

**MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
January 16, 2020
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Robert Maples
Kirby Smith
Larry Claiborne
Don Smith
Charlie Moore

MEMBERS ABSENT

Jackie Leatherwood
Bud Ogle

OTHERS PRESENT

Robbie Fox
Marcus Whaley

Staff Representatives: David Ball, Building & Planning Director
 Penny Douglas, Executive Secretary

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Robert Maples called the meeting to order at 5:00 P.M. The minutes of the December 19, 2019 meeting were unanimously approved following a motion by Mr. Larry Claiborne and a second by Mr. Don Smith.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a plat approval of a minor subdivision of the “Ward Property” and “Whaley Property,” being Tax Map 127A, Group A, Parcel 56.00 and Tax Map 127A, Group B, Parcel 27, located at 220 Cartertown Road and 1019 & 1025 East Parkway, C-2 Zone, requested by Marcus Whaley.

Staff presented the request for a final plat approval of the minor subdivision of the “Ward and Whaley Property” located off Cartertown Road and East Parkway, and being Tax Map 127A, Group A, Parcel 56 and Tax Map 127A, Group B, Parcel 27. Staff noted that purpose of the subdivision is to combine the three (3) lots of the Ward Property into a single lot and to swap the ownership of “Area 1” from the Ward Property to the Whaley Property and the “Area 2” from the Whaley Property to the Ward Property. Staff explained that in review of the plat it appears that “Area 1” will be transferred from Whaley to Ward and “Area 2” from Ward to Whaley. The plat, if approved, will result in a lot area for the Ward Property of 25,492 square feet (.59 ac) and a lot are for the Whaley Property of 62,413.2 square feet (1.43 ac).

Staff added that the plat represents that the Ward Property consists of three (3) lots with 3 single family dwellings and an accessory storage building located on the property. Based on the existing property lines, there appear to be several encroachments beyond property lines with the existing buildings. The proposed plat layout does remove the interior lot lines and eliminates the boundary

encroachments. The plat also alleviates a landlocked parcel that is located on the south end of the Ward Property. Staff added that the existing conditions of the property does violate zoning regulations with the encroachments and multiple dwellings on a lot. Staff further noted that the proposed request will clean up the encroachments and landlocked parcel but does not illuminate the multiple dwellings on a lot issue. Note however, the tax assessment data reflects the property as a single parcel so for assessment purposes, the property is viewed as single lot. The Whaley Property is developed with an existing commercial retail business (Ace Hardware) and accessed from East Parkway.

Mr. Marcus Whaley stated that there were 3 tracts on Cartertown Road. Staff stated the tract on the south end was a landlocked and the plat change would clean up the encroachments. Mr. Robbie Fox was present and stated that there were no plans for the property other than to sell. Staff stated that the plat lacks the following: Signature of Ownership and Dedication; Utility Department Signature of Approval; Electric System Signature of Approval; and E-911 Signature of Approval.

After a brief discussion, Mr. Charlie Moore made a motion to approve the request and Mr. Larry Claiborne provided a second which was unanimously approved by the Board with all members voting “aye.”

Review and consideration for a minor subdivision of “Dudley Creek Motel,” being Tax Map 127H, Group B, Parcel 007, located at Sleepy Hollow Road, C-2 Zone, requested by Wallace Surveying.

Staff presented the request for a final plat approval for a proposed minor subdivision of the “Ira Harrison Property,” located on East Parkway and Sleepy Hollow Road and further being Tax Map 127H, Group B, Parcel 7. Staff stated that the request consists of a re-subdivision of Tax Map 127H, Group B, Parcel 7, to relocate the interior lot line and noted that the property fronts on both East Parkway and Sleepy Hollow Road. Staff explained that the property fronting East Parkway is developed with a multi-family structure and the “Tract 1R” portion of the property is vacant. The minor subdivision proposes to relocate the interior property line between the two tracts in a westerly direction of its current location reducing the developed portion of the property (west) to .53 acres and increasing the Tract 1R area (east) to .37 acres. Staff advised that the property is located in a Special Flood Hazard Area and is narrow and that the added portion of the property is not buildable due to the flood hazard area and narrowness so therefore, has little or no impact to either lot. The final plat lacks the following: calls and dimensions of the remaining portion of the property to the west; all improvements need to be shown on the tracts; Certifications and Signatures of Owners; Utilities; E-911 and Sevier County Electric System.

After a brief discussion, Mr. Don Smith made a motion to approve the request and Mr. Kirby Smith provided a second which was unanimously approved by the Board with all members voting “aye.”

Adjournment

The meeting was adjourned at 5:25 p.m. upon a motion by Mr. Larry Claiborne and second by Mr. Kirby Smith which was unanimously approved by the Board.

PC Minutes

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Approved:

Gaunie Leatherwood
Planning Commission Secretary

2.20.2020

Date