

MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
SEPTEMBER 17, 2015
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT

Robert Maples
Teresa Cantrell
Larry Claiborne
Jackie Leatherwood
Don Smith
Dana Soehn

MEMBERS ABSENT

Kirby Smith
Bud Ogle
Charlie Moore

OTHERS PRESENT

Julie Neil, Mountain Press
Matt Sprinkle

Staff Representatives: David Ball, Building & Planning Director

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Maples called the meeting to order at 5:00 P.M. The minutes of the August 20, 2015 meeting were unanimously approved following a motion by Mr. Larry Claiborne and a second by Ms. Dana Soehn.

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 revised Planned Unit Development site plan for “Westgate Resorts, Phase 14,” located on North Mountain Trail and Dudley Creek Road, C-4 Zone, requested by CEC, Inc.

Staff presented the request for relocation of Units 98 and 99 on the previously approved site plan for Westgate Phase 14. Staff stated that the request does not increase unit counts but merely relocates two (2) of the previously approved units to a new location. Staff explained that the designers had indicated that the reason for the relocation of the units was due to the difficult topography at the original location. Staff noted that the proposed location requires the construction and addition of a new 375' access street to the two (2) units. Staff added that the street is proposed at approximately 2% grade with a t-turnaround at its termination point. Staff also noted that the new street will require a terraced retaining wall system immediately adjoining the street. Staff stated that the wall was incorporated to avoid a massive cut that would create a large disturbance to the existing vegetation. Staff further noted that a water line would be placed in the new street to serve both domestic and fire protection uses. Staff added that the sewer utility would be extended from the back of the proposed buildings down to the new sewer line being constructed in the new road from Dudley Creek By-pass.

Staff also presented the Board with the view profiles from the Engineer that depicts the various views of the proposed units from different perspectives and locations from Parkway. Mr. Matt Sprinkle was present and explained the profiles to the Board. Staff stated that the profiles depict that the units will not be visible from any Scenic and Landscape Resources of Significance (SLRS's) as required by the Hillside Overlay District (HOD) due to the existing vegetation that provides screening. After considerable discussion regarding the plan, a motion was made by Mr. Don Smith to approve the revised site plan. Mr. Larry Claiborne seconded the motion with all members voting aye except Ms. Teresa Cantrell who abstained. Ms. Dana Soehn then made a motion to amend the motion to approve with a stipulation that the screening as depicted on the plan is verified once the units are completed and if not, that the developers would be required to plant additional vegetation to achieve the required screening in accordance with the HOD provisions. The amended motion was unanimously approved after Mr. Don Smith provided a second to the motion.

UNSCHEDULED ITEMS

No unscheduled items.

ADJOURNMENT

There being no further business to come before the Board, the meeting was unanimously adjourned at 5:15 p.m. after a motion by Ms. Dana Soehn, and a second by Mr. Larry Claiborne.

Approved:

Planning Commission Secretary

Date