

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
January 20, 2022
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Robert Maples
Jackie Leatherwood
Larry Claiborne
Cam Caton
Kirby Smith
Don Smith

MEMBERS ABSENT

OTHERS PRESENT

Bryce Bentz
Gus Floodquist
Mike Suttles
Mark Randolph
Terry Tice
Joseph Davis
Jeremy Puckett
Allen Campbell
Chris Kirkland

Staff Representatives: David Ball, Building & Planning Director
 Joe Barrett, ETDD
 Jodi Bible, Executive Secretary

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Robert Maples called the meeting to order at 5:03 P.M. The minutes of the December 16, 2021, meeting was unanimously approved following a motion by Mr. Larry Claiborne and a second by Mr. Cam Canton.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for subdivision plat approval for “Baskins Heights Resub of Lots 11 & 19, Lots 11-A, 11-B, & 11-C,” being Tax Map 126M, Group D, Parcels 22 and 22.01, located at 578 Loop Road, R-1 Zone, requested by Bryce Bentz.

Staff presented the request for an approval of a subdivision plat for a proposed three (3) lot subdivision of a 3.10-acre tract located on Little Fox Road and Loop Road. Staff explained that the plat shows three lots being “Lot 11-A” (.89 acres), “Lot 11-B” (1.15 acres) and “Lot 11-C” (1.06 acres). Staff further noted that the plat depicts “Lot 11-A” with frontage on Loop Road and the remaining two lots “11-B and 11-C” fronting on Little Fox Road. Staff stated that the property is served with public water and now public sewer service. Staff added that the property was previously approved as a 2-lot subdivision due to the lack of public sewer availability. However, sewer has recently been extended to the property thus removing the need for individual septic tank and field line system. The surveyor has indicated that the property should fall into the category

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that would require a maximum of 1 acre lots for "Lot 11-B and 11-C," and "11-A" slope requires a $\frac{3}{4}$ acre lot area. As submitted, the lots meet the minimum of 1 acre lots apart from "Lot 11-A".

The staff did mention the plat lacks the following information: property corners monuments, slope calculations for lot size verification, Certification stamps, and signatures of Approval for Utilities, E-911, and Sevier County Electric System. Also, the Owners Signature of Approval and Dedication and the surveyor's signature and current date is needed on the subdivision plat.

After a brief discussion, Mr. Don Smith made a motion to approve the request as presented, and Mr. Larry Claiborne provided a second which passed with members voting, "aye."

Review and consideration for a PUD site plan approval for "Anakeesta's Lumina Trail," being Tax Map 126M, Group A, Parcel 33.03, located at 147 Baskins Creek By-Pass, C-1 Zone, requested by Silverbell Investments, LLC.

Staff presented the request for a PUD site plan approval for a proposed "Lumina Trail" addition to the Anakeesta Development. Staff stated that the site plan depicts a proposed 3,834' long pedestrian walking trail to be located on the northeastern portion of the property. Staff added that the plan depicts a proposed 6' wide by 3,834.89' walking trail to be constructed along the contours of the property to create a looped walking trail system beginning at an elevation of 1816' and descending to an approximate elevation of 1690'. The elevation change proposed for the walking trail from its highest point to the lowest point on the property is 126' in elevation.

Staff explained that while the name implies that the trail may involve lighting, no information has been provided with regards to any utility associated to the project. Therefore, any proposed lighting or utility installation along the trail will require a detailed utility plan for the review of the Board. Mr. Bentz was present and explained that a lighting plan was being developed and would be presented at a later date. Staff noted that until such plan can be provided the approval should stipulate approval for the trail only and require further review by the Board if future utilities are to be installed in conjunction with the trail.

Staff noted that the design engineer has provided topography of the property that depicts the existing slopes of the property in the location of the trail. However, no grading plan has been provided that shows the finished grades associated with the installation of the walking trail. This information will also be necessary to determine if the trail requires any protective barriers. The engineer's plan indicates that the site drainage will accommodate the proposed walking trail improvements. The staff also noted, if the existing SWPP plan does not include the walking trail improvements, the plan will need to be updated and submitted to TDEC for review and approval.

Mr. Bentz explained that the walking trail will be subject to minor modifications in the field as the trail is constructed to minimize impacts to the surrounding vegetation and the excavation area. Staff did mention that the following items are needed: zoning district information, detailed utilities plan, grading plan with finishing grades, and a landscape plan.

The staff recommended granting the final PUD site subject to all lacking revisions and information.

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After a discussion between staff, members and Mr. Bentz, Mr. Larry Claiborne approved the request as presented, and Mr. Don Smith provided a second which passed with all members voting, “aye.”

Review and consideration for a revised PUD site plan approval for “Deer View Trail,” being Tax Map 126P, Group E, Parcel 12 and 12.01, located at 804 Trail Ridge Way, R-1 Zone, requested by RSC Properties.

Staff presented the request as a revision to the “Deer View Trail,” Planned Unit Development plan. Staff noted that the original number of units for the property consisted of seven (7) cabins which has not changed but the proposed revision now depicts a relocation of the amenities (pool) to the west portion of the property and the relocation of “Unit 1” to the east portion of the property between units 5 and 7.

Staff explained that the relocation does not involve any adjustments to the adjacent access road or utilities. However, some slope grading is shown in the areas of the new pool and unit locations, with most grading occurring at Unit 1. Staff added that the plan shows an existing retaining wall located below the unit. Staff further noted that all slopes must be less than a 2:1 or certified by a geotechnical engineer. The Fire and Utility Department have reviewed the proposed new layout and has indicated that the plan is adequate. The plan is acceptable for fire department access to the development. The staff also noted that the plan title needs to be revised to reflect current date of submittal.

After a brief discussion, Mrs. Jackie Leatherwood made a motion to approve the request as presented, and Mr. Kirby Smith a second which passed with all members voting, “aye.”

Review and consideration of a site plan approval for “RCGT Property/Multi-Family Dwelling,” being Tax Map 126M, Group A, and Parcel 10, located at 455 Baskins Creek Road, R-2 Zone, requested by Mike Suttles for RCGT, Inc.

Staff presented the request consisting of a proposed multi-family dwelling consisting of four (4) units to be located at 455 Baskins Creek Road. Staff explained that the property is a redevelopment of a property that contained multiple, single-family dwellings that were destroyed in the 2016 Wildfires. Staff stated that the proposed plan indicates that a 34’ by 72’, two-story building with 11 parking spaces will be constructed on the property. The building contains four units consisting of 1,224 square feet each for a total of 4,896 square feet and a floor area ratio of .24. Based on the unit size, the parking regulations require 1.75 spaces per unit for a total of seven (7) spaces.

Staff explained that the plan shows that the property will be accessed from Baskins Creek Road with two (2) access points. The first access serves 5 spaces along the front portion of the property. The second access is a driveway that extends up to the units and a parking area with six (6) spaces. However, based on the grades shown on the plan, the second proposed driveway does not meet the grade requirements established by the Gatlinburg Municipal Code for a driveway. Mr. Suttles, project surveyor, provided a revised driveway plan for the development and indicated that the driveway grades would meet the City minimums. Staff noted that the driveway also serves an adjoining property via an established easement and therefore, will require a revision to the easement as well as an agreement by the adjoining property owners. Staff further noted that the Fire Department is concerned about fire department access and an emergency staging area in the

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event of an emergency. Staff added that it appeared additional retaining walls will be required for the revised road layout.

The plan shows the need to place two (2) retaining walls on the property in areas above and below the structure due to the steep slope of the property. However, a grading plan with proposed grading has not been provided to show what finished grades at the site will be upon completion. The plan depicts proposed utility locations but no details regarding size of lines has been provided for review.

The project engineer has provided a pre and post construction evaluation of the property drainage which indicates that the post construction run-off site conditions will not exceed the pre-construction run-off conditions, and therefore does not require any site detention. However, a drainage and erosion control plan has not been provided to show site drainage and required drainage control features of the property nor does it include the new driveway location.

Mr. Mike Suttles from RCGT, Inc. was present to participate in the discussion relating to the property. He also provided clarification on access to the townhomes. The Staff did express concerns in the steepness of the parking lot and patron access from the parking to the townhomes.

Upon discussion, the Staff and Planning Commission decided to do a preliminary approval subject to a second review. Mr. Larry Claiborne approved the preliminary approval, and Mr. Kirby Smith a second which passed with all members voting, "aye."

Review and consideration for a commercial site plan approval for "Best Western Premier," being Tax Map 137B, Group A, Parcels 10 and 13, located at 426 Ski Mountain Road, C-2 Zone, requested by Robert G. Campbell and Associates, LP.

Staff presented a site plan approval for a proposed 123-unit hotel to be constructed on the former "Watson's Motel" property located at 426 Ski Mountain Road. The plan indicates that a 7-story building consisting of 123 units and 125 parking spaces are to be placed on the 1.95-acre site. The proposed building area is 77,505 square feet resulting in a floor area ratio of .91 f.a.r. Staff noted that the architectural plans show that the proposed maximum building height is 80'-8" to the uppermost parapet wall which is below the allowable height of 84' of the C-2 District.

Staff also explained that the plan shows that the hotel will be accessed from Ski Mountain Road and from Ownby Street with the main access being Ski Mountain Road access on the east side of the property. The plan shows a series of retaining walls to be constructed along the north, south, and east boundary lines. The proposed wall heights range from 1 foot up to 11' in height. The staffed noted, the wall located along Ski Mountain Road is encroaching into the front yard setback area and will need to be removed from the setback or will require a variance from the Municipal Board of Zoning Appeals. Further, Staff did express concerns about the wall along Ski Mountain Road and the potential for a wall to impede site distances for vehicles exiting the property. The design engineer will need to assess the issue and provide staff with a resolution or alternative to address the concern.

The plan depicts a fire lane access of 26' extending from Ski Mountain Road to the north side of the building to provide ladder truck access. The Fire Department has reviewed the access to the

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building and determined that the proposed fire lane is access purposes. A utility plan has been provided showing connections to the public water and sewer service at Ownby Street. The plan shows a master meter and new fire hydrant to be located in a landscape island just upon entering the property from Ownby Street. The plan shows a 6" sewer line will be installed for sewer service and a 4" water line for the domestic water service to the property. The utility plan also shows a 6" fire line will be installed to provide service for the building. The Utility Department has been in contact with the design engineer and the details are being finalized for the public services. The Utility Department is good with the utilities being extended from Ownby Street.

The design engineer has provided a drainage and erosion control plan. Staff would request more detail be provided as it related to the site drainage. Staff added that the engineer will need to verify and show drainage patterns and directions to ensure the surface water is being properly controlled and distributed to pre-construction run-off conditions. Staff further noted that a large 42" drainage tile runs through the site and the area above the tile is proposed for parking. Staff would recommend that the tile be evaluated by a structural engineer to verify that the tile is structurally sound and functional and capable to handle the proposed parking areas above. The pre-construction and post construction run-off calculations are needed for the site. The grading plan does show that the site will be slightly graded but slopes will be similar to the existing conditions. A landscape plan has been provided; however, the plan appears to be lacking in coverage per Article IV, Section 407 requirements. A revised landscape will be required prior to the issuance of the building permit.

The staff also mentions the current site plan depicts property line boundary information however the line tables are missing so all property line boundaries have not been verified on the site plan. In addition, an access easement is shown on the south end of the property between the subject line and adjoining property owner. All easements must be observed and maintained with the new construction.

The plan shows a solid waste collection area on the south portion of the property. The collection area will require the Sanitation Departments review and approval for location and accessibility. The plan lacks the following information: a detailed landscape plan; revised retaining wall location or variance; site drainage locations; structural analysis of existing 42" drainage tile; and any legal information related to access and utility easements. Also, if the property exists into two (2) separate parcels, a subdivision plat will be required to remove the interior property line boundary to ensure the proposed building does not encroach beyond the property boundaries and create a single development parcel.

Following the staff presentation and discussion, Mrs. Jackie Leatherwood made a motion to approve the request, and Mr. Cam Caton provided a second which passed with all members voting, "aye."

Review and consideration for a site plan approval for "East Holly Ridge Condos," Tax Map 126N, Group E, Parcel 21, located at 349 East Holly Ridge Road, C-2 Zone, requested by Best and Associates Architects.

Staff presented a site plan for approval for a proposed five (5) story, 59-unit condominium building and future laundry facility to be located on East Holly Ridge Road. Staff noted that the plans

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contain conflicting information with a reference to 90 units in the site information notes. The plan shows 76 parking spaces which are accessed from East Holly Ridge Road. The plan indicates that the parking area will be located immediately adjacent East Holly Ridge Road between the road and proposed building location. The parking breakdown provided depicts 59 spaces based on 1.1 space per unit which would limit the unit sizes to less than 600 square feet. The plan shows a total of 76 spaces so provided the units are less than 600 square feet, the parking will meet the parking requirements of the zoning ordinance.

The plan specifies a proposed total building area of 36,079 square feet of condominium area, and a 1,500 square feet future laundry facility. The site information indicated that the lot area consists of 1.23 acres or 53,578.8 square feet. Based on this information the proposed density of the development is .70 floor area ratio which is below the C-2 District allotment of 2.0. The design engineer will need to verify total floor area of the building calculations based on the ordinance requirements.

Staff also explained that the plan indicates that a 24' wide drive aisle between the parking spaces, however, the Fire Department is asking that the aisle be revised to 26' to meet Fire Code requirements. The plan indicates that public water and sewer is available to the property. The plan shows a new 6" fire line and a 3" domestic water line will be extended to the building from East Holly Ridge Road public utilities. In addition, a new fire hydrant is shown near the southeast entrance of the property. The plan shows that a new 6" sewer line will be extended to the building from the public sewer line that will be relocated to East Holly Ridge Road. The current public sewer line is located on the private property and is proposed to be relocated to the adjoining public right-of-way area of East Holly Ridge. This relocation will require a bond for a public right-of-way improvement including resurfacing of the street and will require approval and coordination with the Utility Department. The resurfacing of the street will also need to include a widening of the street to achieve a width of 20 feet at least to the ingress and egress points of the property. The plan indicates that a new overhead electric service will be provided. The site plan regulations require underground electric service to be utilized for all new commercial developments. As such, the plan will need to be revised to reflect underground electric service to the building. The plan shows that 48" underground detention pipes will be used for stormwater purposes. The stormwater calculations have not yet been provided to verify sizing and pre and post construction runoff information.

The design engineer has provided site topography and it appears the building will be located on a slope of approximately 63% slope. However, the grading plan does not include finished grades and therefore site elements such as retaining walls, building heights, etc. cannot be determined with the information that has been provided at this time.

The plan lacks the following information: a complete property boundary survey information; dimensions of proposed buildings and site improvements; revised fire lane of 26'; a grading plan and any proposed retaining wall locations; stormwater calculations; detailed landscape plan; building elevations; revised density information; unit size calculations for parking tabulation. Also, a bond or letter of credit will be required for all improvements planned for the adjoining East Holly Ridge Road infrastructure improvements. The property falls within a Critical Slope Floating

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Zone and Hillside Overlay District. A geotechnical soils report is required for the property or exterior building color requirements.

Following the discussion, the staff suggested a preliminary approval subject to additional planning regarding grading, public sewer line, and stormwater drainage. Mr. Don Smith made a motion to approve the preliminary approval, and Mr. Kirby Smith provided a second which passed with all members voting, "aye."

Review and consideration for a minor subdivision of "Lots 3 and 4 of the Winfield Heights Subdivision," being Tax Map 126O, Group B, Parcels 10 and 11, located on Winfield Heights Road, R-2 Zone, requested by Terry Tice and James and Donna Wade.

Staff presented the request that consists of a minor subdivision to relocate the interior lot line between Lots 3 and 4. Staff noted that the plat depicts the interior lot line relocation which involves a shift in the interior, common property line approximately 9 feet to the east. Staff added that the properties are two (2) non-conforming lots as it pertains to size of the lots, but the request does not create any more of a nonconformity than currently exists. Staff stated that the request simply corrects a setback and density issue for Lot 4. The plat depicts Lot 4 with a 3-story dwelling and Lot 3R as a vacant lot. The proposal will provide for the side yard setback to accommodate the 3-story dwelling that exists on Lot 4 and enough lot area to meet the density requirements of the R-2 District which are .5 floor area ratio.

Staff noted that the lots are accessible via Winfield Heights Road and are served with both public water and sewer. The minor subdivision plat lacks the following information: legend of monuments, monuments for the new property corners; revised street name to reflect "Winfield Heights Road;" Signatures of Approval for Utilities, E-911, and Sevier County Electric System. The plat also lacks the Signatures of Ownership and Dedication.

After a brief discussion, Mr. Don Smith made a motion to approve the request, and Mr. Cam Canton provided a second which passed with all members voting, "aye."

There were no unscheduled items presented to the Board.

Adjournment

The meeting was adjourned at 5:45 p.m. upon a motion by Mr. Larry Claiborne and second by Mr. Cam Canton which was unanimously approved by the Board.

Approved:

Jackie Leatherwood
Planning Commission Secretary

2.21.22

Date

