low Density Residential) and 703 (R-2 Medium Density Residential); Article VII, Section 701.9 (Residential Planned Unit Developments-Standards); Title 16, Chapter 2, Section 11-13 of the Gatlinburg Municipal Code (Excavations and Cuts- Driveway Standards).

Following a brief discussion, Mr. Chad Reagan made a motion to approve the Phase I final PUD site plan. Mr. Jay Horner provided a second with all members voting, "aye."

Review and consideration for preliminary PUD site plan approval for "Cabins in the Sky (Yurt development)," being Tax Map 137C, Group C, Parcel 2, located at 222 Savage Garden Road, C-1 Zone, request by Robert Campbell and Associates, L.P.

Staff presented the request for preliminary PUD site plan approval for "Cabins in the Sky, (Yurt Development)", located at 222 Savage Garden Road. The submitted plan does not meet the requirements set for all Planned Unit Developments in Article VIII, Section 701.9 of the Gatlinburg Zoning Ordinance. The location of parking and access drives does not consider the property's slope. No building details were supplied for staff to review, in accordance with the IRC Building code was unable to be determined. The plan submittal lacks a proposed utility plan, though utilities are available within the area. The ingress and egress must be a minimum of 20' in width, the submitted plan does not provide the required width to each unit. After the staff review, it was requested that a fire hydrant be installed and to be located within 25' of the Savage Garden Road right-of-way, this was not provided. No dumpster location or details on how waste would be managed were provided for the development. The plan does include locations of 28-yurt style rentals. Upon presentation, Ms. Carol Muzik was present to answer questions and provide better clarity. Ms. Carol Muzik did inform the Staff and Board that the proposed planned unit development is intended to be treehouse units and not yurts.

Following a discussion, Mr. Chad Reagan made a motion to table the preliminary PUD site plan until more clarity could be provided. Mrs. Jackie Leatherwood provided a second with all members voting, "aye."

Review and consideration for revised PUD site plan approval for "Bears Cove in the Glades," being Tax Map 117, Parcel 133.07, located at 725 Glades Road, R-2 Zone, requested by Robert G. Campbell & Associates, L.P.

Staff presented the request for revised PUD site plan approval for "Bears Cove in the Glades," located at 725 Glades Road. Staff informed the Board that this revision is to remedy a setback issue that the development came across near the completion of their development. With the acquisition of additional acreage, the developer is proposing a new 16-bedroom cabin. The required parking for a cabin of this size is 11 spots, the developer is providing 15 parking spots. Both water and sewer are available at this parcel. A landscaping plan for the proposed cabin is the only piece of information missing from the submittal. Staff also mentioned that applicable regulations regarding this proposal are Article VII, Section 701.9 (Residential Planned Unit Development-Standards); Article IV, Section 406 (Planned Unit Developments Provisions).

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Following a brief discussion, Mr. Chad Reagan made a motion to approve the revised PUD site plan as presented. Mr. Cam Caton provided a second with all members voting, "aye."

Review and consideration for final PUD site plan approval for "Wu Paradise, LLC Lon Road Tiny Home RV Park," being Tax Map 117N, Group B, Parcel 20, located on Lon Road and Walnut Road, C-2 Zone, requested by CEC, Inc.

Staff presented the request for final PUD site plan approval for "Wu Paradise, LLC Long Road Tiny Home RV Park," located on Lon Road and Walnut Road. The plan was given preliminary approval on August 17, 2023. The submitted site plan meet or exceeds most of all the minimum requirements set forth for a minor modification to a Planned Unit Development plan, except for a dumpster location and a 20' emergency entrance off Lon Road. The proposal encompasses 28, 1-bedroom tiny home sites. The parking requirement for this development is 28 spaces. The proposed car parking totals 28 spaces, allotting one (1) space for each unit. From the previous plan the ingress and egress has been modified. The applicant has moved the entrance of the development on Walnut Road and is now utilizing Lon Road as an exit, this was to limit the impact of traffic on Lon Road at the request of residents within Montgomery Woods Subdivision. Water and Sewer are available for development currently. Following the Staff's presentation of information, various members of the Montgomery Woods Subdivision were present and expressed their concerns and grievances towards the development and its impact on their residential neighborhood. Applicable regulations: Article VII, Section 701.9 (Residential Planned Unit Developments-Standards); Article VII, Section 707 (C-2 General Business District); Title 16, Chapter 2 Section 11-13

Mr. Johnny Townsend, resident of Montgomery Woods, read a letter to the Board that had previously been provided-that letter is included in the file and may be viewed in the Building and Planning Department. Mr. Eric Spurgeon, resident of Montgomery Woods, also provided written correspondence expressing concern regarding the developments impacts on the residential neighborhood-that correspondence is also included in the "Wu Paradise, LLC," file. In gist, a few of the concerns expressed from residents of Montgomery Woods include- noise, fire/smoke, lighting from the campground, traffic, and pedestrians on Lon Road, being a narrow residential road, property value decreasing due to residents' proximity to the development, excess trash from the development.

Various Board members expressed concern about emergency accessibility to the development with the entrance being on Walnut Road and the exit on Lon Road, and the E-911 for this development is the Lon Road exit-that piece of information brought up some concerns from the Board given that the Lon Rd. access point is the exit for the development. This raised some concerns for evacuation efforts in the case of an emergency.

Following an extensive discussion amongst the Board, members of the community, Staff, and Mr. Jeremy Puckett, engineer of the proposed development, Mr. Chad Reagan made a motion to grant final PUD site plan approval for "Wu Paradise, LLC Lon Road Tiny Home RV Park," subject to creating the entrance and exit off Walnut Road with a gated emergency exit access point on Lon Road, with the Fire Department having access to the code, and the placement of a fence along the property line that is across or is adjacent to residential dwellings with adequate landscaping. Ms. Jackie Leatherwood provided a second with all members voting, "aye."

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Unscheduled Items

Adjournment

The meeting was adjourned at 5:30 p.m. upon a motion by Mr. Jay Horner and second by Mr. Cam Caton.

Approved:

Jackie Leatherwood
Planning Commission Secretary

4.18.24
Date