

MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
OCTOBER 15, 2015
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT

Robert Maples
Don Smith
Kirby Smith
Jackie Leatherwood
Charlie Moore
Larry Claiborne

MEMBERS ABSENT

Bud Ogle
Teresa Cantrell
Dana Soehn

OTHERS PRESENT

Julie Neil, Mountain Press
Bret Whaley
Steven Malin
Rebecca Thor-Malin
Tricia Olson
Liz Thor
Bruce Cantrell
Randy Corlew
Alfred Tribby
Prasad Gadde
Gazad Patel

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 September 17, 2015 meeting were unanimously approved following a motion by Mr. Larry Claiborne and a second by Mr. Don Smith.

STAFF REPORT

Our Regional Planning area was discussed and explained by Staff.

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

No petitions or communications from the public.

OLD BUSINESS

No old business.

NEW BUSINESS

- a) **Review and consideration for a commercial site plan approval for “Seven Hills Development,” located at the intersection of East Parkway and Hidden Hills Road, C-2 Zone, requested by Charles R. Corlew with Welroc Enterprises.**

Staff presented the request for site plan approval and introduced the project engineer, Mr. Randy Corlew. Mr. Corlew explained that the proposed “Comfort Suites” will be a four-story structure consisting of 89 rooms. Mr. Corlew stated that meetings with the City Planning Staff had occurred to discuss the drawings and that he felt everything that is required by the City had been provided in the revised drawings. Staff noted that there is an unresolved matter related to the encapsulation of the small stream/drainage feature that runs through the property and is parallel Hidden Hills Road. Staff stated that approvals from Tennessee Department of Environment and Conservation (TDEC) and possibly the Army Corps of Engineers will be required as it relates to

the encapsulation. Mr. Corlew stated that contact has been made with TDEC to determine what if any, approvals and permits will be required to proceed with the encapsulation. Mr. Corlew further noted that meetings have also occurred with the City Manager to discuss the possibility of widening Hidden Hills Road to incorporate additional turn lanes. Mr. Corlew stated that with the proposed tile work and excavation immediately adjacent the Hidden Hills Right-of-way, the developer will be pursuing additional discussions with the City Commission to conduct work within the right-of-way and to cooperatively work with the City to develop the additional turn lanes.

Mr. Corlew added that in order to have two access points to the hotel off hidden hills, the upper driveway work will have to be inside the City's right of way as well. Staff summed up by explaining about the proper approvals and TDEC permits. Staff further explained concerns about traffic flow if the additional turning lanes were not implemented into Hidden Hills Road. Staff added that the most significant concern relates to potential traffic back-ups in Hidden Hills Road and the negative effects it could have on traffic turning on to Hidden Hills Road from East Parkway. Mr. Corlew explained about the footage allowed and planned for the extra lane. Staff added that the trolley stop that was proposed on Hidden Hills Road will be relocated to East Parkway due to conflict with trolley routes. After further discussion, a motion was made by Mr. Larry Claiborne to accept staff's recommendation. Motion was seconded by Mr. Don Smith, and carried unanimously.

b) Review and consideration of a proposed rezoning of Tax Map 126M, Group A, Parcel 14, from R-1 (Low Density) Residential District to C-1 (Tourist Commercial) District, located off Baskins Creek Road, requested by Silverbell Investments, LLC.

Staff presented the request for rezoning and noted that the applicant has a pending contract for purchase and have provided the required owner's consent form to have the request heard by the Board. Staff noted that the consent form is included in the Board's packet of information. Staff stated that the request consist of a rezoning of the property from a single-family low density residential designation to a commercial district. Staff stated that the property is a landlocked piece of property, which basically means there is no immediate public street frontage adjacent the property. Staff explained that once the acquisition of the property is complete, the developer will request a minor subdivision of the tract to consolidate the property with the adjoining 55-acre tract.

Staff stated that the City Public Works and Utility Department have indicated that the infrastructure is adequate to serve the commercial rezoning. Staff noted that there is a plan to extend the water line at the upper portion of the development, but utilities will be accessible at both the top and the bottom of the property. The Board discussed the availability of utilities, and the location and size of the main. Mr. Bruce Cantrell was present and explained that the developers have purchased additional property off of Silverbell Heights Road and that design is currently underway to provide an additional water line to the property via a utility easement to the City.

Staff stated that letters notifying adjoining property owners with 200 feet of the property were mailed upon receipt of the request. Staff further noted that several phone calls and questions about the proposed rezoning had been fielded by Staff, but received no opposition to the rezoning. Mr. Steven Malin was present and inquired about the use of the property. Mr. Bruce Cantrell advised that the plan for the property would be to have an adventure park. Mr. Cantrell gave a brief overview of the proposed development to the Board and audience members. Mr. Malin stated that there was a question about constructing a tower on the property and that a variance request

had been filed with the City. Staff explained that a setback variance hearing had taken place by the Municipal Board of Zoning Appeals in September but due to some issues with notification, a rehearing was scheduled for later in the month. After questions and concerns from the public were addressed, Mr. Kirby Smith made the recommendation to approve the rezoning as presented with a favorable recommendation to the City Commission. Mr. Larry Claiborne seconded the motion, and it passed unanimously.

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 Mr. Don Smith, and a second by Mr. Larry Claiborne.

Approved:

Planning Commission Secretary

Date