

MINUTES OF THE  
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION  
August 21, 2014  
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT

Robert Maples  
Teresa Cantrell  
Larry Claiborne  
Dana Soehn  
Bud Ogle  
Kirby Smith

MEMBERS ABSENT

Jackie Leatherwood  
Charlie Moore  
Don Smith

OTHERS PRESENT

Greg Eidam  
Mike Smelcer  
Bruce Anders  
Keith Anders  
Jake Old

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, June 19, 2014, meeting, were unanimously approved following a motion by Mr. Larry Claiborne and a second by Mr. Bud Ogle.

Petitions and Communications from the Public

Staff Report

Old Business

New Business

**a) Review and consideration for a minor subdivision of Tax Map117L, Group E, Parcel 8, located on King Road, R-1 Zone, requested by Dorothy Johnson.**

Staff presented the request for a proposed subdivision of Tax Map 117L, Group E, Parcel 8, located on King Road and Cardinal Drive, being the “Johnson Property” which is currently developed as a residential Planned Unit Development, into two (2) individual lots containing two separate PUD’s. Staff stated that this request consists of the subdivision of Parcel 8 which consists of 2.75 acres and dividing into two (2) separate lots, consisting of 1.48 acres and 1.27 acres. Staff also stated that the two properties are depicted as two separate PUD’s with “PUD #1” consisting of three (3) existing units and an area reserved for the PUD amenities; and “PUD #2” consisting of two units and a future development area. Staff added that the property fronts on King Road and Cardinal Drive and is served with existing public utilities. Staff noted that the proposed lots meet the minimum lot size and street frontage requirements of Article VIII, of the Zoning Ordinance. Staff further stated that the number of PUD units per each lot meets the minimum standards based on the lot slopes of less than 19% which permits a unit for each 15,000 square feet of area. Staff explained that currently, the PUD is under single ownership and no legal documentation is required for ownership or maintenance purposes. Staff finally stated

that in the event the property units are individually sold, a master deed and or home owner's legal document will need to be generated for the PUD. Staff pointed out that the final plat lacks the following information: total acreage summary; notation on all property easement areas; owner's signature of Ownership and Dedications; E-911 Signature of Approval; and Utilities Signature of Approval. After further discussion, Mr. Bud Ogle made a motion to grant preliminary and final plat approval subject to the lacking items and signatures of approval. Mr. Larry Claiborne seconded the motion, which passed with 5 members voting aye, and Mr. Robert Maples abstaining.

**b) Review and consideration of a commercial site plan for additions to "Sugarlands Distillery," located at 809 Parkway, C-1 Zone, requested by Ned Vickers.**

Staff presented the request for a site plan approval for the addition of a proposed 1,608 square feet storage building and 608 square feet covered walkway to the existing retail business located at 805 Parkway. Staff stated that the site plan depicts the addition of a 1,608 square feet storage building and 608 square feet covered walkway to the existing 9,837 sq. ft. structure. Staff also stated that located on the property is a 32,369 sq. ft. parking garage facility. Staff noted that the proposed total property density with the additions is .75 (f.a.r.). Staff explained that the addition is a single story building that will be connected to the existing structure with a covered walkway. Staff added that the proposed building is located between the commercial parking facility and the distillery business. Staff further stated that the structure will occupy an area that currently is landscaped with open green space and therefore a re-evaluation of the storm water calculations has been conducted by the civil engineer and determined that the proposed addition will have no adverse impact on the post construction drainage calculations. Mr. Greg Eidam was present and stated that the proposal included more pervious surfaces than previously existed and therefore, the post construction calculations are less than the preconstruction. Staff finally stated that the plan shows the area around the addition to be consistent with the existing landscaping. After further discussion, Mrs. Teresa Cantrell made a motion to grant site plan approval for the proposed additions. Mr. Larry Claiborne seconded the motion, which passed with 5 members voting aye, and Mr. Robert Maples abstaining.

**c) Review and consideration of a commercial site plan for "Ober Gatlinburg," C-4 Zone, located at 1339 Ski Mountain Road, requested by SRA Architects.**

Staff presented the request for a review and consideration for site plan approval of a proposed alpine coaster ride addition to the existing recreation facilities for "Ober Gatlinburg" located off Ski Mountain Road. Mike Smelcer was present and gave a brief overview of the project. Staff stated that the request consists of the addition of an alpine coaster ride (approximately 5 acres) to be located on the approximate 156 acres of property of "Ober Gatlinburg." Staff also stated that the proposed amusement ride will be located immediately adjacent to the snow tubing facility. Staff added that the request includes the addition of a small "on-load" building to the tubing facility and an additional freestanding building for the off-loading of customers. Staff explained that the ride consists of a tracking system which is constructed on-site with a pulley system to pull carts to the apex located on the south end of the property and once the riders reach the apex,

then the carts are released to gravity to return to the new “off-loading” structure on the north end of the property. Staff noted that the property is located in both a Critical Slope Floating Zone and Hillside Overlay District. Staff pointed out that the applicants have indicated that a soil engineering report is being conducted by a soils engineer in compliance with the district requirement. Staff further stated that the plan indicates that the proposed ride infrastructure will not be visible from any of the Scenic Landscape Resources of Significance (SLRS’s) identified in the Zoning Ordinance due to the nature of the way the infrastructure is installed. Staff also noted that the ride is constructed low to the ground and therefore should be screened by the heavily dense vegetation that is currently on the site. Mr. Smelcer added that minimum areas will be disturbed to install the ride. Staff finally stated that the site plan lacks the following information: grading plan with existing and finished grades; utilities plan including hydrant locations; solid waste plan; landscaping plan; and storm water plan. After further discussion, Mr. Bud Ogle made a motion to grant site plan approval for the additional amusement ride to the existing recreational use, subject to the lacking information being provided for a final staff review. Mr. Kirby Smith seconded the motion, which passed with all members voting aye.

**d) Review and consideration for a final plat approval for the abandonment for the proposed abandonment/closure and relocation of a portion of “Proffitt Road” Right-of-way and resubdivision of the adjoining properties being Tax Map 118, Parcels 48, 50, 51, and 53, C-4 Zone, requested by Staff.**

Staff presented the request for a final plat approval for the proposed abandonment/closure and relocation of a portion of Proffitt Road Right-of-way, and includes the re-subdivision of the adjoining properties being Tax Map 118, Parcels 48, 50, 51, and 53, located off Hwy. 321 - North (East Parkway).

Staff stated that this request consists of a final plat approval for the proposed abandonment/closure and relocation of a portion of Proffitt Road. Staff added that the purpose of the request and is to finalize the right-of-way closure and relocation of “Proffitt Road” and to consolidate the adjoining City owned property. Staff explained that since the new right-of-way improvements associated with Proffitt Road have been completed in conjunction with the construction and completion of the “Rocky Top Sports World” sports complex, it is now pertinent to complete the closure and dedication process. Staff also stated that the subdivision plat will facilitate the consolidation of the City’s adjoining properties (Lots 1, 2, and 3) into a single parcel consisting of 14.54 acres adjoining Hwy. 321 – North. Staff further stated that the plat depicts multiple interior property lines associated with Lot 5 to be deleted to create the 25.83 acre site which is developed with the Mills Park recreational uses.

Staff stated that the final plat depicts the relocation of the existing Proffitt Road Right-of-way in a westward direction from its current location to the western most portion of Tax Map 118, Parcel 48, a City owned parcel. Staff explained that the new fifty foot right-of-way will consist of approximately .99 acres near the west boundary of Parcel 48 and will transition into an expanded right-of-way area to create a “round-a-bout” to manage both the Proffitt Road traffic

and the ingress and egress into the adjoining City and Sevier County Board of Education properties. Staff added that the preliminary plat depicts the absorption of the current Proffitt Road Right-of-way area into the adjoining properties from its entrance along Hwy. 321-N to the newly incorporated “round-a-bout” right-of-way area. Staff noted that as a result of the abandonment and relocation of the Proffitt Road Right-of-way, there will be a replat of the City’s property being Lots 1, 2, and 3 and the adjoining Sevier County School Board Property being “Lot #4.”

Staff stated that the road construction has been completed in accordance with City specifications and the preliminary road construction grading plans and is currently operational. Staff also stated that as with all abandonments/closures and right-of-way re-plats, the City Commission will have to conduct a public hearing and review prior to the final plat being made of record at the Sevier County Register of Deeds. Staff finally stated that the final plat lacks the following: signatures of ownership and dedication; utilities signature of approval; E-911 signature; and Sevier County Electric System signature approval. After further discussion, Mrs. Teresa Cantrell made a motion to grant final plat approval for the proposed abandonment/closure of a portion of Proffitt Road and resubdivision of the adjoining properties. Approval of the final plat should be subject to the lacking items being submitted for Staff review and the final approval of the right-of-way abandonment and acceptance of the new improvements by the City Commission. Mr. Bud Ogle seconded the motion, which passed with all members voting aye.

**e) Election of Officers**

Mrs. Teresa Cantrell nominated Mr. Robert Maples for Chairman and Mr. Larry Claiborne seconded the motion with all members voting aye. Mr. Bud Ogle then made a motion for all other officers to remain the same with Vice Chairperson being Dana Soehn, and Secretary being Teresa Cantrell. Mr. Kirby Smith seconded the motion with all members voting aye.

Unscheduled Items

Adjournment

There being no further business to come before the Board, the meeting was unanimously adjourned at 5:35 P.M., after a motion by Mr. Larry Claiborne and a second by Mr. Bud Ogle.

**Approved:**

---

**Planning Commission Secretary**

---

**Date**