

**MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
June 16, 2016
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Robert Maples
Teresa Cantrell
Don Smith
Kirby Smith
Charlie Moore

MEMBERS ABSENT

Jackie Leatherwood
Larry Claiborne
Bud Ogle
Dana Soehn

OTHERS PRESENT

Mike Smelcer
Mike Suttles
Mark Williford
Kent Anders
Keith Anders

Staff Representatives: David Ball, Building & Planning Director
 Chad Davis, ETDD

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Maples called the meeting to order at 5:00 P.M. The minutes of the May 19, 2016 meeting were unanimously approved following a motion by Mr. Don Smith and a second by Mr. Kirby Smith.

STAFF REPORT

Staff noted that Mr. Chad Davis has additional chapters of the Land Use Plan to present and discuss but would prefer to move the discussion until after the New Business Items were concluded, if the Board was agreeable. The Board agreed to defer discussions until after “New Business” items.

PETITIONS AND COMMUNICATONS FROM THE PUBLIC

No petitions or communications from the public.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Review and consideration for a commercial site plan approval of “Ober Gatlinburg Housing Addition,” located at 331 Long Branch Rd, being Tax Map 126O, Group B, Parcel 40.00, Zoned C-2, requested by Norvell and Poe Engineers, LLC.

Staff presented the request, noting that the project architect, Mr. Mike Smelcer, with SRA was present to discuss the project. Mr. Smelcer then proceeded to provide the Board with an overview of the proposed project. Mr. Smelcer stated that the request consist of an approval for an addition of a 3-story building to the existing 50 unit housing facility for Ober Gatlinburg employees. Mr. Smelcer noted that the building contains 27 housing units designed as motel units, a commons area, and storage units and would be constructed on the 1.56 acre tract. Mr. Smelcer also provided an overview of the site improvements including the location of the building, parking, and solid waste containers and noted that the building aesthetics would match the existing building. Mr. Smelcer further stated that because the site could not contain all of the required parking spaces, the owners would be establishing a permanent parking area off-site. Mr. Kent and Keith Anders were present and noted that the proposed site is utilized for seasonal J-1 student housing. Mr. Kent Anders J noted that the exchange students typically come for the seasonal employment and typically do not have a personal automobile available and therefore, do not take up parking. Mr. Anders further noted that the existing parking area is rarely used with typically no more than three (3) to four (4) automobiles. Mr. Anders noted that the students typically walk to town or use the trolley’s for transportation.

Staff noted that the legal documentation has not been received to ensure that the 50 off-site parking spaces would be permanently established for the sole use of the housing units, but that information would be required prior to any building permits being issued. Staff also informed the Board that if at any point the building is converted to an apartment building, providing long term or more permanent dwelling, then the parking formula would change and more parking spaces would be needed based on a unit square footage ratio. Mr. Anders stated that they are in the process of obtaining the legal documentation to ensure the off-site parking areas are established for future use.

Staff explained to the Board that the project engineer has provided a drainage report which indicates that the post construction drainage conditions will not exceed the preconstruction drainage conditions, so the existing storm water drainage system would be utilized for the additional units, with no detention basin required to be added. Staff explained that the site plan also depicts a solid waste collection station, located immediately adjacent to Winfield Heights Road. Staff informed the Board that the zoning ordinance requires that all solid waste collection areas to be screened on at least 3 sides, and since the station will face the public right-of-way the station will need to be screened facing the road, requiring a new operable door system. Staff also explained that the Street Department will need to approve the door system, to ensure that the front of the area is accessible without the need to pull the dumpster to the front of the solid waste container pad. Staff noted that they were still lacking approval from the Sanitation Department for the operable door system, and the approval will be required before building permits are issued.

Mr. Kirby Smith made the motion to approve the site plan, dependent upon receiving the lacking information on the parking spaces and the approval from the Sanitation Department. Mr. Don Smith seconded the motion, with all members voting "Aye," passing the motion.

Review and consideration for a plat approval of a minor subdivision of the "Tennessee Parkway Properties" Property, located at 386 and 396 Parkway, being Tax Map 126E, Group B, Parcels 14.00, 16.00 and 17.00, Zoned C-1 and C-2, requested by Tennessee Parkway Properties.

Staff presented the request for a preliminary and final plat approval of a proposed subdivision to delete the interior lot lines between Tax Map 126E, Group B, parcels 14, 16, and 17, creating a single parcel of 5.23 acres. Staff reminded the Board that this site plan had been previously submitted as a Planned Unit Development Plan for an "alpine coaster" amusement ride and accessory buildings that is to be constructed on the 5.23 acres. Staff explained that in order to ensure that the proposed amusement ride and accompanying structures did not encroach beyond property boundaries, the interior lot lines associated with the three (3) separate tax parcels need to be deleted, creating the 5.23 acres. Staff noted that the subdivision plat lacks the following required information: Owner's Signature of Ownership and Dedication; E-911 Signature of Approval; Sevier County Electric Signature of Approval; and Gatlinburg Utility Department Signature of Approval.

Mr. Don Smith made the motion to approve the subdivision plat, subject to receiving the lacking information. Ms. Teresa Cantrell provided the second, and the motion passed with all members voting "Aye."

STAFF REPORT

Mr. Chad Davis presented the Board with additional Land Use Plan Chapters and conducted a power point presentation which covered the “natural factors” and the “land use analysis” sections of the Land Use Plan.

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 5:50 p.m. after a motion by Mr. Don Smith and a second by Mr. Kirby Smith.

Approved:

Planning Commission Secretary

Date