

MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
September 18, 2014
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT

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

MEMBERS ABSENT

Charlie Moore
Bud Ogle

OTHERS PRESENT

Brennon Garrett
Carol Muszik

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, August 21, 2014, meeting, were unanimously approved following a motion by Mr. Larry Claiborne and a second by Mrs. Dana Soehn.

Petitions and Communications from the Public

Staff Report

Old Business

New Business

a) Review and consideration for a commercial site plan approval for “Smokyland Parking Lot,” located at 727 Parkway, Tax Map 126N, Group E, Parcel 4, C-1 Zone, requested by Brennon Garrett for Gatlinburg Parkway, LLC.

Staff presented the request for a site plan approval for a proposed 68 space commercial parking lot at the former “Smokyland Motel” located at 727 Parkway. Staff stated that the site plan depicts the redevelopment of an existing motel property consisting of .674 acres (29,350.9sq.ft.) with a proposed 68 space commercial parking lot. Staff also stated that the redevelopment consists of the new commercial parking space area accompanied with utilization of the existing office building that currently accommodates the existing tenants. Staff explained that the site plan indicates a single entry ingress point (existing driveway) from Parkway with an exit only egress point on River Road and is designed with a 90 degree layout and a twenty four feet drive aisle. Staff added that the entry layout shows a two (2) car stacking area on the south end of the property adjoining the existing office/commercial building. Staff pointed out that staff would recommend that the layout with the drive aisle and the pedestrian walkway be flipped in order to allow for easier ingress and egress into the two handicapped parking spaces and to allow for

additional depth to the entry stacking lane. Staff further stated that the plan also depicts landscape areas on the perimeter of the parking lot consisting of evergreen trees and ground cover. Staff finally stated that the site plan lacks the following: detailed landscape plan; erosion control and drainage plan; storm water plan, signature of the surveyor/designer. Mr. Garrett noted that the owners were concerned about flipping the drive aisle and the pedestrian walkway. Staff noted that the handicapped spaces may need to be relocated to extend the stacking lane and to avoid conflicts with vehicles entering the parking lot. After further discussion, Mrs. Dana Soehn made a motion to grant site plan approval subject to the lacking information. Mr. Don Smith seconded the motion, which passed with 6 members voting aye, and Mrs. Jackie Leatherwood abstaining.

Unscheduled Items

Mrs. Carol Muszik was present and requested permission to present a new amusement development concept for property located on the North End of Parkway that may be presented at a later date to the Commission. Mrs. Muszik noted that the proposal is similar to a “ropes course” but is a harness free course. Mrs. Muszik noted that the proposal would not involve any removal of trees from the property but would utilize the existing vegetation to construct the course. Mrs. Muszik further noted that this would be the first of it’s concept in the immediate area. The Board noted that the concept was interesting but that no formal action could be taken at this time.

Adjournment

There being no further business to come before the Board, the meeting was unanimously adjourned at 5:45 P.M., after a motion by Mr. Don Smith and a second by Mr. Kirby Smith.

Approved:

Planning Commission Secretary

Date