

**MINUTES OF THE  
GATLINBURG MUNICIPAL PLANNING COMMISSION  
DECEMBER 15, 2022  
THURSDAY, 4:00 P.M., COMMUNITY CENTER MEETING ROOM**

**MEMBERS PRESENT**

Kirby Smith  
Jay Horner  
Cam Caton  
Larry Claiborne

**MEMBERS ABSENT**

Jackie Leatherwood  
Candace Ogle Morton  
Chad Reagan

**OTHERS PRESENT**

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

**CALL TO ORDER AND APPROVAL OF MINUTES**

Chairman Kirby Smith called the meeting to order at 4:05 P.M. The minutes of the November 17, 2022, meeting, were unanimously approved following a motion by Mr. Jay Horner and a second from Mr. Larry Claiborne.

**STAFF REPORT**

**PETITIONS AND COMMUNICATIONS FROM THE PUBLIC**

**OLD BUSINESS**

**NEW BUSINESS**

**Review and consideration of a commercial site plan for “Spruce Restaurant,” being Tax Map 126L, Group B, Parcel 8, located at 122 Spruce Lane, C-2 Zone, requested by Two Oaks Architecture, LLC.**

Staff presented a commercial site plan for “Spruce Restaurant,” located at 122 Spruce Lane. The space referenced in the proposal is the gathering house down on the river by Brookside Hotel. The proposal is to remodel the building and turn it into a restaurant. The restaurant has ninety (90) seats proposed along with ample parking being provided for that number of patrons. The parking spaces proposed twenty-seven (27) with two (2) ADA parking spaces. The proposal includes closing in the patio area and staying within the already existing building footprint. The interior will be completely remodeled to accommodate a restaurant. The Utility Department also provided approval.

Following a brief discussion, Mr. Jay Horner made a motion to approve the request as presented. Mr. Larry Claiborne provided a second with all members voting, “aye.”

**PC Minutes**

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**Review and consideration of a commercial site plan for “Towne Center Parking Lot,” being Tax Map 126K, Group E, Parcel 3, located at 745 Parkway, C-2 Zone, requested by Civil & Environmental Consultants, LLC.**

Staff presented a commercial site plan for “Towne Center Parking Lot,” located at 745 Parkway. The proposed commercial site plan is two-phase project. This being the initial proposal being presented with the second phase coming in early 2023. This commercial site plan is in response to the fire that happened back in October 2022. The new proposed parking area is located where the old motel and the back area of the previous retail spaces. Staff did mention that the curb cut, creating an entrance from the Parkway that was approved by TDOT. The location of the parking attendant booth allows for multiple cars to pull in off the Parkway without disrupting or holding up traffic on the Parkway. The River Road portion of the development will have the exit and another entrance to the parking lot.

Following a brief discussion, Mr. Larry Claiborne made a motion to approve the request as presented. Mr. Jay Horner provided a second with all members voting, “aye.”

**Review and consideration of a final PUD site plan for “Hidden Hills Vistas,” being Tax Map 117, Parcel 236, located at 1625 Hidden Hills Road, C-2 Zone, requested by Norvell Engineering Consultants, LLC.**

Staff presented a final PUD site plan for “Hidden Hills Vistas,” located at 1625 Hidden Hills Road. The final PUD site plan includes the food hall addition to the development. The food hall consists of three (3) separate entrances where food trucks will be able to pull in and set up for service. The food hall will have a cafeteria seating set up. Around two hundred (200) occupants will be able to be seating in the eating area. There will also be mercantile spaces disperse throughout the structure. The parking provided for the complex is one hundred (100) spaces including five (5) handicap parking spots. There will be two entrances to the food hall one being off East Parkway and the other entrance coming from Hidden Hills Road.

Following a brief discussion, Mr. Cam Caton made a motion to approve the request. Mr. Larry Claiborne provided a second with all members voting, “aye.”

**Unscheduled Items**

**Adjournment**

The meeting was adjourned at 4:22 p.m. upon a motion by Mr. Jay Horner and second by Mr. Larry Claiborne with all members voting unanimously.

**Approved:**

Gaskin Leatherwood  
**Planning Commission Secretary**

1/24/23  
**Date**