

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
SEPTEMBER 22, 2023
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Kirby Smith
Cam Caton
Chad Reagan
Jay Horner
Jackie Leatherwood
Larry Claiborne

MEMBERS ABSENT

Candance Ogle Morton

OTHERS PRESENT

Clay Scruggs
Joe Shults
Mahavir Patel
Steve Drummer
Ronak Patel

Staff Representatives: Jeff Ownby, Building and Planning Director
 Dalton York, Assistant City Planner
 Jodi Bible, Executive Secretary
 Joe Barrett, ETDD

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Kirby Smith called the meeting to order at 4:00 P.M. The minutes of the August 17, 2023, meeting were unanimously approved following a motion by Mrs. Jackie Leatherwood and a second from Mr. Cam Caton.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

Review and consideration of a revised preliminary site plan for a multi-family development, "Morton Drive Townhouses," being Tax Map 117, Parcel 143, located at 849 Morton Drive, requested by Venture Contracting.

Staff requested that if the Board would like to hear about this piece of old business a motion would be needed to remove it from the table for discussion. Mr. Larry Claiborne made a motion to remove the item from the table for discussion. Mr. Jay Horner provided a second with all members voting aye.

Mr. Joe Shults was present to discuss the changes made to the proposal following the August 17, 2023, Planning Commission meeting. Mr. Joe Shults explained that he and the other developer had decided that cutting in a new access road from Glades Road would eliminate the voiced concern from residents on Morton Drive and would still enable them the opportunity to build the six-plex as originally planned. The access road would be the first piece of the development to be completed to help also eliminate construction vehicles from using Morton Drive. The utilities are already established at the parcel, as mentioned by Staff. Staff mentioned that the proposal adheres to all applicable zoning regulations for preliminary site plan approval. The complex is in the Hillside Overlay District. To receive final site plan approval, the developers will have to come back with exterior aesthetic that adheres to those regulations. There was a resident of Morton

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Drive present to ask about how the construction crew will access the development. Mr. Joe Shults then explained the plan to install the access road from Glades prior to construction to help eliminate excess vehicular traffic on Morton Drive.

Following a brief discussion, Mr. Jay Horner made a motion to grant preliminary site plan approval. Mr. Cam Caton provided a second with all members voting, "aye."

NEW BUSINESS

Review and consideration of proposed rezoning of Tax Map 126O, Group B, Parcels 42 and 47 from R-2 (Medium Density) Residential District to C-2 (General Business) District, located at 315 and 325 Long Branch Road, requested by Richard Wayne McCoy, P.E.

Staff presented a proposed rezoning of Tax Map 126O, Group B, Parcels 42 and 47 from R-2 (Medium Density) Residential District to C-2 (General Business) District located on Long Branch Road. The proposed rezoning comes from the new owners of Ober Mountain. The area in question for rezoning is surrounded by other C-2 (General Business) District parcels, as well as a similar development as the intended future development of these parcels-a hotel along the river. Staff received no remarks from the public concerning the proposed rezoning.

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

Review and consideration of a proposed commercial site plan for "Good Shepard Medical Clinic," being Tax Map 137B, Group A, Parcel 9, located at 410 Ski Mountain Road, C-2 Zone, requested by Horner Building Company.

Staff presented a request for a proposed commercial site plan for "Good Shepard Medical Clinic," located at 410 Ski Mountain Road. The commercial site plan proposal includes plans for a 2,000 square foot medical facility. Adequate parking and required retaining walls, due to slope, are already notated in the submitted plans. Staff said the commercial site plan adheres to all applicable zoning regulations. The only items that are lacking are landscaping plans and a dumpster location. Prior to the vote, Mr. Chad Reagan and Mr. Jay Horner abstained from the vote.

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

Review and consideration of proposed right-of-way improvements for "Rocky Waters Motor Inn," being Tax Map 126E, Group B, Parcel 9, located at 333 Parkway, C-1 Zone, requested by LRC 2 Development Group.

Staff presented a request for proposed right-of-way improvements for "Rocky Waters Motor Inn," located at 333 Parkway. The purpose of the right-of-way improvements is to provide some privacy for the patrons at the Inn, as well as providing a beautiful update to the City's right-of-way and pedestrian crosswalk. The right-of-way improvements will include a private fence that is made of wood fencing with river rock curbs. There will be an array of flora used in the landscaping plan, all typical flora found in East Tennessee. The landscaping plan includes tree planting, shrubs, and groundcover/perennial planting. This plan also eliminates the six (6) curb cuts down to two (2) for an entrance and exit. Modifying the sidewalk and creating a landscape

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and privacy fence along the property line. The developers are still awaiting TDOT approval, once that is provided Staff will be able to take this item to the Board of Commissioners for their review and consideration.

Following a discussion, Mr. Chad Reagan made a motion to approve the right-of-way improvement subject to their TDOT approval. Mr. Jay Horner provided a second with all members voting, "aye."

Review and consideration of a commercial PUD site plan for "Glade Ventures," being Tax Map 117, Parcels 198 and 198.01, located at 304 and 327 Buhrs Way, C-2 Zone, requested by Glade Ventures, LLC.

Staff presented the request for a commercial PUD site plan for "Glades Ventures," located at 304 and 327 Buhrs Way. The site plan includes a layout for ten (10) RV sites, twenty-one (21) tent sites, and thirty-six (36) tree houses, along with a pool clubhouse for the guests. The plan also included exterior aesthetics for the clubhouse and offices on the property. The property has all the utilities available for access. The parcel is 13.5-acres.

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

Review and consideration for a preliminary site plan approval for "Bears Cove PUD Expansion/Revision," being Tax Map 117 Parcels 133.06 and 133.07, R-2 Zone, located at 725 Glades Road, requested by David Hurst.

Staff presented a preliminary site plan for "Bears Cove PUD Expansion/Revision," located at 725 Glades Road. Perry Smith Development recently acquired additional acreage that allows them to come into zoning compliance. The plan brought before the Board referenced the acquisition and proposed additions to the development, which include four (4) additional cabins and accessory structures. Staff mentioned that the only lacking items for the expansion/revision is a landscaping plan and utility connection for the additional cabins.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the request subject to the additional lacking items. Mr. Jay Horner provided a second with all members voting, "aye."

Unscheduled Items

Adjournment

The meeting was adjourned at 4:20p.m. upon a motion by Mr. Cam Caton and second by Mrs. Jackie Leatherwood.

Approved:


Planning Commission Secretary

10.19.23
Date

