

MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION

April 17, 2014

THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT

Robert Maples
Don Smith
Larry Claiborne
Dana Soehn
Jackie Leatherwood

MEMBERS ABSENT

Teresa Cantrell
Charlie Moore
Bud Ogle
Kirby Smith

OTHERS PRESENT

Hank Freeman
Gary Norvell
Logan Coykendall
Brett Whaley

Staff Representatives: David Ball, City Planner
Chad Davis, ETDD Representative

Chairman Maples called the meeting to order at 5:00 P.M. The minutes, of the, March 20, 2013, meeting, were unanimously approved following a motion by Mrs. Dana Soehn and a second by Mr. Larry Claiborne.

Petitions and Communications from the Public

Staff Report

Old Business

New Business

a) Review and consideration for a commercial site plan for “The Gatlinburg Farmer’s Market,” Tax Map 118, Parcel 3, located at 849 Glades Road, C-3 Zone, requested by Robin Williams.

Staff presented the request for a proposed site plan approval for “The Gatlinburg Farmer’s Market,” to relocate the farmer’s market from the “Alamo Steakhouse” parking lot located on Hwy. 321, to the proposed new location being “The Covered Bridge in the Glades,” located on Glades Road in the Arts and Crafts Community. Staff stated that the farmer’s market is relocating from its former location which was the parking lot of the “Alamo Steakhouse,” located on Hwy. 321. Staff pointed out that the proposed new site will provide for approximately thirteen (13) vendor sites and consists of adequate parking for vendors and visitors to the farmer’s market. Staff noted that the hours of operation are proposed from 8:30 am to 12:00 pm, from May 17th through September 13th. Staff also noted that the applicant has included the required insurance and agreement information required by the zoning ordinance. Staff explained that the Gatlinburg Fire Department has reviewed and approved the proposed layout for the vendors to insure adequate emergency access has been provided for emergency personnel. After further discussion, Mr. Larry Claiborne made a motion to grant approval of the proposed farmer’s market application and site plan. Mr. Dana Soehn seconded the motion, which passed with all members voting aye.

b) Review and consideration for a minor subdivision of Tax Map 108, Parcel 71, being “Lots 1 and 2 of Section One, Clark Subdivision,” located on Bause Watson Lane, RR-2 Zone, requested by Jane Aiken.

Staff presented the request for a minor subdivision of “Lots 21 and 22” of Section One, of the Clark Subdivision,” located on Bause Watson Lane, in the Gatlinburg Planning Region.

Staff stated that the minor subdivision consists of the relocation of the interior lot line between Lots 21 and 22 to create revised lots 21R and 22R, consisting of 2.74 acres and 3.02 acres. Staff added that the current lot configuration and lot line location depicts the interior boundary to bisect an existing single story residence that is primarily located on Lot 21 with a portion on Lot 22. Staff pointed out that the proposed new lot line is located in a manner that the structure would be located entirely on Lot 21R and be compliant with RR-2 zoning setbacks. Staff also stated that the minor subdivision plat lacks the following signatures: Owner’s Signature of Ownership and Dedication; Sevier County Health Department Signature of Approval; E-911 Signature of Approval; and Sevier County Electric System Signature of Approval. Following a brief discussion, Mr. Don Smith made a motion to grant plat approval for the minor subdivision subject to the addition of the required signatures to the final plat. Mr. Larry Claiborne seconded the motion, which passed with all members voting aye.

c) Review and consideration for a minor subdivision of Tax Map 126N, Group D, Parcels 9, 10, and 16, located at 315 Historic Nature Trail, C-1 Zone, requested by Airport Road Hotel Partners.

Staff presented the request for a minor subdivision of Tax Map 126N, Group D, Parcels 9, 10, and 16, located on Historic Nature Trail and Reagan Drive, to create a single tract consisting of 1.90 acres.

Staff stated that the subdivision consists of the deletion of the deeded interior lot lines to create a single parcel consisting of 1.90 acres. Staff noted that the property currently consists of three (3) deeded lots which are currently developed with the “Rocky Top Village Inn.” Staff also stated that the proposed subdivision will consolidate the three (3) properties into a single parcel that will serve as a redevelopment parcel for the proposed “Courtyard by Marriott” development. Staff added that the subject property has recently sold and therefore the map does not reflect the current owner’s information.

Staff further stated that the subdivision plat lacks the following items and signatures: revised lot number; C-1 Zoning information; revised owner information in the title block; Owner’s Signature of Ownership and Dedication; Gatlinburg Utilities Signature of Approval; E-911 Signature of Approval; and Sevier County Electric System Signature of Approval.

After further discussion, Mrs. Dana Soehn made a motion to grant plat approval for the subdivision subject to the addition of the required items and signatures to the final plat prior to recordation. Mr. Don Smith seconded the motion, which passed with all members voting aye.

d) Review and consideration for a commercial site plan for “Courtyard by Marriott,” Tax Map 126N, Group D, Parcel 16, located at 315 Historic Nature Trail, C-1 Zone, requested by Airport Road Hotel Partners.

Staff presented the request for a review and consideration for final commercial site plan approval for a proposed redevelopment of the current “Rocky Top Village Inn” with a “Courtyard by Marriott,” consisting of 128 units and 130 parking spaces.

Staff stated that the proposed development is a redevelopment of the property currently known as the “Rocky Top Village Inn.” Staff also stated that the plan consists of the construction of a six (6) story, 128 unit motel with a total parking area of a 130 spaces. Staff added that the floor area ratio (f.a.r.) for the development is 1.15 (95,340/82,692) which is less than the permitted 2.0 f.a.r. Staff noted that the plan depicts the building location to be in the southwest portion of the property which fronts directly on Historic Nature Trail with parking located in the north and east portions of the property. Staff pointed out that the proposed building height is projected to be 60 feet which is the maximum height permitted in the C-1 District. Staff further stated that the plan proposes access points for the property from both Historic Nature Trail and Reagan Drive. Staff added that the property is served with both public water and sewer that will be accessed from Historic Nature Trail. Staff finally stated that the plan depicts underground electric service to be provided from Reagan Drive and a solid waste collection area is being provided in the parking lot area.

Staff stated that the site plan lacks the following information: final storm water plan and calculations; floor area calculations; and a specific landscape plan. Staff noted that while a landscape plan has been provided, specific details related to species and locations need to be determined and provided for staff review. Staff added that the proposed preliminary landscape plan does not comply with the landscape requirements as it relates to the required number of trees for the site. Staff noted that the proposed landscape area of 5,500 square feet is well above the required 1,487 square feet area but the total numbers of trees provided are less than required by the zoning ordinance. Staff explained that the design engineer has indicated that the required number of trees is unattainable in the areas available for landscaping and therefore the applicant would request that the Board consider a reduction in the total number of trees. Staff also stated that the total number of trees required for both the interior and exterior parking lot areas are 173. Staff added that the proposed number provided is 28 trees and that the proposed number trees associated with the redevelopment will exceed the number of trees currently located on the site.

After further discussion, Mrs. Dana Soehn made a motion to grant site plan approval for the proposed redevelopment subject to the lacking information being provided prior to the issuance of a building permit and approval for the proposed alternative landscaping plan that introduces increased overall landscape areas in lieu of the number of required trees with a recommendation that more mature initial plantings occur with the proposed trees. Mrs. Jackie Leatherwood seconded the motion, which passed with all members voting aye.

e) Review and consideration for a final plat approval of the subdivision of Lot 19R being Tax Map 126N, Group E, Parcel 43, located on Stuart Lane and W. Holly Ridge Road, C-2 Zone, requested by Mike May.

Staff presented the request for the subdivision of “Lot 19R, of the J.T. Reagan Addition Subdivision,” to exchange a portion of the private property for a portion of City owned property. Staff stated that the request consists of the exchange of a 624 square feet portion of Lot 19R (private property) for a 554 square feet area of the adjoining City owned property. Staff added that the plat depicts the right-of-way areas for both Stuart Lane and West Holly Ridge Road to terminate into the private property owned by Mr. Mike May. Staff also stated that the City currently maintains the paved surfaces of both streets including the area that is depicted as private property where the two streets connect. Staff pointed out that if the proposed property exchange, if approved, will create a continuance of the public right-of-way areas which is more consistent with the current maintenance activities of the City’s Street Department. Staff further stated that in exchange for the right-of-way area, Mr. May has requested a 554 square feet area along the south portion of the property that the City currently owns. Staff finally stated that the City’s property is developed with an office building which is accessed via a driveway off Reagan Drive.

Staff stated that the plat lacks the following signatures: Signatures of Ownership and Dedication; E-911 Signature of Approval; Gatlinburg Utilities Signature of Approval; Sevier County Electric System Signature of Approval. Staff also stated that the surveyor will need to verify that the proposed revised lot line between Mr. May’s property and the City’s property does not create an encroachment or setback issue. Staff further stated that because the request involves public owned property, the approval of the City Commission will be required prior to the recordation of a final plat. After further discussion, Mr. Don Smith made a motion to grant approval of the proposed subdivision with a recommendation to the City Commission for the property exchange subject to verification that the exchange does not negatively impact the existing City office building and subject to the lacking signatures. Mr. Larry Claiborne seconded the motion, which passed with all members voting aye.

f) Review and consideration for a final plat approval for the re-subdivision of “Lots 1, 2, and 3,” being Tax Map 126N, Group C, Parcels 27 and 27.01, located at 322 Historic Nature Trail, C-1 Zone, requested by Norvell & Poe Engineers.

Staff presented the request for a subdivision of Tax Map 126N, Group C, Parcels 27 and 27.01, being “Lots 1, 2, and 3,” located at 322 Historic Nature Trail, to create a single tract consisting of 4.63 acres.

Staff stated that the subdivision consists of the deletion of the interior lot lines to create “Lot 2R” being a single parcel consisting of 4.63 acres. Staff noted that the property currently consists of three (3) lots which are currently developed with the former “Crown Park Resort” and former “Outback Steakhouse” buildings. Staff also stated that the proposed subdivision will consolidate the three (3) properties into a single parcel that will serve as a redevelopment parcel for the expansion of the existing multi-family condominium development and potential hotel development.

Staff further stated that the subdivision plat lacks the following items and signatures: revised owner information in the title block; Owner's Signature of Ownership and Dedication; Gatlinburg Utilities Signature of Approval; E-911 Signature of Approval; and Sevier County Electric System Signature of Approval.

After further discussion, Mrs. Dana Soehn made a motion to grant plat approval for the subdivision subject to the addition of the required items and signatures to the final plat prior to recordation. Mrs. Jackie Leatherwood 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 5:30 P.M., after a motion by Mr. Don Smith and a second by Mr. Larry Claiborne.

Approved:

Planning Commission Secretary

Date