

**MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
July 21, 2016
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Teresa Cantrell
Don Smith
Kirby Smith
Dana Soehn
Bud Ogle

MEMBERS ABSENT

Robert Maples
Jackie Leatherwood
Larry Claiborne
Charlie Moore

OTHERS PRESENT

Hank Freeman
Juli Watson Neil

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

CALL TO ORDER AND APPROVAL OF MINUTES

Vice Chairperson Dana Soehn called the meeting to order at 5:00 P.M. The minutes of the June 16, 2016 meeting were unanimously approved following a motion by Ms. Teresa Cantrell 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 final plat approval of a minor subdivision of the “Dorothy W. Colvard and Johnie P. Hayes” Property, located at 1157 Johns Branch Road in the Gatlinburg Planning Region, being Tax Map 117, Parcels 118.00 and 118.05, Zoned RR-1, requested by Mr. Hank Freeman.

Staff presented the request for the re-platting of an interior lot line between Lot 1 and Lot 2 resulting in lots consisting of 1.14 acres (Lot 1) and 2.09 acres (Lot 2). Staff explained that the property is located in the Planning Region and is accessed via Johns Branch Road (a county road) along the south boundary of the property, and that the property is bounded to the north by the Foothills Parkway Right-of-way. Staff then noted that the survey depicts a single family residence on Lot 1 along with an existing building that is used for storage and that the surveyor had been advised that the final plat will need to reflect that the storage building is for storage and for the exclusive use of Lot 1. Staff then added that Lot 2 was a vacant lot with no improvements.

Staff informed the Board that the plat lacked the following: E-911 Signature of Approval; Sevier County Electric System Signature of Approval; and Sevier County Health Department Signature of Approval. Staff also informed the Board that the Health Department had indicated that there was a repair notice on the existing septic tank and field line system serving the single family residence shown on Lot 1, and as such, the Health Department's signature could not be placed on the plat until repairs to the existing system had been completed. Therefore, the plat would not be able to be recorded until the repairs had been completed and the signature of the Health Department obtained.

Ms. Teresa Cantrell made the motion for preliminary and final plat approval for the subdivision subject to the lacking signatures being added to the final plat prior to recordation. Mr. Don Smith seconded the motion, and all members voted "Aye," passing the motion.

Review and consideration for a final plat approval for the proposed abandonment/closure of a portion of "Sycamore Lane" Right-of-way, located adjacent properties being Tax Map 126L, Group B, Parcels 22.01, 23.00, 24.00 and 25.00, Zoned R-2 and C-2, requested by Mr. Brennon Garrett.

Staff presented the request, consisting of the closure/abandonment of an 885.1 square feet portion of Sycamore Lane Right-of-way, located at the west end of the existing street and right-of-way area. Staff explained that the existing right-of-way area is approximately 16' wide and approximately 285' in length from its intersection with Willow Lane, with the current street being a dead end street, terminating at the private property of Zoder's Inn. Staff informed the Board that Mr. Matt Zoder had recently purchased the private property at the west end of the right-of-way area, and that these lots were located on both the north and south sides of the existing right-of-way areas and were being used as overflow parking and a pavilion area for the hotel patrons. Staff noted that Mr. Zoder had requested that the west end of the right-of-way be closed and abandoned by the City and the area incorporated into the adjoining private property. Staff explained that the request has been conceptually reviewed and approved by the City Commission with regard to the closure and abandonment, and that the Public Works Department and Utilities Departments had also reviewed the request and had no objection to the request. Staff then explained that the Utility Department had requested that an easement be established from the property owner to the City to maintain the existing public water and sewer lines located within the right-of-way area, which will need to be established prior to recordation of the map for the proposed right-of-way closure.

Staff noted that the plat lacks the following information: revised zoning district information from R-1 to R-2 and C-2 Districts; utility easement information; Surveyor's Signature; Owner's Signature of Ownership and Dedication; Sevier County Electric System Signature of Approval; E-911 Signature of Approval; Utility Department Signature of Approval. Staff also reminded the Board that right-of-way closure would require two (2) readings by the City Commission, one of which will be a public hearing that will require proper public notification of the closure in the local newspaper of circulation.

Mr. Bud Ogle made the motion to grant preliminary and final plat approval for the proposed right-of-way closure/abandonment of the 885.1 square feet of Sycamore Lane Right-of-way subject to lacking information, and final approval by the City Commission. The motion was seconded by Mr. Kirby Smith and passed with all members voting "Aye."

Review and consideration for a final plat approval for the minor subdivision of Tax Map 126L, Group B, Parcels 22.01, 23.00, 24.00 and 25.00, Zoned R-2 and C-2, requested by Mr. Brennon Garrett.

Staff presented the request for the consolidation of Tax Map 126L, Group B, Parcels 22.01, 23.00, 24.00, 25.00, and a portion of the Sycamore Lane Right-of-way, consisting of 885.1 square feet, to create "Lot 1" consisting of 36,431 square feet (.836 ac). Staff explained that the property, located on the west end of Sycamore Lane, included an existing motel building, parking lot, and pavilion area. Staff noted that the property was all zoned C-2 (General Business District) with the exception of the lot on the northeast most portion of the property which is R-2 Zone, with a flood hazard area on the northern portion of the property along Roaring Fork Creek. Staff explained that the request was to delete the interior lots lines, creating the new lot including the outer right-of-way lines for the small portion of Sycamore Lane, which would be served with public water and sewer and accessed via Sycamore Lane.

Staff noted that the subdivision plat lacks the following information: revised zoning district information from R-1 to R-2 and C-2 Districts; utility easement information; Surveyor's Signature; Owner's Signature of Ownership and Dedication; Sevier County Electric System Signature of Approval; E-911 Signature of Approval; Utility Department Signature of Approval. Staff also added that the proposed subdivision consolidating the parcels and adjoining right-of-way area of Sycamore Lane, was subject to the City Commissions review and approval of the right-of-way closure/abandonment, so any proposed approvals should be noted as such unless the applicant wishes to consolidate the lots exclusive of the right-of-way area. Staff also noted that the plat would not be able to be recorded until all readings were completed and approved by the City Commission.

Mr. Bud Ogle made the motion to grant preliminary and final plat approval for the proposed subdivision subject to the lacking information, signatures, and final approval by the City Commission, with Mr. Don Smith providing the second, and all members voted "Aye."

STAFF REPORT

Mr. Chad Davis presented the Board with additional Land Use Plan Chapters which covered "The Development Plan" and the "Plan Implementation" 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 5:21 p.m. after a motion by Ms. Teresa Cantrell and a second by Mr. Don Smith.

Approved:

Planning Commission Secretary

Date