

**MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
August 20, 2020
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Robert Maples
Kirby Smith
Larry Claiborne
Don Smith
Jackie Leatherwood
Cam Caton

MEMBERS ABSENT

Bud Ogle

OTHERS PRESENT

Bob Bentz
Gus Floodquist
Donna Cantrell
David

Staff Representatives: David Ball, Building & Planning Director
 Joe Barrett, ETDD
 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 July 16, 2020 meeting were unanimously approved following a motion by Mr. Don Smith and a second by Mr. Larry Claiborne.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a re-subdivision of “Lots 34R & 35R of the “Ownby Hills Subdivision,” being Tax Map 117L, Group A, Parcel 10 & 11, located at 632 Ownby Drive, R-1 Zone, requested by Donna Cantrell for James D. Tant.

Staff presented the request for a minor subdivision to re-subdivide Tax Map 117L, Group A, Parcels 10 & 11, to create “Lot 34R,” consisting of .73 acres (31,757 sq. ft) and “Lot 35R,” consisting of .45 acres (16,627 sq. ft.) located at 626 and 632 Ownby Drive. Staff noted that the plat depicts the interior lot line deletions within the property line boundaries. Staff further noted that the survey depicts an existing dwelling located on each of the lots which share a single driveway access to Ownby Drive and that it appears that the proposed re-subdivision is to remove remnants of old lot lines which currently extend through the dwellings. The removal of the interior lines will clean the property boundaries up as well as alleviate building encroachments over boundary lines.

Staff added that the minor subdivision lacks the following information: Ownership and Dedication Signatures; Utility Department Signature of Approval and/or Sevier County Health Department

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Signature of Approval; E-911 Signature of Approval; and Sevier County Electric System Signature of Approval, and the Certification of Approval for Recordation.

After a brief discussion, Mr. Larry Claiborne made a motion to approve the request and Mr. Kirby Smith provided a second which was passed with members voting "aye".

Review and consideration for a minor subdivision "Lot 14-R of the Mayford Blalock Subdivision," being Tax Map 117M, Group C, Parcel 14, located on Stott Lane, R-1-A Zone, requested by Donna Cantrell for Lisa T. Campbell.

Staff presented the request for a minor subdivision to remove a .03 acre (1,482 sq.ft.) area from the existing lot to be dedicated and absorbed into the adjoining 40' right-of-way area of "Stott Lane" a City Street. The plat depicts that the existing property boundary extends into the adjoining Stott Lane Right-of-way improvements. The re-subdivision will delete the lot encroachment area (.03 acres) and reestablish the new common boundary line with Stott Lane Right-of-way to create a consistent 40' right-of-way area.

Staff noted that the minor subdivision lacks the following information: a location map; zoning district and setback information; corner monuments; Certificate of Approval for Recording; Ownership and Dedication Signatures; Utility Department Signature of Approval and/or Sevier County Health Department Signature of Approval; E-911 Signature of Approval; Sevier County Electric System Signature of Approval, and Surveyor's Signature Block.

After a brief discussion, Mr. Don Smith made a motion to approve the request and Mrs. Jackie Leatherwood provided a second which was passed with members voting "aye".

Review and consideration for a re-subdivision of the "Moore Property," being Tax Map 117, Parcel 226.00, located at 305 King Road, R-2 Zone, requested by Donna Cantrell for Moore Real Estate Ventures, LLC.

Staff presented the request consisting of a subdivision of a 2.6 acre tract into two (2) lots being "Lot 1" consisting of 1.51 acres (65,994 sq. ft.) and "Lot 2" being 1.09 acres (47,425 sq. ft.). Staff explained that the surveyor has provided the slope information for the property to determine that the minimum lot size requirements. Staff added that based on the existing slopes, the proposed subdivision meets the minimum required for each lot. Staff stated that the property is located on King Road which will be the public street serving the property and both lots have ample public street frontage for access. Further, Staff added that there is public water and sewer service available at the property.

Staff stated that the minor subdivision lacks the following information: monuments and points; dimensions for the easement located on the southeast corner of the property. Surveyor's Signature; Ownership and Dedication Signatures; Utility Department Signature of Approval; E-911 Signature of Approval; Sevier County Electric System Signature of Approval; and the "Certificate of Approval for Recording" needs to be added to the plat.

After a brief discussion, Mr. Larry Claiborne made a motion to approve the request and Mr. Don Smith provided a second which was passed with members voting "aye".

Review and consideration for a preliminary PUD site plan approval for “Smith Cabins,” being Tax Map 117, Parcel 133.0 & 133.06, located at Glades Road, R-2 Zone, requested by Norvell & Poe Engineers, LLC.

Staff presented the request for a preliminary PUD site plan approval for a proposed 14-unit cabin development to be located on 4.535 acres (formerly a planned apartment complex). The proposed site consists of fourteen (14) detached buildings ranging from four (4) bedroom dwellings up to a 26-bedroom dwelling. The plan indicates that the structures will be 2 and 3-story buildings consisting of a total combined building area of 85,931 square feet for a floor area ratio of .43 which is below the allowable .5 f.a.r.

Staff explained that the property will be served with a two (2) lane private street shown at 24' in width with grades up to a maximum of 7%. The private street extends from Glades Road through the property to West Highland Drive. The site layout depicts that the parking areas for the units will be located perpendicular to the private street. The layout will require several of the units to be adjusted to meet the 15' private street setback. Units #3, #4, #6, #9, #10 and #13 appear to encroach into the required setback. Staff noted that the engineer has provided a revision to the layout to correct the setback encroachments.

Staff noted that the plan depicts underground storm water detention basins to control the water runoff generated by the development. Staff stated that revised storm water calculations are needed for the project as well as the maintenance plan and schedule for the permanent storm water system. Staff noted that the property is served with both public water and sewer utilities and that a master meter is shown on the north portion of the property where the public water service will be extended onto the property. The plan depicts the addition of fire hydrants throughout the property for fire protection. The hydrant locations will need to be reviewed and approved by the Gatlinburg Utility and Fire Departments for placement. The sewer service connection will be made on the southern portion of the property where the public utility line exists in a utility easement area already in existence on the property.

Staff noted that the plan provides for access to the property from both Glades Road and W. Highland Drive. W. Highland Drive adjoins the property to the north and is the public street that is primarily used to access the residential neighborhood to the north. While W. Highland Drive may be used as a secondary means of ingress and egress to the development, it is not adequate to serve as the primary access to the property. The primary access will come from Glades Road which is a major collector street. Staff stated that as noted in the preliminary review of the former Apartment Complex project, there is a concern about the access point on Glades Road via Cashmere Way, with the sight distances from the project entrance to the curvature of Glades Road to the east. Staff added that a further review with the Police Department and Public Works Department, with the removal of the existing vegetation approximately 200 feet from the proposed entrance, the visibility of vehicular traffic will be improved along Glades Road. Upon completion of the project, a further review of the situation will be conducted to determine if additional signage or caution signals or a combination of both, will be required along Glades Road. The current location of Cashmere Way is in good alignment with Morton Drive across Glades Road.

Staff explained that the plan shows a retaining wall to be placed parallel to the street on the northeast side of the property near the property line boundary. The wall heights are relatively short and shown to be 2' to 13' in height and are needed to retain the slope to the east. Also note, the upper portion of the property located at an elevation of 1626' and greater are within the Hillside Overlay District which will require screening of up to 75% of the proposed structures with a vegetative screen or the use of dark, earth tone colors to blend the structures. The solid waste collection pad and area will require a review and approval by the Gatlinburg Sanitation Department.

Staff noted that the preliminary PUD site plan lacks the following information: sketch building elevations, small stream setback information, finished floor elevations, landscape concepts, revised storm water calculations, dimensions of streets, buildings, and parking areas, revised building locations to meet private street setbacks.

After a brief discussion, Mr. Kirby Smith made a motion to approve the request and Mr. Larry Claiborne provided a second which was passed with members voting "aye".

Review and consideration for a partial right-of way closure and minor re-subdivision of "Lots 8-R & 9-R of the "Silverbell Heights Block B Subdivision," being Tax Map 126L, Group E, Parcel 18, 19.01, 9, 21.01 & 21, located at Silverbell Heights Lane, R-1 Zone, requested by Donna Cantrell for Bob Bentz.

Staff stated that the request consists of a partial right-of-way closure of Silverbell Height Road Right-of-way being a 30' right-of-way and a minor subdivision of Lots 7, 8, 9, 10, and 11 of the Silverbell Heights Block B Subdivision. The request involves a partial right-of-way closure of approximately .57 acres (24,829.2 sq. ft.) and the consolidation of the five (5) lots into two (2) lots being "Lot 8-R" and "Lot 9-R" consisting of .65 acres and .94 acres respectively.

Staff explained that the partial right-of-way closure is located in a section located at the termination point of the right-of-way and is completely surrounded by the applicant's property. Staff added that according to the Public Works Department, this section of right-of-way has not been maintained by the Street Department and generally served as a driveway to a previous residential dwelling that was destroyed in the 2016 Wildfires. The proposed plat shows that a modified "Y" turnaround exists at the new termination point of Silverbell Heights Road improvements. The previous termination point in the area of closure did not contain a turnaround area.

The lot consolidation surrounding the right-of-way will result in two (2) larger tracts of property with frontage on the remaining Silverbell Heights Road Right-of-way. The properties are served with public water and sewer and appear to meet the minimum frontage requirements of the subdivision regulations. The slope of the property is approximately 30 to 35% grade which requires a minimum of 1 acre lots. The proposed lot configuration does not meet the minimum lot size requirements however, the existing five lots are well below the minimum lot size requirements as they exist so the consolidation will improve the lot area. To meet the current minimum lot size requirements the property would have to be consolidated into a single parcel.

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The plat lacks the following information: location map, monuments and points; graphic scale and north point; zoning district designation R-1A; setback information; Surveyor's Signature Block; Ownership and Dedication Signatures; Utility Department Signature of Approval; E-911 Signature of Approval; Sevier County Electric System Signature of Approval; and the "Certificate of Approval for Recording" needs to be added to the plat. Note, the right-of-way closure will require a public hearing and review by the City Commission.

After a brief discussion, Mr. Kirby Smith made a motion to approve the request and Mr. Don Smith provided a second which was passed with members voting "aye".

Adjournment

The meeting was adjourned at 5:35 p.m. upon a motion by Mr. Larry Claiborne and second by Mr. Kirby Smith which was unanimously approved by the Board.

Approved:

Robt Meade
Planning Commission Secretary

9-17-2020
Date