

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
OCTOBER 17, 2024
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Kirby Smith
Larry Claiborne
Jay Horner
Cam Caton
Chad Reagan

MEMBERS ABSENT

Candace Ogle Morton
Jackie Leatherwood

OTHER PRESENT

Staff Representatives: Gary Carver, Planning Director
Dalton York, Assistant City Planner
Jodi Bible, Executive Secretary
Ekem Amonoo-Lartsen, 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 September 15, 2024, meeting were unanimously approved following a motion by Mr. Jay Horner and a second by Mr. Chad Reagan.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration of a proposed rezoning being Tax Map 126N, Group G, Parcel 11 from R-2 (Medium Density Residential) District to C-1 (Business Commercial) District located at 420 Popular Lane, requested by CEC, Inc.

Staff presented the request for a proposed rezoning being Tax Map 126N, Group G, Parcel 11 from R-2 (Medium Density Residential) District to C-1 (Business Commercial) District located at 420 Popular Lane. The request comes following the commercial plan approval the development received at the September 19, 2024, Planning Commission meeting. The request is to change the zoning district of 420 Popular Lane to align with the land hook parcel addressed at 405 Airport Road. The subject parcel will serve as part of the site plan approval included rezoning this parcel and having it deeded with the parent parcel (land-hook agreement) as requested per the Planning Commission's approval given on September 19, 2024. Staff mentioned that there has been zero inquiry from neighboring parcels regarding the rezoning request. Applicable Regulations: Article VII, Section 703 (R-2 Medium Density Residential) and Section 706 (C-1 Tourist Commercial District).

Following a brief discussion, Mr. made a motion to recommend the proposed rezoning 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 commercial site plan approval for "Baskins Creek Townhomes," being Tax Map 126M, Group C, Parcel 1, located at 215 Circle Drive, C-2 Zone, requested by Sabater Studio.

Staff presented the request for commercial site plan approval for "Baskins Creek Townhomes," located at 215 Circle Drive. The request includes a 12-unit townhome development. Each of the 12 units are anticipated to be two bedrooms, two-story units. The parking area for each townhome will be located underneath the units, each will be required to have two spaces as provided in the proposed plan. The subject parcel previously operated as a motel called "Nestle Inn," which was lost during the 2016 Wildfires. Currently, the parcel is being utilized as a parking area by the surrounding apartment complex/units. Floodplain is present on the parcel but will not be impacted by the proposed development. The applicant was able to supply all required documents needed to obtain commercial site plan approval. Applicable Regulations: Zoning Ordinance Article IV, Section 402 (Off-Street Automobile Parking), Section 407 (Site Plan Regulations for Multi-Family, Commercial, and Industrial Uses), Section 407.3 (Landscaping Requirements); Article VII, Section 707 (C-2 General Business District).

Following a brief discussion, Mr. Chad Reagan made a motion to approve the request contingent upon the applicant providing a landscape plan and a finalized utility plan. Mr. Jay Horner provided a second with all members voting, "aye."

Unscheduled Items

Adjournment

The meeting was adjourned at 4:05 p.m. upon a motion by Mr. Chad Reagan and a second motion provided by Mr. Larry Claiborne.

Approved:

Jackie Leatherwood
Planning Commission Secretary

11.21.22

Date