

MINUTES OF THE  
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION  
January 15, 2009  
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT

Robert Maples  
Don Smith  
Larry Claiborne  
Phil Nemeth  
Dana Soehn  
Jason Seavy

MEMBERS ABSENT

Teresa Cantrell

OTHERS PRESENT

Joe Shults  
James Temple, Sr.  
Ed Thompson  
Lois Knettle  
Darrell Knettle  
John Jenkins  
Brennon Garrett  
Ed Fleming  
Mike Freeman  
Sharon Freeman  
Marcia Gaines  
Gary Perdue  
Steve Casey

Staff Representatives: David Ball, City Planner  
Ashley Miller, Assistant City Planner  
Bart Hose, LPAO

Chairman Maples called the meeting to order at 5:00 P.M. The minutes of the, December 18, 2008, meeting were unanimously approved following a motion by Mr. Don Smith and a second by Mr. Jason Seavy.

Petitions and Communications from the Public

Mr. Mike Freeman was present and stated that his opposition to the proposed multi-family building on Ogle Road at PA Proffitt Road. Mr. Freeman expressed concern about noise, criminal activity, and drainage associated with the multi-family development.

Staff Report

Staff discussed with the Board the progress that has been made by staff and the City Attorney towards the development of the Hillside and Ridge Ordinances. Staff questioned the Board about holding a special called meeting on Thursday, January 29, 2009, at 5 pm. The Board agreed to the special called meeting.

Old Business

New Business

**a) Review and consideration of a site plan for “JSD Development Townhouses,” Tax Map 118, Parcel 26.21, located on Ogle Road at P.A. Proffitt Road, R-2 zone, requested by Joe Shults.**

Staff presented the request for site plan approval for a proposed 18 unit apartment complex located on 1.17 acres and accessed via Ogle Road and P.A. Proffitt Road. Staff stated that the site plan also reflects 27 parking spaces for the development. Staff noted that the proposed building is accessed via a connection point on Ogle Road and another on P.A. Proffitt Road. Staff explained that it appears that the access point along P.A. Proffitt Road exceeds the maximum allowable of 26'. Staff also noted that the corner of the redi-rock retaining wall protrudes into the 25' front yard setback area along Ogle Road. Staff stated that the wall location should be revised to meet the front yard setback requirement. Staff pointed out that the Fire Department has noted that the FDC needs to be shown on the site plan to ensure the proper spacing of the connection point from the fire hydrant and the building. Staff stated that the Utilities Department has issued a concern over the placement of meters on the property, and has indicated that a master meter be placed at the property line. Staff further stated that the Utilities Department has noted that the wastewater demand calculations have not been submitted for staff's review. Staff added that the Utilities Department has asked that the design engineer meet with them about the plan. Staff explained that based on Article IV, Section 407.3.3.1 of the Municipal Zoning Ordinance that interior landscaping for the parking area is required since the project has more than 20 parking spaces. Staff stated that however, the landscaping for the project has been placed to the periphery of the parking area, but under Section 407.3.3.3 the Planning Commission may allow the landscaping to be placed adjacent to the building if the interior landscaping requirements cannot be achieved. Staff also stated that the landscape plan submitted meets the minimum design standards for landscaped area and tree count. Staff noted that if the units within the multi-family building are to be individually sold, then the legal documentation will need to be submitted to staff. Staff further stated that the site plan lacks a stormwater plan, Sanitation Department's approval, E-911 approval, and the Utilities Department's approval. Mrs. Dana Soehn asked if a traffic study had been conducted for the area. Staff stated that to their knowledge the Gatlinburg Police Department had not had any reported accidents at the intersection. A member of the audience questioned how the development fits with in the Master Plan of Gatlinburg. Staff stated that based on the Land Use Plan the property is designated as a residential use. Staff explained that the Land Use Plan does not differentiate between the three residential zoning districts. Staff noted that the property is currently zoned R-2 which allows for multi-family uses. The Board discussed with Mr. Shults the layout of development. Mr. Shults gave an overview of the parking lot area. Mr. Phil Nemeth questioned the color of the building. Mr. Shults noted that the building would match the adjoining apartment building. Mrs. Dana Soehn questioned if the request was for preliminary or final. Staff explained that the request is for a site plan review which is final review. After further discussion, Mrs. Dana Soehn made a motion to grant site plan approval subject to the lacking items and signatures being submitted to staff for review, the acceptance of the alternative

landscape design, and asked the developer to look at alternative colors that blend in with the area. Mr. Shults added that there is more opportunity to buffer on this site compared to the adjoining property. Mr. Larry Claiborne seconded the motion, which passed with 5 members voting aye, and Mr. Phil Nemeth abstaining.

**b) Review and consideration for a minor subdivision of Tax Map 117L, Group G, Parcels 1 and 2, located on Old Carriage Way, R-2 zone, requested by Chris Bowling.**

Staff presented the request for preliminary and final plat approval for a proposed minor subdivision of Tax Map 117L, Group G, Parcels 1 and 2, being Lots 1R and 2R-1 of the Countryside Village Subdivision, consisting of the deletion and replatting of the interior property line. Staff stated that the reconfiguration will increase the area of Lot 1R and decrease the area of Lot 2R-1 by 0.0644 acres, in turn making Lot 1R 0.701 acres (30,541.2 sq.ft.) and Lot 2R-1 0.867 acres (37,746.6 sq.ft.). Staff stated that the minor subdivision plat appears to meet the minimum design requirements, but lacks the zoning district and the following signatures of approval: Ownership and Dedication of both property owners, E-911, and the Utilities Department. After further discussion, Mr. Phil Nemeth made a motion to grant preliminary and final plat approval for the minor subdivision subject to the zoning district and lacking signatures of approval being added to the plat. Mr. Don Smith seconded the motion, which passed with all members voting aye.

**c) Review and consideration for the resubdivision of Tax Map 126D, Group A, Parcels 4-8, and the closure and replatting of the Park Lane Right-of-Way, located off Parkway, C-1 and C-2 zones, requested by Gateway Gatlinburg.**

Staff presented the request for final plat approval for a proposed reconfiguration of the interior property lines and the closure and replatting of the Park Lane Right-of-Way being a total area of 8.11 acres. Staff noted that the plat received preliminary approval at the September 18, 2008 meeting. Staff stated that the proposed final plat consists of reconfiguring the existing property lines, the closure of the existing Park Lane Right-of-Way, and the re-platting of the Park Lane Right-of-Way. Staff pointed out that currently there are 5 parcels (Tax Map 126D, Group A, Parcels 4-8) and the Park Lane Right-of-Way that make up the "Gateway Gatlinburg" development site. Staff also stated that the final plat proposes to delete the interior property lines and the right-of-way area and create 7 parcels, one of which in the relocated Park Lane Right-of-Way. Staff added that the proposed lot configuration is as follows:

Lot:	Acreage:	Square Footage:	Public Street Frontage:
Lot 1	2.00 acres	87,167.26 sq. ft.	Parkway
Lot 2	0.89 acres	38,929.12 sq. ft.	Parkway and Park Lane
Lot 3	1.82 acres	79,396.43 sq. ft.	Parkway
Lot 4	1.38 acres	60,286.22 sq. ft.	Park Lane
Lot 5	1.23 acres	53,684.89 sq. ft.	Park Lane
Lot 6	0.35 acres	15,257.22 sq. ft.	Parkway and Park Lane
Parcel 7	0.43 acres	18,694.59 sq. ft.	Park Lane Right-of-Way Proposal

Staff stated that the current Park Lane Right-of-Way is 29,246 square feet or 0.67 acres, and the proposed relocation area for the Park Lane Right-of-Way is 18,694.59 square feet or 0.43 acres. Staff also stated that the Board of Commission will have to approve the closure and relocation of the public right-of-way. Staff noted that a bond or letter of credit will need to be posted along with two construction estimates for the proposed Park Lane improvements. Staff further stated that the access to Herbert Holt Park will need to be coordinated with the Public Services Director during the road closure and reconstruction process of Park Lane. Staff added that there are several sewer easements that are shown to be abandoned by the plat and a utility easement area granted along Parkway. Staff pointed out that the Board of Commission will have to approve the abandonment and acceptance of all City assets. Staff finally stated that the final plat appears to meet the minimum design standards, but lacks the following signatures of approval: Ownership and Dedication of all property owners, E-911, Utilities Department, and Sevier County Electric System. Mr. James Temple was present and stated that the Cate Family will retain ownership of Lot 1 and lease the area to Gateway Gatlinburg, LP. After further discussion, Mr. Don Smith made a motion to grant final plat approval subject to the Board of Commission's approval of the Park Lane Right-of-Way closure and relocation, the bond or letter of credit being submitted for the public infrastructure improvements, and the lacking signatures being added to the final plat. Mrs. Dana Soehn seconded the motion, which passed with all members voting aye.

Unscheduled Items

Adjournment

There being no further business to come before the Board, the meeting was unanimously adjourned at 6:17 P.M., after a motion by Mrs. Dana Soehn and a second by Mr. Phil Nemeth.

**Approved:**

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**Planning Commission Secretary**

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**Date**