MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
June 17, 2021
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT	MEMBERS ABSENT	OTHERS PRESENT
Robert Maples	Bud Ogle	Gary Norvell
Jackie Leatherwood	Larry Claiborne	Hank Byma
Kirby Smith	Don Smith	Jay Samtani
Cam Caton		Mike Patel
		Deep Patel
		Bruce Cantrell
		Mehavie Patel
		Stephen Overcash
		Taylor Farrestar
		Michael Melugih
		Haytham Gebara
		Ashuearye Patel
		Vick Samtani
		Randy Watson

Staff Representatives: David Ball, Building & Planning Director
Joe Barrett, ETDD
Penny Douglas, 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 May 19, 2021, meeting was unanimously approved following a motion by Mr. Kirby Smith and a second by Mrs. Jackie Leatherwood.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a final plat approval of the "Carol Muszik Property," being Tax Map 117N, Group D, Parcel 12.00, C-2 Zone, located at 678 Bruce Road, requested by Robert G. Campbell & Associates, LP.

Staff presented a request for a plat approval for a subdivision of the "Carol Muszik," property located at 678 Bruce Road and being Tax Map 117N, Group D, Parcel 12, to create four (4) lots. Staff explained that the request consists of a subdivision of Tax Map 117, Group D, Parcel 12, consisting of 1.006 acres. Staff noted that the property is currently developed with an existing dwelling that is accessed from Bruce Road. Staff further noted that the property contains frontage on Bruce Road, Pine Drive, and Glades Road. Staff explained that the subdivision plat depicts the creation of four (4) lots containing 7,226 sq. ft. for Lot1, 6,467 sq. ft. for Lot 2, 11,886 sq. ft. for

Lot 3 and 9,789 sq. ft. for Lot 4. Mr. Robert Maples asked about the allowable size of the units if the property were developed. Staff stated that in commercial districts the size is based on floor area ratio. Staff stated that it was understood that the developer is planning to construct 1-bedroom treehouse units on the property.

Staff noted that the property is located in a C-2 (General Business) District that only requires a 15' front yard setback. Staff further noted that the C-2 Zone does not require a minimum lot size however, a minimum of 50 of frontage is required for each lot. In review of the topography of the property, it appears that there are areas of the property that are in excess of 30% slope. These areas are generally located on portions of Lot 1, Lot 2, and Lot 3. The Utility Department is verifying that public water and sewer service is available to the property. Staff stated that the plat lacks the following information: Surveyor signature, Signatures of approval for Ownership and Dedication, Utilities, E-911 Street Name Certification, and Sevier County Electric System.

After a brief discussion, Mr. Kirby Smith made a motion to approve the request with staff recommendations and Mrs. Jackie Leatherwood provided a second which was passed with members voting "aye."

Review and consideration for a final PUD site plan approval of "Mills Park Village," being Tax Map 118, Parcels 087.00 & 087.02, C-2 Zone, located at 130 Mills Park Road, requested by Cantrell Engineering & Surveying, PLLC.
Staff presented a request for a final PUD site plan approval for "Mills Park Village," being Tax Map 118, Parcels 87 and 87.02, located on Mills Park Road. Staff explained that the request consists of a final PUD site plan review of a 32-unit mixed residential development to be located on 6.71 acres. The plan shows 32 buildings consisting of sixteen (16) single family dwellings and sixteen (16) six-unit dwellings, for a total unit count of 112 units. The plan also depicts an amenities area consisting of a pool and club house.

Staff noted that the property fronts on Mills Park Road and Jay Bird Drive. Further, the proposed ingress and egress for the property is depicted off Mills Park Road through two (2) points of access. Staff noted that the property utilities are shown to be connected in both Mills Park Road and Jay Bird Drive. Water is shown to be distributed to the property through a master meter located on the south portion of the property and through a 6" ductile iron piping system. Staff stated that the water line serving units 27 through 32 is depicted as a 2" water distribution line. The sewer is shown to connect in Mills Park Road on the southwest corner of the property however, there is a portion of sewer serving the amenities area and surrounding units that needs to show the connection point to city sewer.

Staff explained that the plan indicates that the units will be served with a road system consisting of Roads "A", "B", "C" and "D" that are shown at 20' wide streets for two-way traffic. The plan indicates that all roads will consists of 2' gravel shoulders. The road profiles depict the grades of the roads at 15% or less which meets the subdivision minimum design standards. Staff noted that the plan depicts parking for the units throughout the development but due to the lack of building and unit floor area calculations, verification that the number depicted meets the minimum required for the multi-family dwellings cannot be determined at this time. Staff also noted that there is no access drive shown for the parking area depicted at Unit #25 and the topography between road

"D" and the parking area rises approximately 15' in elevations. Staff added that the parking area located between Units #8 and #19 does not appear to have a drive access nor any means to access due to the adjacent parallel parking spaces on road "A." Mr. Bruce Cantrell was present to answer questions for the Board. Mr. Cantrell stated that the parking area between Units #8 and #19 will be accessed between the parallel spaces along the roadway. Staff stated that the area between the spaces will likely need to be widened for emergency vehicles. Mr. Cantrell stated there would be 2 parking space for each single unit and 1.5 spaces for the larger units leaving 9 spaces in the service area for overflow parking. Mr. Cantrell stated that the updated design took out the swimming pool area to be replaced with the dumpsters. Mr. Cantrell further stated that the parking areas were depicted as gravel but that those areas will be paved surfaces and the stormwater plan will be reevaluated to accommodate the additional impervious surfaces. Mr. Cantrell also stated that the development name has changed since the preliminary submittal. Staff asked about ownership of the property related to legal documents for the property. Mr. Cantrell responded that the property was intended to be under a single ownership and the units would not be sold individually.

Staff stated that the plan depicts the installation of storm water piping and two (2) underground detention facilities to collect and capture the site storm water runoff. A storm water report with calculations has not yet been provided for the development. Staff also noted that the following items are lacking from the plan: density of development; revised parking space layout and parking space calculations; grading plan depicting finished grades; PUD setbacks need to be labeled on the site plan; building elevations; storm water calculations; landscape plan; solid waste collection area; and legal documentation. Also, notes 11, and 13 need to be revised on the site layout sheet.

After a brief discussion, Mrs. Jackie Leatherwood made a motion to approve the request subject to staff recommendations and Mr. Kirby Smith provided a second which was passed with members voting "aye."

Review and consideration for a commercial site plan approval for "Gatlinburg Auto Brokers," being Tax Map 127C, Group A, Parcel 14, located at 1424 East Parkway, C-2 Zone, requested by Cantrell Engineering & Surveying, PLLC.

Staff presented a request for a commercial site plan approval for "Gatlinburg Auto Brokers," located at 1424 East Parkway and being Tax Map 127C, Group A, Parcel 14, and consisting of a proposed 40' x 70' office building and an 11-space parking lot area. Staff explained that the office building is be located on Parcel 14 which is a 1.01 acre (43,923 sq. ft.) parcel. Staff added that the plan depicts the location of the proposed building and parking area in the northwest corner of the property. Staff also noted that the property is located in a Special Flood Hazard Area and is impacted by the 60' stream buffer from Dudley Creek. Staff explained that theThe site plan indicates that the FEMA 500-year flood elevation for the property is 1474'. The building is shown to be proposed at a finished floor elevation of 1477.5' which is well above the FEMA 100-year and 500-year elevations. The property will be served with both public water and sewer service from East Parkway.

The site plan lacks the following information: site density information, storm water plan and storm water calculations, grading and drainage plan with finished grades, revised access point to 26' width, detailed utilities plan, solid waste collection plan, detailed landscape plan and building elevations.

After a brief discussion, Mrs. Jackie Leatherwood made a motion to approve the request subject to staff recommendations and Mr. Cam Caton provided a second which was passed with members voting "aye."

Review and consideration of a minor subdivision of "Lot 9-R2 Hidden Hills Subdivision," being Tax Map 117L, Group D, Parcel 10.00 and Tax Map 118, Parcel 27.01, R-1 and R-2 Zone, located at 1714 Cardinal Drive, requested by Cantrell Engineering & Surveying, PLLC.
Staff presented a request for a final plat approval for a proposed minor subdivision of Tax Map 117L, Group D, Parcel 10 and Tax Map 118, Parcel 27.01, located Proffitt Road and Cardinal Drive. Staff explained that the request consists of a subdivision to remove and relocate an interior lot line between the two parcels to add .58 acres to the existing .67 acre tract to create a larger "Lot 9-R2" consisting of 1.25 acres or 54,450 sq. ft. Staff noted that the subdivision plat depicts the interior lot line relocation to add the .58 acres to Tax Map 117L, Group D, Parcel 10 to create a larger parcel. Staff added that the request does reduce Tax Map 118, Parcel 27.01 from 6.03 acres to 5.45 acres but the reconfiguration does meet minimum lot size requirements of the Zoning Ordinance. Staff also noted that each of the lots contain adequate public street frontage on either Cardinal Drive or Proffitt Road and are served with public utilities.

Staff noted that the plat lacks the following: Surveyor's Signature, Certificate and Signatures of Ownership and Dedication by all property owners; Certificate and Signature of Approval of the Utility Department, Certificate and Signature of Approval for Sevier County Electric System, Certificate and Signature of Approval of E-911, names of adjoining property owners.

After a brief discussion, Mr. Kirby Smith made a motion to approve the request subject to staff recommendations and Mrs. Jackie Leatherwood provided a second which was passed with members voting "aye."

Review and consideration for final PUD site plan approval for "Delta Hotel," being Tax Map 126D, Group A, Parcels 4-6, C-2 Zone, located at North Park Lane, requested by Robert G. Campbell & Associates, LP.
Staff presented a request for a final PUD site plan approval for "Delta Hotel," to be located at the north entrance of Gatlinburg at Parkway and N. Park Lane. Staff stated that the plan depicts Phase 1 of a larger future development and consists primarily of a 303-unit hotel with a parking garage. Staff noted that the property consists of multiple tracts and stated that it is recommended that the properties be consolidated into a single tract for development purposes. Staff explained that the site plan depicts a total of 7.46 acres which is made up of six (6) lots with the proposed hotel structure located on five (5) of the lots (Lots 2 – 6) with the remaining "Lot 1" consisting of a drive access and 72 space parking area. Staff explained that "Lot 1" is a long-term lease parcel that will be incorporated into the overall development plan. Staff added that the remaining five (5) lots are under a single, fee simple ownership. Staff then recognized the project designers Mr. Michael Melugih and Mr. Gary Norvell who represent the project's architectural and the civil engineering design respectfully.

Mr. Michael Melugih then presented a video of the project and gave an overview of the building design and orientation on the property. Mr. Melugih further reviewed and explained the building elevations and calculations that were used to confirm zoning height compliance for the project. Mr. Melugih provided various elevation depictions with overlays of the Zoning Ordinance appendix "Sketch C" elevation drawings used to verify height compliance with the structure. Mr. Melugih stated that there would 3 sections of building for the property which fits with Sketch C diagram of the ordinance for varying intermediate heights and multiple levels. Mr. Michael Melugih stated the average height would be 69 feet and would not exceed the maximum allowed height of 84'. Mr. Melugih stated the guest rooms would be designed at 9' ceilings to keep the building height within the allowable limits. Staff stated that building would have a flat roof, but the design includes a parapet wall. Mr. Melugih stated that a parapet mansard roof element has been incorporated to give the design a lodge feel and to hide the flat roof system. Mr. Melugih added that the design element follows the City of Gatlinburg Architectural Design Guidelines in that the guidelines recommend that flat roofs be avoided. Mr. Melugih further provided an overview of the building construction noting that discussions with the Gatlinburg Fire Department had occurred and that a combination of fire suppression systems, access lanes, and roof access points would be used to provide the Fire Department with adequate building access. Staff added that prior to building permit issuance, the Fire Department would be conducting a further review of the details to ensure compliance with Fire Codes and emergency access to the building was adequate.

Staff stated that the property is located in a Special Flood Hazard Area and that the minimum finished floor elevation would be 1 foot above the 500-year flood elevation. Staff added that the the civil drawings indicate the 100 and 500-year flood elevations for the property and based on the lowest floor elevation, the building will be located well above the required elevations to meet F.E.M.A. and local flood ordinance requirements. Staff also noted that the site plan depicted the building location to maintain the stormwater buffer of 60' except for a small area. Mr. Gary Norvell stated that a wall was put into the encroachment for the 60' Buffer but the average buffer was maintained with the development. Mr. Robert Maples asked if the project requires the approval of TDEC. Mr. Norvell stated that a SWPPP has been obtained from TDEC for the project. The Board inquired about the length of the project to completion. Mr. Norvell stated that this project would take about 2 years to complete. Staff stated that the project would need to go to the Municipal Board of Zoning Appeals and the Environmental Design Review Board for approvals. Staff also stated a final approval by TDOT related to the traffic signal modifications and turn lanes will be required. Staff noted that TDOT had confirmed that the proposed changes were approvable subject to the submittal of the final details of the modifications and locations of the turn land and new traffic signal pole and arm mast. Mr. Norvell added that the design for the traffic signal location and additional 50' turning lane to the Parkway was being completed with assistance of the traffic engineer and TDOT.

Staff stated that the current hotel information indicates that the floor area of the building and parking garage is approximately 319,963 square feet. The total acreage of the five lots is 6.08 acres which results in a 1.2 floor area ratio once the lots are consolidated into a single tract. The proposed 1.2 floor area ratio is less than the allowed 2.0 under the zoning ordinance provisions.

The site plan shows that the property will be accessed from Parkway and N. Park Lane. The site plan shows that an entrance and exit at Traffic Light #1 will be provided which will require signalization changes. The new access point will require TDOT approval as will any changes to the signalization and any turn lane additions for the development within the right-of-way of Parkway. The access via the traffic signal will occur through "Lot 1" as shown on the site plan. The plan provides for entrance into the parking garage facility from N. Park Lane on the north and east sides of the building. The main entrance to the lobby and porte-cochere areas can also be accessed via N. Park Lane and Parkway.

Staff noted that the site plan shows that a total of 381 parking spaces are being provided on the 7.49 acres. The hotel parking garage and north end surface parking area account for 309 of the parking spaces which satisfies the required minimum parking for the hotel which is 305 spaces. The total of 381 spaces for the site exceeds the required amount under Article IV, Section 402 of the Zoning Ordinance. Both public water and sewer are available to the site and the Utility Department has reviewed the plan. The Utility Director has indicated that the final details will need to be approved and coordinated with the Utility Department prior to construction but overall, the site can be served with public utilities. The site grading and drainage plan indicates that an underground detention basin will be installed to capture the site storm water. The plan shows the storage unit at the north end of the property with various drainage piping and structures feeding the storage area. The engineer has indicated that a detailed drainage plan and report will be provided for the site.

Staff added that the following items are needed: revised survey information showing most recent lot configurations, revised density calculations, final landscape plan, revised building elevations, private street profiles, storm water maintenance plan, legal documentation for the property and specifically for the leased "Lot 1" property, and a re-subdivision plat for the lot consolidation. Note, TDOT has been provided the traffic study for the property and is currently reviewing the proposed alterations to Traffic Signal #1 and proposed turn lane additions within the right-of-way of Parkway.

After a brief discussion, Mr. Kirby Smith made a motion to approve the request subject to staff recommendations and Mr. Cam Caton provided a second which was passed with members voting "aye."

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

Staff presented a request for a commercial site plan approval for "Tribute Gatlinburg Hotel," located at 305 Historic Nature Trail and being Tax Map 126, Group D, Parcel 8. Staff noted that the request consists of a proposed 128 room hotel to be located on Tax Map 126, Group D, Parcel 8 being a .92 acre (40,075.2 s.f.). The plan indicates that a proposed 6-story building with an underground parking garage will be constructed at the intersection of Historic Nature Trail and Cloverleaf Drive. Also depicted east of the building, at the intersection of Cloverleaf Drive and Reagan Drive, will be a two (2) story parking garage with one level underground parking and a second parking level at street grade. The plan shows that the property will be accessed from Cloverleaf Drive and Reagan Drive. Note, the access from Reagan Drive will need to be adjusted away from the intersection a minimal of 25'. The access from Cloverleaf Drive provides vehicle ingress and egress to the surface lot and the access from Reagan Drive provides vehicle access to the underground parking garage. The plan indicates that a total on-site parking of 124 spaces which is short of the required 130 spaces based on number of hotel units. The plan does indicate the potential to provide additional off-site parking on property located on Reagan Drive within 400 feet of the hotel. Staff added that of this option is used, the off-site parking will be required to be deeded as exclusive use of the hotel property to ensure adequate parking is maintained for the property. Mr. Campbell further stated that the boundary information of the property and the additional parking lot has been submitted with the plans. The plan also shows a check-in entrance to the property along Cloverleaf Drive. The engineer's site plan indicates a total square footage for the building and one level of the parking garage to be 94,287 square feet.

Staff noted that the architects design depicts a total of 96,771 square feet for the hotel and parking garage. Based on the total lot area, the development is in excess of the allowable 2.0 floor area ratio. As such, the building design will need to be revised to reduce building square footage to meet the 2.0 f.a.r. Staff further noted that the architectural design for the building indicates a total building height of 74' above finished grade. The C-1 District maximum height limitation is 60' which places the proposed building 14' in excess of the maximum allowable height. The applicant has requested a review by the Board to determine if the project qualifies for the additional height under Article VIII – Area, Yard, and Height Requirement provisions, footnote #5 which allows properties in the C-1 District to build to the C-2 District height limitations of 72' average and 84' maximum, provided on-site parking is provided and open-space has been incorporated into the site. Staff added that a copy of Article VIII and the definition of "open-space" have been attached for the Board's information. Note however, based on the current plan, the on-site parking has not been fully provided on the site and the "open-space" areas that have been identified are limited areas. As such, unless the Board feels the proposed development plan meets the additional provisions to satisfy footnote 5, the building will need to be revised to meet the current C-1 District limit of 60' maximum.

Mr. Taylor Forrester noted that the plan had been revised to remove some of the originally proposed parking structure which has resulted in a reduction of the density overage. Mr. Forrester stated that the plan will now comply with the density requirements of the zoning ordinance. Staff stated that Hotel would be 5 story with a roof top restaurant and bar this was putting the structure 14' over the height allowed. Mr. Taylor Forrester stated that there would be parking on site as well as in a side lot that the owner has already purchased. Mr. Robert Maples asked about the height requirements. Staff stated that the applicant is requesting that the Board consider the footnote provisions of C-1 in Article VIII of the Zoning Ordinance, to allow additional height based on the provided open space provided on site. Staff stated that if the Board agrees that they meet guidelines, then the height limitations of C-2 District could be used for the building. Mr. Forrester stated that they have done everything to meet the requirements. Mr. Forrester stated that at the ground level there would be a quite space provided in a courtyard area and a landscape plan was in place for the whole property. Mr. Forrester stated that each balcony would include a planter as well at each floor. Mr. Mike Patel stated that the courtyard would be 2,500 feet square. Mr. Forrester stated the majority of the building is at 60' with exception of the roof top restaurant which is 14' above the allowable height. Mr. Forrester added that the restaurant and patio dining area provide guests with a 270-degree view of Gatlinburg and mountains and a complete landscape design that is visible from the ground level. Mr. Robert Maples ask if there would be enough parking. Mr. Forrester stated with the extra side lot there would be adequate parking for the hotel and restaurant. Mr. Forrester stated that there were 126 parking spaces for 124 units. Staff stated that there will need to be parking for the employees. Mr. Kirby Smith ask how many seats would be in the roof top restaurant. Mr. Forrester stated approximately 60. Mr. Kirby Smith ask if there had been any questions from the public about the height of the project or letters of concern. Staff stated that an adjoining property owner has inquired about the project with concerns. Mr. Robert Maples ask who owns the property for the off-site parking. Mr. Patel stated he had purchased the property for the parking. Mrs. Jackie Leather stated that at the side of the building the planters and landscaping looked to be removable and questioned if they planned to be long term landscaping. Mr. Patel stated that the landscape design is required by the franchise. Staff stated that the revised plans were not provided to staff prior to the meeting and therefore have not been evaluated by Staff. Staff stated that the provisions of the ordinance to permit the additional height in the C-1 District pertain to enhanced landscaping and open-space and asked the designer has reviewed the landscape design requirements to quantify the landscaping for the property. Staff further asked if the landscape design was over the required amount for the project. Mr. Patel stated that they had gone over approximal 40%. Staff stated that mature trees would need to be used in the landscape design. Mr. Patel stated that they understood that the vegetation would need to be significant and would be planting mature trees in the areas around the property.

Staff stated that the Utilities Department has reviewed the project and that public utilities are available to the site. Staff noted that the Utility Department would have to conduct a further review of the details since the more recent changes. Staff also added that the Fire Department will need to verify the emergency accesses and lanes to the building. The engineer's storm water calculations indicate that the post construction rate of runoff does not increase above the pre-construction runoff and therefore no detention structure is needed for the development. The site plan lacks the following information: revised density information, property boundary information i.e. survey boundary, detailed landscape plan, solid waste collection plan, detailed utility plan, and revised building elevations.

Mrs. Jackie Leatherwood asked if we approve, we will be allowing them to have the extra 14' in height. Staff stated yes if the Board feels that they have meet all the requirements to do so. After a brief discussion, Mr. Kirby Smith made a motion to approve the request with the additional 14' building height subject to staff recommendations and lacking items. Mrs. Jackie Leatherwood provided a second which was passed with members voting "aye."

Review and consideration for preliminary commercial site plan approval for "Hidden Hills Vistas, Retail & Restaurant Development," Tax Map 117, Parcels 236 & 236.03, C-2 Zone, located at East Parkway & Hidden Hills Road, requested by Robert G. Campbell & Associates, LP.

Staff presented a request for a preliminary PUD site plan approval for "Hidden Hills Vistas, Retail and Restaurant Development," located at the intersection of Hidden Hills Road and East Parkway. Staff stated that the request consists of a preliminary PUD site plan approval for a proposed 8,000 square feet retail/restaurant building on a 1.58-acre tract located at the intersection of Hidden Hills Road and East Parkway. The site plan depicts a proposed 8,000 sq. ft. building and 143 space parking area to be accessed from East Parkway and Hidden Hills Road. The plan shows that an ingress and egress point on the west end of the property connected to East Parkway will consist of two entry point lanes and one exit point lane that is designated as a "right turn only" movement from the property. Staff would recommend that one of the entrance lanes be removed due to the conflict with the two-way movement on the property. The ingress and egress point on Hidden Hills Road appears to be fine. Staff added that the parking area located on the east and south sides of the building are served with a 16' wide drive aisle. Staff recommended that the parking spaces be angled at 45 or 60 degrees to provide for ease of access into the spaces. The site plan depicts the incorporation of the additional left turn lane in Hidden Hills Road that has been discussed with the previous PUD phase reviews. The plan shows an approximate 80' long left turn lane to provide for left turn movements onto East Parkway from Hidden Hills Road.

Staff noted that the preliminary plan indicates that the property will be served with public utilities from Hidden Hills Road into the east side of the building. A detailed utility plan has not been provided at this time and will be required for the final PUD site plan submittal. The plan also depicts a solid waste collection area at the north side of the entrance drive from Hidden Hills Road. The Sanitation Department will have to review and approve the proposed layout and location prior to final site plan approval. The site storm water is being captured in a series of drains and piping which connects to two (2) underground detention systems. The drainage report and calculations have not been provided and therefore the pre and post construction runoff has not yet been verified.

Staff added that the preliminary PUD site plan lacks the following information: density calculations; dimensions of proposed buildings; revised E. Parkway ingress and egress point; storm water plan and calculations; sketch building elevations; landscape concepts; Also, before final PUD site plan approval, a review of the proposed Hidden Hills Road turn lane improvements will need to be reviewed and approved by the City Commission.

Mr. Gary Norvell stated that this part of the Hidden Hills Vista would be a retail and restaurant area with the same owners. Mr. Norvell stated the area would function like a food court area that would house a small inside seating area and outside seating with covered and uncovered areas. Mr. Gary Norvell stated that retaining wall would be extended for this area. Mr. Kirby Smith ask if there would be any drive-thru type restaurants available. Mr. Jay Samtani stated that the plan does not provide any drive-thru facilities. Staff stated that the parking would need to be verified per seating and square footage. Mr. Robert Maples ask if the 2nd entry had been approved by TDOT. Staff stated it had not at this time. Mr. Jay Samtani stated that the building would provide for food venders or food trucks to be placed inside and the building would function like a food court. Mr. Kirby Smith asked how many vendors would be within the building. Mr. Jay Samtani stated that around 6-8 per day.

After a brief discussion, Mr. Kirby Smith made a motion to approve the request subject to staff recommendations and Mrs. Jackie Leatherwood provided a second which was passed with members voting "aye."

Review and consideration for a commercial site plan approval for "Gatlinburg Skypark, Base Building Replacement," Tax Map 126K, Group E, Parcel 1, C-1 Zone, located at 765 Parkway, requested by Boyne Resorts.

Staff presented a request for a final commercial site plan approval for the "Gatlinburg SkyPark" – Base Building Replacement Project," located at 765 Parkway, and being Tax Map 126K, Group E, Parcel 1. Staff stated that the request consists of a final commercial site plan approval for the replacement of the existing "SkyPark" base building located at the intersection of Parkway and Maples Lane. Staff noted that the site plan depicts the removal of the existing nonconforming commercial building so that a new 2-story building with pedestrian queuing areas can be constructed on the site. The plans indicate that a first story level of 45'-6" x 79'-8" and a second level of 49'-6" x 89'-11" will be constructed to replace the existing building. The new building contains a ticket sales area, retail area, restroom facilities, office spaces, and retail and maintenance storage areas. The plan also includes both indoor and outdoor queuing areas for guests. The current ticket office does not provide for adequate queuing for the SkyPark guests, so the adjoining public sidewalk areas are being impacted during heavy pedestrian volume periods. These additional queuing areas will hopefully relieve some of the current pedestrian congestion on the sidewalk areas adjoining the SkyPark Amusement.

The current "SkyLift" building is located within the 10' front yard setback area along Maples Lane thus, creating an existing nonconforming situation with the property. The new building, while also within the front yard setback area along Maples Lane, will provide an additional 5' of setback area from Maples Lane. Staff stated that the building area along Parkway must not encroach into the 10' front yard setback area. The plan depicts a 15' setback which will need to be revised to the 10' setback. Mr. Hank Byma stated that the building would meet the front yard setback area along Parkway. Staff stated that the plan shows that public utilities will be accessed from Maples Lane and brought into the building on the northwest side of the building. The plan also shows that a storm water system will be incorporated into the site with underground storage units and piping. The storm water plan will need to be coordinated with the Public Works Department to determine the best discharge connection points to the adjoining public storm water system located in Maples Lane. The Public Works Department has indicated that Maples Lane contains significant underground utilities so a coordinated effort will be needed to facilitate all utility connections for the development.

Staff stated that the building elevations indicated that the proposed building height will be 32'-4" above grade. The building height is well below the allowable heights of the C-1 District. The plan also includes a "temporary" building for tickets sales. The temporary office building will be located east of the current building and will operate during the construction of the new facilities. The utility connections to the temporary building will have to be coordinated with the Gatlinburg Utility Department. The plans include a landscaping plan and lighting plan for the project. The final site plan lacks the following information: designer certifications and signatures; revised zoning district information to C-1; floor area ratio information; finished grading information; revised utilities plan showing fire line and FDC connection; revised setback information; revised building locations on Parkway; and floodplain boundary information.

Mr. Hank Byma was present and gave a brief overview and video presentation of the project. Mr. Byma stated that aesthetics review has passed the EDRB Board. Mr. Byma stated that the temporary building would go up in mid-September and would be up for approximately but up for a year. Mr. Byma stated the temporary building would be blue siding with white trim. Mr. Byma stated that the hope was to start the new building in November 2021. Mr. Byma stated an updated elevation plan had been submitted. Mr. Robert Maples asked how many spaces the new building and queue line would hold without going int the public sidewalk. Mr. Byma stated that the new building would hold 300 people in the queue line.

After a brief discussion, Mr. Cam Caton made a motion to approve the request subject to staff recommendations and Mr. Kirby Smith provided a second which was passed with members voting "aye."

Adjournment
The meeting was adjourned at 6:50 p.m. upon a motion by Mrs. Jackie Leatherwood and second by Mr. Kirby Smith which was unanimously approved by the Board.

Approved:

Jackie Leatherwood
Planning Commission Secretary

7/23/21
Date