

**MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
MAY 19, 2016
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Robert Maples
Dana Soehn
Don Smith
Kirby Smith
Bud Ogle

MEMBERS ABSENT

Jackie Leatherwood
Larry Claiborne
Charlie Moore
Teresa Cantrell

OTHERS PRESENT

Jonathon Brennan
Robert Johnson
Alex Davis
Karen Bentz
Bob Bentz
Logan Coykendall
Dale McKinney
Bruce Cantrell
Chief Randy Brackins
Jay DeFoe
Wesley Hawley

Staff Representatives: David Ball, Building & Planning Director
 Chad Davis, ETDD
 Gerri Lawall, Executive Secretary

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Maples called the meeting to order at 5:00 P.M. The minutes of the March 17, 2016 meeting were unanimously approved following a motion by Mr. Don Smith and a second by Mr. Kirby Smith.

STAFF REPORT

PETITIONS AND COMMUNICATONS FROM THE PUBLIC

No petitions or communications from the public.

OLD BUSINESS

NEW BUSINESS

Review and consideration for a plat approval of a minor subdivision of the “Jonathan Brennan,” Property, located at 508 Houser Rd, being Tax Map 117, Parcel 14.01 and part of Parcel 14.00, Zoned R-1, requested by Mr. Jonathan Brennan.

Staff presented the request for a minor subdivision and noted that the request involves the subdivision of a 3.80 acre tract of property to create two (2) lots consisting of “Tract 1” (.734 acres) and “Tract 2” (3.07 acres). Staff noted that “Tract 1” is currently developed with two existing residential structures and is accessed via a 20’ joint use ingress and egress easement. Staff also stated that each of the two (2) tracts front on Hidden Valley Road (a city street) and that “Tract 1”, as shown, is flat to slightly sloping property. Staff further noted that “Tract 2” is relatively flat along Hidden Valley Road and then slopes up from the road at an approximate 35 – 40% slope. Staff advised that the Gatlinburg Utility Director has indicated on the plat that public sewer is located in Houser Road and available to the property, but

most likely will require a private easement agreement with the property owners to extend the line to the property. Staff further noted that while the plat references a five (5') feet utility easement along all interior property lines, Staff would recommend that the sewer easement to extend private sewer service to Tracts 1 and 2 be executed to ensure sewer to the property. The easement agreement will most likely involve other adjoining properties such as Lots 3-A and 3-B which are located to the west of the subject property. Staff noted that if the easement was not executed, the signature of approval from the Sevier County Health Department is needed for the proposed subdivision. Staff noted that the plat lacks the following signatures of approval: Owner's Signatures of Ownership and Dedication, Sevier County Electric System, and Gatlinburg Utility Department and/or Sevier County Health Department.

After a brief discussion, Mr. Don Smith made a motion to approve the subdivision subject to the lacking items. Mr. Kirby Smith seconded the motion which passed with all members voting aye.

Review and consideration for a plat approval of a minor subdivision of "Herman Carr Property, Lot 1 & Herman Carr Cemetery," located at 521 Baskins Creek Rd, being Tax Map 126M, Group A, Parcel 27.00, Zoned R-1, requested by Silverbell Investments, LLC.

Staff presented the request explained that the subdivision involves a 4.9 acres of property to be subdivided into two (2) lots consisting of "Lot 1" (4.37 acres) and the remaining .52 acres as a family cemetery referred to as the "Herman Carr Cemetery." Staff further noted that "Lot 1," consisting of 4.37 acres, is proposed to be combined with the adjoining "Silverbell Investments, LLC" property to create a larger tract consisting of 60.81 acres.

Staff noted that the subdivision of the property is unique in that the property currently does not meet the minimum public street frontages as it exists today. Staff explained that the subdivision does not change the frontage situation other than the portion that is being combined with the Silverbell Investments, LLC property will now have frontage upon Baskins Creek By-pass. Staff noted that the remaining cemetery property is served by a four feet (4') and a ten feet (10') access easement area and contains an existing structure on the cemetery property that is uninhibited at this time. Staff noted that the Surveyor has noted on the plat that the site is restricted to the cemetery use and that no future homes can be constructed for residency for the site. Staff stated that the plat lacks the following signatures of approval: Owner's Signatures of Ownership and Dedication, E-911, Sevier County Electric System, and Gatlinburg Utility Department and/or Sevier County Health Department. After some discussion, Ms. Soehn made a motion to approve the subdivision subject to the lacking items and signatures. Mr. Don Smith seconded the motion which passed by a unanimous vote.

Review and consideration for a proposed rezoning of a portion of Tax Map 126M, Group A, Parcel 27, located at 521 Baskins Creek Rd, from R-1 (Low Density Residential) to C-1 (Tourist Commercial) District, requested by Silverbell Investments, LLC.

Staff presented the request for a proposed rezoning of the property from its current zoning of R-1 (Low Density Residential) to C-1 (Tourist Commercial). Staff noted that the property is proposed to be combined with the adjoining 56.44 acres which is currently zoned C-1. Staff explained that the property is currently adjoined by C-1 to the North (56.44 ac.) and west (former Bales Estate), and with R-1 (Low Density Residential) to the East and the South. Staff also noted that a portion located to the northeast (former Thor Property) has also been rezoned to C-1.

Staff has also evaluated the impact to the adjoining residential property that fronts on Baskins Creek Road. In previous rezoning requests, the rezoning was limited to the upper portions of the property (Thor Property Rezoning) and did not extend down the mountain to the residences with access from

Baskins Creek Road. Staff noted however, that this area of rezoning is proposed to extend down to the cemetery property and residences that front on Baskins Creek. Staff reminded the Board that in previous rezoning's, there were issues raised by area residents with regard to potential noise from commercial development located on the mountain above Baskins Creek Road Area. Staff further noted that unlike previous request, this rezoning would extend further down the mountain and due to the topography and the orientation of the property, may present potential impacts to the adjoining residential properties. Staff stated that until a development plan depicting more specifically the proposed uses of the property can be presented, it was recommend that the rezoning be limited to an area more consistent with the rezoning of the former "Thor Property" which is the upper reaches of the property.

Mr. Bob Bentz was present and gave a brief overview and explanation of the request. Mr. Bentz noted that the property was being purchased as have other properties adjoining the original 55 acre tract to be combined with the larger tract for the future development of Anakeesta Village. Mr. Bentz noted that the impact to adjoining properties should be minimal due to the fact that property purchases from the immediate property owners has occurred and therefore each owner was fully aware of the intended use and proposed development plans. Mr. Bentz explained that the topography is extremely steep and limits the use of the property but because of the adjoining land being obtained and rezoned to commercial use that the request is in keeping with previous rezonings. Mr. Bentz noted that the proposed rezoning area cannot be accessed from Baskins Creek Road and the only potential access to this area is through the adjoining larger tract that fronts on Baskins Creek By-pass.

After a brief discussion, Ms. Soehn made a motion to approve the rezoning request and make a favorable recommendation to the City Commission. Mr. Kirby Smith seconded the motion which passed with all members voting aye.

Review and consideration for a commercial site plan approval for a commercial parking lot expansion located at 556 Parkway, being Tax Map 126M, Group A, Parcel 33.01, Zoned C-1, requested by Silverbell Parkway, LLC.

Staff presented the request for site plan approval for an addition to the existing commercial parking lot. Staff noted that the site plan depicts the addition of approximately 61 parking spaces to the existing commercial pay parking lot for a total of 169 parking spaces on 2.11 acre lot. Staff noted that the parking lot expansion is located on the northwest and northeast ends of the property and will replace areas that were previously occupied with buildings which have been removed. Staff explained that the project engineer has indicated that the proposed paved parking lot alterations will result in a net increase in pervious areas due to the removal of buildings and added green space to the site.

Staff noted that the plan does contain a landscape plan with proposed landscaping and that while the plan does comply with minimum landscape area requirements, the proposed tree plantings are less than required by the ordinance. Staff explained that the proposed plan indicates that 12 existing trees will be preserved on the site, and based on counts will contain approximately 47 trees and/or shrubs. Staff further noted that the landscaping requirements require a total of 185 trees for the site resulting in a shortage of 138 trees and therefore the Board will need to assess the request to determine if the proposal meets the intent of the ordinance to provide adequate landscaping. Staff added that the areas of landscaping or greenspace far exceed the required areas for interior and exterior landscaping.

The Board inquired of Mr. Bentz the status of the retail development of the property of which Mr. Bentz responded that the parking lot was temporary and that the retail development was postponed to get through the peak summer season before construction would begin on the development. After a brief discussion, Ms. Dana Soehn made a motion to approve the additional parking spaces and proposed landscape plan noting that the added pervious areas was an acceptable trade off to the shortage on the tree count. Mr. Don Smith seconded the motion with all members voting aye.

Review and consideration for a plat approval of a minor subdivision of Tax Map 126N, Group G, Parcels 21, 22, 23 & 25, located at 605 Historic Nature Trail, Zoned C-1, requested by Mr. Alex Davis.

Staff presented the request involving the subdivision of the four (4) tax parcels to create a single parcel of land containing 1.87 (81,303 sq.ft.) acre tract. Staff stated that the plat depicts the deletion of the interior lot lines to create the single parcel of land. Staff further noted that the lot is depicted as having frontage on both Historic Nature Trail and McCarter Road and is currently developed with a two story house on Parcel 21. Staff explained that the property is zoned C-1 (Tourist Commercial) District and is served by both public water and sewer.

Staff noted that the plat and lot design appear to meet the subdivision minimum design standards and lacks only the following information: revised lot number for the single parcel, signatures of approval for E-911, Sevier County Electric, Gatlinburg Utility Department, and signature of ownership and dedication. Staff also noted that the surveyor notes that the property is located in a special flood hazard area however in review of the Flood Insurance Rate Maps (FIRM's) no special flood hazard area is shown on the subject property. Staff noted that the map will need to be revised or the special flood hazard area need to be depicted on the survey map along with any pertinent elevation information. Ms. Dana Soehn made a motion to approval the subdivision deleting the interior lot lines subject to the revisions and changes recommended by Staff. Mr. Kirby Smith seconded the motion which was unanimously approved with all members voting aye.

Review and consideration for a commercial site plan approval of "Fairfield Inn & Suites," located at 605 Historic Nature Trail, being Tax Map 126N, Group G, Parcels 21, 22, 23 & 25, Zoned C-1, requested by Mr. Alex Davis.

Staff presented the commercial site plan for a proposed hotel addition and noted that the request related to the previous item. Mr. Robert Johnson, with CEC, Inc., was present to address questions of the Board. Staff noted that the property is located on Historic Nature Trail/Airport Road and also fronts on McCarter Road. Staff explained that the site plan depicts an entrance and exit on both Historic Nature Trail and McCarter Road. Staff also noted that the plan depicts a proposed floor area ratio of .72 which is well below the allowable 2.0 f.a.r. and noted that the plan indicates that there will be 98 rooms with parking for 101 cars. Staff further noted that the building is a 5-story building with a maximum building height of 60 feet. Staff further explained that the property is served by both public water and sewer and that the Utility Department has verified that there are existing public utility capacities available to serve the proposed development. Mr. Johnson noted that the existing public sewer line that runs through the property will need to be relocated on the site to accommodate the building improvements and that the City's Utility Department has been made aware of the issue.

Staff noted that the proposed grade of the ingress and egress point at McCarter Road will need to be verified with a profile to ensure fire apparatus access. Mr. Johnson noted that the plan projects the use of a brick paving and media system to capture and store any additional storm water runoff. Mr. Johnson further noted that the system was designed to handle any additional runoff so that the post construction runoff does not exceed the preconstruction site runoff. Staff explained that a landscape plan has been provided for the site and that the areas of landscaping far exceed the required areas but that the number of trees provided is less than the number required by the zoning ordinance. Staff noted that the Board will need to assess the plan to determine if the intent of the ordinance has been satisfied by the plan provided. Staff further advised that the applicants have indicated that there will be 75 trees planted on the site and that some trees are of significant heights which are well above the minimum required by the ordinance.

Staff also noted that site plan revisions are needed to depict the location of the Fire Department Connection (FDC), specific dimensions of solid waste collection area as well as the screening materials and that the sewer line connection will need to be coordinated with the Utility Department. Staff further noted that the solid waste collection is depicted on the public right-of-way and that the location will require approval by the City Commission and/or an onsite alternative needs to be provided by the applicant. After some discussion regarding the placement of the solid waste containers, Mr. Bud Ogle made a motion to approve the site plan subject to the lacking information being provided. Mr. Kirby Smith provided a second which was unanimously approved with all members voting aye.

Review and consideration for a site plan approval for the replacement of an emergency services radio communication tower for the “City of Gatlinburg and Sevier County E-911,” located at 1393 Ski View Drive, being Tax Map 136, Parcel 1.00, requested by Chief Randy Brackins.

Staff presented the request to replace the emergency communications tower located on Ski View Drive in the Ski Mountain Area. Staff noted that the request consists of the replacement of an existing emergency communication radio tower that is 100’ tall with a new tower of 180’ height. Staff also noted that the additional height is needed to meet Sevier County E-911 needs to service the various entities throughout the County. Chief Randy Brackins was present and noted that the FCC required the additional tower height to provide adequate separation with the radio tower equipment and antennas. Staff further noted that the plan involves the removal of the existing tower and reconstruction of the new tower in close proximity to the previous tower. Staff noted that there is another tower of the same height in this location and provided the Board with area photos.

Chief Brackins noted that the tower is essential for Sevier County E-911 in the emergency communications for the County and that the new tower and additional height was required to continue to maintain and provide emergency communications in the City and County. Staff noted that the engineering detail has been provided to depict the tower specifics as well as soils analysis for the proposed tower site. Staff added that a survey of the tower location is currently being conducted to depict the exact new location but that the new location will not vary enough to change or impact any adjoining properties or fall zones. After a brief discussion, Mr. Don Smith made a motion to approve the request. Mr. Kirby Smith seconded the motion with all members voting aye.

Review and consideration of the 2017 – 2021 Capital Improvements Program.

Staff presented the project summary sheets for the 2017 – 2021 Capital Improvements Program and gave a brief overview of the program and project funds. The Board inquired about the River Road pedestrian signalization project. Staff noted that the project was researched and discussed at last year’s CIP workshop and review. The Board stated that the pedestrian crossing at the “Mountain Mall” area is still problematic and impactful to the vehicular traffic flow in the immediate area. Following questions about various projects, Ms. Dana Soehn made a motion to approve the proposed 2017 – 2021 Capital Improvements Program. Mr. Bud Ogle provided a second which was unanimously passed by the Board.

STAFF REPORT

Mr. Chad Davis presented the Board with additional Land Use Plan Chapters and conducted a power point presentation which illustrated various worker demographics and travel tendencies. The Board discussed the lack of workforce housing for the City and the County and the need to provide more affordable housing. Staff explained that Sevier County Economic Development Council was currently facilitating efforts to address the workforce housing throughout the County. Staff further noted that the proposed Land Use Plan updates will provide policy guidance to encourage additional housing for the workforce population and that mixed use developments

UNSCHEDULED ITEMS

There were no unscheduled items to report.

ADJOURNMENT

There being no further business to come before the Board, the meeting was unanimously adjourned at 6:30 p.m. after a motion by Mr. Don Smith and a second by Mr. Kirby Smith.

Approved:

Planning Commission Secretary

Date