

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
JUNE 20, 2024
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Jackie Leatherwood
Jay Horner
Kirby Smith
Larry Claiborne
Cam Caton

MEMBERS ABSENT

Candace Ogle Morton
Chad Reagan

OTHER PRESENT

Eduardo Flores
Jacqueline Flores
Miguel Ameigeiras
Sam Hoffman
Linda Hoffman
Leif Hanson
John Bissell
Joe Shults
Gus Floodquist

Staff Representatives: Gary Carver, Planning Director
Dalton York, Assistant City Planner
Jodi Bible, Executive Secretary
Ekem Amonoo-Larsen, 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 May 16, 2024, meeting were unanimously approved following a motion by Mr. Jay Horner and second provided by Mr. Larry Claiborne.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

Review and consideration for a proposed rezoning being Tax Map 127I, Group A, Parcel 18 from R1-A (Low Density Residential) District to R-1 (Low Density Residential) District, located at 443 West Loop Road, requested by Eduardo and Jacqueline Flores.

Prior to discussion, Chairman Kirby Smith requested that we combine the item under Old Business along with Item A under New Business since both requests are inquiring upon the same application. Staff and the Board agreed to move forward combining both requests under the same discussion.

NEW BUSINESS

Review and consideration for a proposed rezoning being Tax Map 127I, Group A, Parcels 18.01, 21, 22, 23, 24 and 25.01 from R1-A (Low Density Residential) District to R-1 (Low Density Residential) District, located at 245, 249, 231 and 253 Silverbell Lane requested by various applicants.

Staff presented the proposed rezoning, being Tax Map 127I, Group A, Parcels- 18, 18.01, 21, 22, 23, 24, and 25.01, from R1-A (Low Density Residential) District to R-1 (Low Density Residential)

PC Minutes

6/20/2024

District, located at 443 West Loop Road, 245, 249, 231, and 253 Silverbell Lane. Staff explained to the Board that our office has received feedback from eight (8) property owners located within the R1-A District. Of the responses, one property owner was not in support and the other seven property owners were in support of the rezoning. The R1-A District listed in this request contains 14 parcels owned by 10 entities; thus meaning 80% of the district's property owners had been heard from prior to initiating this second request. The seven property owners in favor of this zoning change own 10 of the 14 parcels located within this zoning district. Thus, equating to 71% of the lots located within the identified R1-A District. Therefore, the applicants have met the required 2/3 (66.6%) in favor to proceed with the rezoning of the R1-A district. Staff provided applicable regulations pertaining to the request as: Article VII, Section 701 (R-1 Low Density Residential) District and 702 (R1-A Low Density Residential) District; Title 5, Chapter 7, (Tourist Residency Permits) of the Gatlinburg Municipal Code. Several of the residents within the zone were present at the meeting to voice their approval of the request. Mr. John Bissell, owner of 231 Silverbell Lane, was present at the meeting, and had requested to ensure that his address was included in the request since it was specified on the agenda, which the Tax Map information for 231 Silverbell Lane was included on the agenda, just the address specifically was overlooked. Due to the large number of requests for this area, Staff suggest rezoning the entire district to avoid spot zoning.

Following a brief discussion, Mr. Jay Horner made a motion to approve the request as presented and recommend the request to the Board of Commissioners for their review and consideration. Mr. Larry Claiborne provided a second with all members voting, "aye."

Review and consideration for a final PUD approval for "John's Branch Apartments," being Tax Map 117, Parcel 129, located at 1274 John's Branch Road, R-2 Zone, requested by Robert G. Campbell and Associates.

Staff presented the request for a final PUD site plan approval for "John's Branch Apartments" located at 1274 John's Branch Road. The project will include a total of 64 townhome units, distributed among eight (8) separate townhome buildings with 7-9 units in each townhome building. The size of the units will vary based on their location within the building. The end units will be around 1,385 square feet while the units in between will be approximately 1,178 square feet. The development will include a pool, patio area, and space for future amenities. The development is equipped with 136 parking spaces, exceeding the required 100 spaces, as well as interior landscaping islands. During meetings with the applicant and developer, the intent has been expressed that these will be utilized for long term housing through a possible rental program via the owner. At the current time, the only lacking items for this development include a landscaping plan and an accurate rendering of the building plans for the development. Staff mentioned that the proposed townhomes meet all applicable regulations except for the landscaping plan and accurate building plans.

During the discussion of this proposal, there was some confusion due to the inaccuracies provided on the application submitted to Staff. The discussion surrounding rather or not this was a PUD (planned unit development) or PUD (private utilities development), the requestor stated that PUD (private utilities development) is the intended purpose of this development to provide clarity.

PC Minutes
6/20/2024

Following a discussion, Mr. Jay Horner made a motion to approve the request subject to a landscaping plan and accurate building plans being provided to Staff. Mr. Cam Caton provided a second with all members voting, "aye."

Unscheduled Items

Adjournment

The meeting was adjourned at 4:21 p.m. upon a motion by Mr. Jay Horner and second by Mr. Larry Claiborne.

Approved:

Jackie Leatherwood
Planning Commission Secretary

7/18/24
Date

