

MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
AUGUST 20, 2015
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT

Robert Maples
Teresa Cantrell
Larry Claiborne
Jackie Leatherwood
Kirby Smith

MEMBERS ABSENT

Don Smith
Charlie Moore
Dana Soehn
Bud Ogle

OTHERS PRESENT

Marcus Whaley
Jonathan Hammons
Jeff Murrell
Kelly Johnson
Tim Dunnavant
Donna Cantrell

Staff Representatives: David Ball, City Planner

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Maples called the meeting to order at 5:00 P.M. The minutes of the July 16, 2015 meeting were unanimously approved following a motion by Mr. Larry Claiborne and a second by Ms. Jackie Leatherwood.

STAFF REPORT

Nothing to report.

PETITIONS AND COMMUNICATONS FROM THE PUBLIC

No petitions or communications from the public.

OLD BUSINESS

No old business.

NEW BUSINESS

a) Review and consideration for a final plat approval of Tax Map 127H, Group A, Parcels 28, 29.02, 29.24, and 31, located on Pinnacle Drive, West Ogle Drive, and Oglewood Lane, R-1 and R-2 Zones, requested by William Gross.

Staff presented the request for final plat approval. Staff distributed a new plat dated July 31, 2015, and noted that during the review of the subdivision a concern was raised regarding the slope of Lot 5 and whether the lot met the minimum lot size requirements based on the slope. Staff stated that when the initial slope calculations were performed, Lot 5 exceed the minimum slope for a 15,000 sq. ft. lot. Staff noted however that Ms. Donna Cantrell, who was present at the meeting, recalculated and discovered that the average slope was below the 20%. Staff stated that Lot 5 is the only new lot and that it is being cut out of Lot 4. Staff noted that the remaining Lots were changing through a reconfiguration of the internal lot lines. Staff stated that Lots 1 and 2 are lots of record and part of the Pinnacle subdivision but small and very steep. Staff noted that they do not meet the minimum lot size requirements for today's standards, but did when they were created. Staff noted that the Lots have been improved as far as area through the addition of land to them to make them larger. Mr. Robert Maples stated they were pre-existing non-conforming. Following further discussions, Ms. Teresa Cantrell made the motion to approve the plat dated July 31, 2015 as presented. The motion was unanimously approved following a second by Mr. Larry Claiborne.

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b) Review and consideration for a commercial site plan approval of “Mad Dogs” located at 705 E Parkway, C-2 Zone, requested by Gatlinburg Food Services.

Staff presented the request for a proposed restaurant addition to the Alamo Steakhouse Property located on E. Parkway. Staff presented an overall boundary survey of the property and noted that it had not been included in the packet. Staff noted that the plan depicted by Mr. Marcus Whaley derived from the overall boundary survey but rather than show all of the larger lot area on the site plan, the site plan depicts only the area along east parkway where there is existing parking lot and the proposed restaurant addition. Staff noted that the request is for a proposed 1764 square foot restaurant addition which consists basically of an ice cream and donuts food establishment. Staff stated that since the restaurant addition is being proposed in the upper parking lot, there is was a need to re-evaluate the parking spaces for the existing restaurant. Staff stated that Mr. Whaley recalculated the parking based on the existing Alamo restaurant and this proposed addition to determine the minimum parking needs. Staff stated that the proposed site plan depicts the minimum parking for the both establishments. Staff also noted that the portions of the existing parking is located on the State Right-of-way but that the parking lot reconfiguration does remove the parking from the right-of-way and encompass it entirely on the private property as required by the Zoning Ordinance. Staff also noted that currently there are three curb cuts with two actual entrances into the existing parking lot. Mr. Whaley noted that they are proposing to close one of the entrances and relocate an entrance to the unused curb cut for a second entrance. Mr. Whaley stated that Tennessee Department of Transportation (TDOT) has been contacted and has indicated that the change is acceptable. Staff noted that final approval by TDOT will be required prior to development permits.

Staff also noted that Mr. Whaley has evaluated the storm water conditions of the site and that the addition of this building and greenspace area will actually improve site conditions by removing impervious asphalt and increasing pervious areas. Staff also noted that the solid waste collection area is depicted as individual waste cans. Staff noted that the Sanitation Department has verbally approved the request for the individual storage cans but that the cans will need to be placed in a bear proof container and that if the Sanitation Department has issues with disposal an alternative may need to be provided by the developer. After brief discussion about solid waste pick-up, Mr. Larry Claiborne made a motion to approve the site plan as presented. The motion was unanimously approved after a second by Mr. Kirby Smith.

UNSCHEDULED ITEMS

No 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 Ms. Teresa Cantrell, and a second by Mr. Larry Claiborne.

Approved:

Planning Commission Secretary

Date