

**MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
September 17, 2020
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Robert Maples
Kirby Smith
Larry Claiborne
Don Smith
Cam Caton

MEMBERS ABSENT

Bud Ogle
Jackie Leatherwood

OTHERS PRESENT

David Hurst
Gus Floodquist

Staff Representatives: David Ball, Building & Planning Director
 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 August 20, 2020 meeting were unanimously approved following a motion by Mr. Don Smith and a second by Mr. Cam Caton.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a final PUD site plan approval for “Smith Cabins,” being Tax Map 117, Parcel 133.0 & 133.06, located off Glades Road and West Highland Drive, R-2 Zone, requested by Norvell & Poe Engineers, LLC.

Staff presented the request for a final PUD site plan approval for a proposed 12-unit cabin development to be located on 4.535 acres (formerly a planned apartment complex). Staff explained that during a final PUD site plan review it was determined that the number of units proposed in the preliminary review of the project exceeded the density allowed based on the slope of the property. As such, the design engineer has provided a revision with only 12 units which is compliant with the allowable density for the property. Staff noted that the plan indicates that the structures will be 2 and 3-story buildings consisting of a total combined building area of 85,931 square feet for a floor area ratio of .43 which is below the allowable .5 f.a.r. Mr. Kirby Smith ask staff to explain how the density was calculated for the property. Staff advised that the number of detached units allowed was based on the number of lots the property could be subdivided into based on the average slope of the property. Mr. Kirby Smith then asked if this area has been checked for wet land areas. Mr. David Hurst, with Norvell and Poe Engineers, stated that the property has not been assessed for wetlands.

Staff gave a brief overview of the project details and noted that the Fire and Utility Departments have reviewed the plan and determined that there are no apparent issues with the proposed layouts. Staff did note that the Utility Department has requested the final utility demand calculations for the project with the most recent changes. Staff explained that there would be 5-6 fire hydrants located throughout the property to serve for fire protection. Staff stated that small stream setbacks need to be added to the plan. Mr. Robert Maples ask about parking for the proposed development considering several of the units are large units. Staff stated that parking was based on the number of bedrooms for the total development. Chairman Maples then asked about the visibility from Glades Road area. Staff stated that the Police Department and Public Works Department has reviewed the proposal and felt that provided the vegetation is properly maintained where the private street connects with Glades Road that the sight distances and visibility will be acceptable. Staff further noted that once the development is established and if issues do develop with ingress and egress to the property, there could be the implementation of additional signage to warn Glades Road traffic of the intersection as has been implemented in other areas of Glades Road.

Staff stated to Mr. Hurst that E-911 would need to sign off on street names and addresses for the property. Staff noted that the property will be served with a two (2) lane private street shown at 24' in width with grades up to a maximum of 7%. The private street extends from Glades Road through the property to West Highland Drive. The site layout depicts that the parking areas for the units will be located perpendicular to the private street. The plan depicts underground storm water detention basins to control the water runoff generated by the development. Staff stated that revised storm water calculations are needed for the project as well as the maintenance plan and schedule for the permanent storm water system. The property is served with both public water and sewer utilities. A master meter is shown on the north portion of the property where the public water service will be extended onto the property. The plan depicts the addition of fire hydrants throughout the property for fire protection. The sewer service connection will be made on the southern portion of the property where the public utility line exists in a utility easement area already in existence on the property.

The plan provides for access to the property from both Glades Road and W. Highland Drive. W. Highland Drive adjoins the property to the north and is the public street that is primarily used to access the residential neighborhood to the north. While W. Highland Drive may be used as a secondary means of ingress and egress to the development, it is not adequate to server as the primary access to the property. The primary access will come from Glades Road which is a major collector street. As noted in the preliminary review of the project, there is a concern about the access point on Glades Road via Cashmere Way, with the sight distances from the project entrance to the curvature of Glades Road to the east. As previously noted, the Police Department and Public Works Department have reviewed the access point and with the removal of the existing vegetation approximately 200 feet from the proposed entrance, the visibility of vehicular traffic will be improved along Glades Road. The access will be monitored and reevaluated upon completion of the project to determine if additional signage or caution signals or a combination of both, will be required along Glades Road. The current location of Cashmere Way is in good alignment with Morton Drive across Glades Road.

The plan is still lacking the storm water buffer information. These areas will need to be identified to ensure compliance with the Storm Water Ordinance. Staff also noted that the upper portion of

the property located at an elevation of 1626' and greater are within the Hillside Overlay District which will require screening of up to 75% of the proposed structures with a vegetative screen or the use of dark, earth tone colors to blend the structures. The screening and/or color of the buildings will be verified upon issuance of a building permit for the structures. The solid waste collection pad and area will require a final review and approval by the Gatlinburg Sanitation Department. Note, if the units are to be individually sold, then a master deed and homeowners association document will be needed for the Building and Planning Department records and the document will need to be recorded with the Sevier County Register of Deeds Office.

The final PUD site plan lacks the following information: building elevations, storm water buffer setback information, finished floor elevations, landscape plan revisions to indicate quantity of plantings, revised storm water calculations, a storm water maintenance plan and schedule, E-911 private street name certification, and street sign designs and locations. After a brief discussion, Mr. Larry Claiborne made a motion to approve the request based on the recommendations of staff and Mr. Don Smith provided a second which was passed with members voting "aye".

Adjournment

The meeting was adjourned at 5:39 p.m. upon a motion by Mr. Don Smith and second by Mr. Larry Claiborne which was unanimously approved by the Board.

Approved:

Jackie Leatherwood
Planning Commission Secretary

10.15.2020
Date