

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

MEMBERS PRESENT

Robert Maples
Teresa Cantrell
Don Smith
Dana Soehn
Charlie Moore
Larry Claiborne

MEMBERS ABSENT

Bud Ogle
Kirby Smith
Jackie Leatherwood

OTHERS PRESENT

Steven Hurlbut
Gregg Bellin
David Hurst
Bret Whaley

Staff Representatives: David Ball, City Planner
Chad Davis, ETDD Representative
Chris York, ETDD Intern

Chairman Maples called the meeting to order at 5:00 P.M. The minutes, of the, December 18, 2014, meeting, were unanimously approved following a motion by Mrs. Dana Soehn and a second by Mr. Larry Claiborne.

Petitions and Communications from the Public

Staff Report

Staff reminded the Board members to complete their Ethics Committee forms.

Old Business

New Business

a) Review and consideration for a minor subdivision of Tax Map 126N, Group C, Parcel 27.01, located at 322 Historic Nature Trail, C-1 Zone, requested by Norvell & Poe Engineers.

Staff presented the request for a plat approval for a proposed minor subdivision of Tax Map 126N, Group C, Parcel 27.01, being the property containing "Phase 1" and future "Phase 2," of the Smoky Mountain Resort," condominium development; and the future "Holiday Inn Express" hotel development located on Historic Nature Trail Drive.

Staff stated that the minor subdivision plat depicts the division of a 5.43 acre tract into two (2) lots being "Lot 2R-1" and "Lot 2R-2" consisting of 2.01 acres and 3.42 acres respectively. Staff added that the "Lot 2R-1" is the lot area that will contain the proposed "Holiday Inn Express" hotel and associated parking area. "Lot 2R-2" is the remaining acreage that serves as site to the

existing “Smoky Mountain Resort” development and includes the proposed future “Phase 2” development. Staff pointed out that the plat lacks the following information: Surveyor’s Signature and Certification Stamp; revision removing all proposed structures; monument descriptions; E-911 Signature of Approval; Utility Department Signature of Approval; Sevier County Electric System Certificate and Signature of Approval; Owners Signature of Ownership and Dedication; and all joint-use access and parking areas that will be shared between the properties needs to be identified on the map. Staff also noted that because the proposed property line boundary for the future “Holiday Inn Express” encompasses the drive aisle immediately adjacent the future “Phase 2, Smoky Mountain Resorts” which serves as a fire lane, a use agreement document will be necessary to accompany the plat to provide for the protection and use of the fire lane in perpetuity or until such time that the Gatlinburg Fire Department deems the fire lane unnecessary. Staff explained that Staff’s recommendation that any approvals be subject to the submittal of executed documents for the joint-use areas and required fire lane. Staff further stated that it is recommended that the fire lane document require the signature and approval of the Gatlinburg Fire Marshall.

The Board inquired about the fire lane access and whether or not the access to the fire lane should be included in the legal document. Mr. David Hurst, project surveyor, noted that the map could be revised to include the access drive to the fire lane. After further discussion, Mrs. Dana Soehn made a motion to grant minor subdivision plat approval for the property division subject to the revisions and signatures being added to the plat and the submittal of the legal documentation pertaining to the joint uses and fire lane associated to the properties prior to recordation. Mr. Charlie Moore seconded the motion, which passed with all members voting aye.

b) Review and consideration for a minor subdivision of Tax Map 127A, Group A, Parcels 57-59, located on Cartertown Road, C-2 and R-2 Zones, requested by Steve Hurlbut.

Staff presented the request for a plat approval for a proposed minor subdivision of Tax Map 127A, Group A, Parcels 57, 58, and 59, to create two (2) lots being “Lots 1 and 2,” located on Cartertown Road.

Staff stated that he minor subdivision plat depicts the deletion of the interior lot lines, that create the three (3) existing lots, to reconfigure the land area consisting of 1.14 acres, into two (2) new lots being “Lot 1” and “Lot 2.” Staff also stated that the division depicts the division of the 1.14 acres into an equal land area for each lot consisting of .57 acres (24,829.2 sq. ft.). Staff added that the property is made up of both C-2 (General Business District) and R-2 (Medium Density Residential) Zoning classifications with a majority of the property being zoned C-2. Staff further stated that the property is accessed from Cartertown Road and the plat depicts sufficient street frontage for each of the lots. Staff pointed out however that the plat depicts a joint access driveway to be utilized by each of the lots. Staff further noted that the driveway is an existing driveway.

Staff finally stated that the plat lacks the following information: revised zoning information; setback information; E-911 Signature of Approval; Utility Department Signature of Approval; Sevier County Electric System Certificate and Signature of Approval; and the Owners Signature of Ownership and Dedication;

After further discussion, Mrs. Teresa Cantrell made a motion to grant minor subdivision plat approval for the property division subject to the revisions and signatures being added to the plat and submitted for Staff's review prior to recordation. Mr. Don Smith seconded the motion, which passed with all members voting aye.

Unscheduled Items

Adjournment

There being no further business to come before the Board, the meeting was unanimously adjourned at 5:25 P.M., after a motion by Mr. Don Smith and a second by Mr. Larry Claiborne.

Approved:

Planning Commission Secretary

Date