

MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
February 20, 2014
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT

Robert Maples
Don Smith
Larry Claiborne
Dana Soehn
Bud Ogle
Kirby Smith
Jackie Leatherwood

MEMBERS ABSENT

Teresa Cantrell
Charlie Moore

OTHERS PRESENT

Donna Cantrell
Dewan Tant

Staff Representatives: David Ball, City Planner

Chairman Maples called the meeting to order at 5:00 P.M. The minutes, of the, December 19, 2014, meeting, were unanimously approved following a motion by Mr. Don Smith and a second by Mrs. Jackie Leatherwood.

Petitions and Communications from the Public

Staff Report

Old Business

New Business

a) Review and consideration for a commercial site plan approval for “Gatlinburg Auto Brokers,” located at 1420 East Parkway, C-2 Zone, requested by Dewan Tant.

Staff presented the request for a site plan approval for a proposed 20’x 36’ auto repair garage addition to an existing auto sale facility located at 1420 East Parkway. Staff stated that the site plan depicts the addition of the auto repair garage to be located on the west side of the property adjacent the auto sales office building. Staff also stated that the property is a .43 acre tract consisting of 18,704.5 square feet that fronts on East Parkway to the north and is bisected on the south by Dudley Creek. Staff pointed out that the property is located in a Special Flood Hazard Area and the building is required to be elevated one (1) foot above the base flood elevation. Staff noted that the surveyor has indicated that the base flood elevation for the property is 1474.0 and that the proposed building finished floor elevation is 1475.0. Staff further stated that the proposed building is a single story metal building. Staff noted that the Fire Department has reviewed the request and approved the proposed storage plan of the hazardous materials associated with this type of use. Staff finally stated that the site plan lacks the following items: floor area ratio information, drainage and erosion control plan, storm water calculations, detailed landscape plan, and a building elevation (profile). After further discussion, Mr. Bud Ogle made a motion to grant site plan approval for the proposed addition subject to the submittal of the lacking information. Mr. Don Smith seconded the motion, which passed with all members voting aye.

b) Review and consideration for a revised commercial site plan for “Westgate Resorts, Phase XII,” located on Winding Smoky Way, C-4 Zone, requested by Vision Engineering.

Staff presented the request for a PUD site plan approval for a revised Phase XII, to incorporate a swimming pool and pavilion area. Staff stated that the proposed revisions to Phase XII include the addition of a recreation area (swimming pool) and a pavilion structure. Staff also stated that the site plan depicts the additions to be located to the eastern portion of Phase XII, just adjacent to the parking area for Building 5000. Staff added that the pavilion is a single story building that consists of an open-air structure with posts supporting the roof system. Staff noted that there is a small enclosed area within the parameter of the pavilion that will house restroom facilities. Staff pointed out that the property is located in the Hillside Overlay District.

Donna Cantrell with Vision Engineering was present and provided the Board with a plan depicting the view angles of the proposed pavilion from various off-site locations to determine if the new additions will be visible from the various public areas identified in the HOD regulations. Ms. Cantrell indicated that the structure does not appear to be visible due to the surrounding vegetation and terrain which provides screening of the single story building.

Staff further stated that the Gatlinburg Utility Department has verified that additional restroom facilities associated with the cabana structure can be accommodated by the existing sewer and water infrastructure. After further discussion, Mrs. Dana Soehn made a motion to grant revised PUD site plan approval subject to a final site plan submittal with the lacking items being added to the plan and final approval by Utilities Department. Mr. Don Smith 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 5:20 P.M., after a motion by Mr. Don Smith and a second by Mrs. Dana Soehn.

Approved:

Planning Commission Secretary

Date