

**MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
MARCH 17, 2016
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Robert Maples
Dana Soehn
Jackie Leatherwood
Don Smith
Kirby Smith

MEMBERS ABSENT

Bud Ogle
Larry Claiborne
Charlie Moore
Teresa Cantrell

OTHERS PRESENT

Mike Suttles
Brennon Garrett
Nancy Howard
Karen Bentz
Bob Bentz
Bill May
Guy Wantiez
Jay DeFoe
Juli Neil

Staff Representatives: David Ball, Building & Planning Director
 Chad Davis, ETDD
 Gerri Lawall, Executive Secretary

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Maples called the meeting to order at 5:00 P.M. The minutes of the February 18, 2016 meeting were unanimously approved following a motion by Mr. Don Smith and a second by Mr. Kirby Smith.

STAFF REPORT

PETITIONS AND COMMUNICATONS FROM THE PUBLIC

No petitions or communications from the public.

OLD BUSINESS

NEW BUSINESS

Review and consideration for a site plan approval of “Benson Lane Warehouse,” located at 219 Benson Lane, Tax Map 126N, Group K, Parcel 14, Zoned C-2, requested by Brennon Garrett.

Mr. Brennan Garrett was present to explain his request. Mr. Garrett stated that there are two (2) parcels that will be consolidated to create a single parcel for a proposed commercial storage building, for the purposed of providing retail storage. Mr. Garrett noted that the City-owned warehouse structures directly behind this property. Staff mentioned that the area is zoned C-2, permitting the development as a storage facility, although there was a concern regarding the narrow street and access with larger vehicles. Mr. Garrett mentioned that his family owns property in the immediate area which is also served by the street, so he would not do anything that would disrupt the surrounding residences. Mr. Garrett then noted that there were vacant houses on this property that were potentially public hazards if they had not been removed, so this would be a better use of that property. Staff reminded the Board that any plans that Mr. Garrett would develop would go through EDRB review for aesthetic approval since the structure is a commercial building. Staff also stated before construction of the building could begin, specific building

height information would have to be submitted, along with additional information related to the proposed warehouse use and vehicle access needs. Staff also mentioned that due to the building being located a the 15' setback, there is not adequate space to park a tractor trailer entirely on the property. Mr. Garrett noted that the use of this storage facility would be accessed by box trucks and not tractor trailers. Ms. Dana Soehn made a motion to approve the request as presented, subject to the consolidation of the two (2) lots, and submission of the lacking information required by Staff. Ms. Jackie Leatherwood provided the second, and the motion carried unanimously with all members voting "Aye."

Review and consideration for a commercial PUD site plan approval of "Anakeesta Village," located at 576 Parkway, Tax Map 126M, Group A, Parcel 33.01, Zoned C-1, requested by Silverbell Investments.

Mr. Bob Bentz and Mr. Guy Wantiez presented the request for the revised site plan approval. Mr. Bentz explained that there have been some changes to the original site plan, so they felt it appropriate to resubmit the plan to the Commission. Mr. Bentz went on to explain that changes included the removal of the hotel from the previous plans, along with the architectural concepts and elements to the exterior of the proposed buildings. Mr. Bentz explained that this area will include 50,000 square feet of retail and restaurant spaces, with approximately 11,000 square feet being on the second floor. The exterior will have the look and feel of a European village design, and further described the aesthetics as "a lot like "The Village" complex," as is demonstrated in the submitted renderings. Mr. Bentz also gave an update on current construction, noting that the Ogle Cabin had been moved to the McMahan Parking Garage, and the Arrowcraft shop was being moved up onto the upper property referred to as the "mountain." Mr. Bentz informed the Board that they were trying to repurpose a lot of the materials such as stonework and slate. Chairman Maples noted that the design was a nice looking design, and Ms. Dana Soehn remarked that this plan seems like a much better neighbor to Pi Beta Phi Elementary than the originally proposed plan which included the hotel. Staff reminded the Board that there were still some details that were forthcoming, such as flood proofing certificates which would be required, as they were not planning on elevating the property. Staff also noted that the "gondola" lighting and color schemes would also be required to review under the Hillside Overlay District Provisions. Mr. Guy Wantiez noted that this request was just for the lower portion of the development, as the upper portion off of Baskins Creek would be presented later for final site plan approval. Ms. Dana Soehn motioned for approval of the final site plan, subject to all required information being submitted, and Mr. Kirby Smith provided the second. All members voted Aye," passing the motion.

Review and consideration for a final PUD site plan approval of "Tennessee Parkway Properties Alpine Coaster," located at 386 Parkway, Tax Map 126E, Group B, Parcels 14.00, 16.00, and 17.00, Zoned C-1 and C-2, requested by Mike Suttles.

Staff presented the request for an Alpine Coaster amusement ride, explaining to the Board that since the preliminary site plan approval at last month's meeting, most of the lacking items had been submitted and therefore, the requestors were asking for final site plan approval. Mr. Mike Suttles was present to explain the request. Mr. Suttles noted that there is still an interior lot line that exists because the purchase of one of the parcels had not been finalized. Mr. Suttles noted that once the sale was completed, there will be a request to combine the lots into a single parcel. Staff stated that until the property consolidation plat was submitted and approved, no development permits would be issued by the City. Staff asked Mr. Suttles if the number of parking spaces had been verified, and Mr. Suttles confirmed that the parking had been verified. Mr. Suttles explained that the plan provides for 40 spaces, but only 20 were needed

based on the maximum number of riders. Staff explained that the change to the Municipal Code related to amusement ride setbacks, also specified the requirement of one (1) parking space for every 4 customers, based on maximum ride occupancy. Staff also noted that the building and coaster elevations had been submitted, and that it does appear that the plan meets screening requirements. Ms. Nancy Howard was present at the meeting and explained that her father, Shelby Boyd, owned and operated Hillbilly Golf, and there were some questions about the proposed amusement. Ms. Howard asked if part of the property in question abuts Hillbilly Golf property. Ms. Howard noted that she was concerned about noise coming from the attraction. Mr. Mike Suttles said that it did in fact adjoin the Hillbilly Golf Property. Mr. Suttles then showed the site plan to Ms. Howard and stated that this development would be a good thing for both of them, as it would bring more foot traffic to Hillbilly Golf. Ms. Howard asked what the setbacks requirements were for the property, and Mr. Suttles replied that she would have a 10' buffer from the coaster. Ms. Howard then stated that her main concern was that the potential noise from the coaster could detract from the charm of Hillbilly Golf. Mr. Suttles explained that they are in a valley, and that the noise would bounce, with little reaching the people at Hillbilly Golf. Mr. Suttles then stated that along with the 10' buffer, there was various vegetation and large trees on the ridge separating the amusements. Mr. Suttles added that the track at that portion of the property is 10' off the ground, and it is not a part of the amusement that should warrant screaming from the riders. Mr. Suttles explained that he was a surveyor, not the owner, but it was his observation during the surveying the property, Hillbilly Golf was not even visible from the property. Mr. Suttles then mentioned that he would be more than happy to meet with Ms. Howard at the property to give her a better insight to the topography of the property, and Mr. Suttles gave Ms. Howard his contact information. Ms. Howard then stated that they hear the loudspeaker from the other coaster in town. Mr. Suttles then added that the owner of this property is also half owner of the original Alpine Coaster in Gatlinburg, and the original coaster has an issue with the operators having to use the loudspeakers to tell the riders how to use the brakes. Staff noted that it was discussed that the braking system has changed so that this coaster should brake automatically so that the operators will not need to use a loudspeaker to tell the riders to slow down. Mr. Suttles then noted that they would be using the que lines to show instructions on using the brakes, so that should help with the issue as well. Ms. Howard thanked Mr. Suttles and stated that she would be in contact with him if she had any further questions. Staff explained to the Board that there were still some pieces of information lacking, such as a lighting plan, which was needed for the Hillside Overlay, and there was an issue about the solid waste containers. Mr. Kirby Smith asked if the requestors would have to come back for Planning Commission Approval for Hillside Overlay, and Staff answered that they would not have to come back, unless there were concerns. Mr. Kirby Smith made a motion to approve the final site plan, subject to the submission of the lacking information, and Mr. Don Smith provided the second. All members voted "Aye," passing the motion.

Review and Public Hearing of Resolution 922 being "A RESOLUTION AMENDING THE MUNICIPAL/REGIONAL SUBDIVISION REGULATIONS DATED, DECEMBER 2011, FOR GATLINBURG, TENNESSEE, TO INCORPORATE THE VESTED PROPERTY RIGHTS AND VESTING PERIODS INTO "ARTICLE II – PROCEDURE FOR PLAT APPROVAL," AS ESTABLISHED BY TENNESSEE CODE ANNOTATED (T.C.A.) SECTIONS 13-4-310 AND 13-3-413; AND TO FURTHER AMEND "ARTICLE II – PROCEDURE FOR PLAT APPROVAL," TO INCORPORATE THE APPROVAL OR DISAPPROVAL TIME PERIODS ESTABLISHED BY TENNESSEE CODE ANNOTATED (T.C.A.) 13-4-304 AND 13-3-404 FOR PRELIMINARY AND FINAL PLATS."

Ms. Dana Soehn made the motion to open the public hearing, and Ms. Jackie Leatherwood provided the second. Staff explained that this resolution provided language for the vesting periods for preliminary

approval, and that like the changes made earlier this year to both the Municipal and Regional Zoning Ordinances, these changes would reference corresponding sections in the State Code to make changes more fluid. Ms. Dana Soehn noted that it seemed like referencing outside sections would make it more difficult to understand. Staff concurred, stating that although it would make the customer more dependent upon Staff, it would ultimately make it easier to incorporate changes. With no discussion or concerns from the Public, Ms. Jackie Leatherwood made the motion to close the Public Hearing, and Mr. Don Smith provided the second. Mr. Don Smith then made the motion to approve the Resolution, and Mr. Kirby Smith provided the second. All members voted "Aye."

STAFF REPORT

Mr. Chad Davis asked the Board if they had any questions regarding the time line or the status update presented last meeting. Mr. Davis also stated to the Board that if they had any significant benchmarks to add to the timeline or historical data, please let him or Staff know. Mr. Davis then presented the Board with a handout about the socio-economic factors as they are related to Land Use studies. Mr. Kirby Smith then asked how old the figures were that are represented in the document. Mr. Davis replied that they are from 2011 – using 2010 Census data.

UNSCHEDULED ITEMS

There were no unscheduled items to report.

ADJOURNMENT

There being no further business to come before the Board, the meeting was unanimously adjourned at 5:59 p.m. after a motion by Mr. Don Smith and a second by Mr. Kirby Smith.

Approved:

Planning Commission Secretary

Date