

**MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
November 21, 2019
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Robert Maples
Jackie Leatherwood
Bud Ogle
Don Smith

MEMBERS ABSENT

Kirby Smith
Charlie Moore
Larry Claiborne

OTHERS PRESENT

David Ogle
Kyle Horner
Jay DeFoe
Logan Corkendall
Gary Thomas

Staff Representatives: David Ball, Building & Planning Director
 Joe Barrett, ETDD

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Robert Maples called the meeting to order at 5:00 P.M. The minutes of the October 17, 2019 meeting were unanimously approved following a motion by Mr. Don Smith and a second by Mr. Bud Ogle.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a Preliminary PUD site plan for “Gatlinburg J-1 Housing,” being Tax Map 137B, Group B, Parcel, 002.00 located at 333 Ownby Street, C-2 Zone, requested by Civil & Environmental Consultants, Inc.

Staff presented the request consisting of a preliminary PUD site plan approval for a proposed J-1 Housing apartment complex to be located on 1.37 acres on Ownby Street. Staff noted that the site plan depicts two (2) buildings consisting of a total of 48 units and a recreational pool area. Staff noted that the plan depicts 64 parking spaces to serve the two buildings however, based on the size of the units the plan is eight (8) parking spaces short of the minimum required. Staff noted that the project engineer has advised that the additional parking spaces can be picked up on the site for the final approval. The property fronts on Ownby Street and proposes two ingress and egress points along Ownby Street. The lot area for the site is 1.37 acres or 59,677.2 square feet. The allowable density for the property is 119,354.4 total floor area. However, the plan does not depict the total building area of proposed units so the density cannot be determined or verified until the information is provided. The plan also depicts a front yard setback encroachment with “Building 2.” The C-2 Zone front yard setback requirement is 15 feet. The proposed building is located approximately 5 feet from the property line which is a 10’ encroachment. The building will need to be adjusted to meet required setbacks or a variance granted for the encroachment.

The utility plan indicates that the project will connect to both public water and sewer. The plan depicts a 6" water line connection and meter to be installed at each building location for water and a 6" PVC sewer line connection for each building for sewer service. While there is a public hydrant shown at the intersection of Ski Mountain Road and Ownby Street, there are no additional hydrants shown on the private property. Depending on the distances of the proposed buildings to the nearest hydrants, there is a good possibility that additional fire hydrants will be required on the property. The plan also proposes a solid waste collection area to be located on the northwest end of the property along Ownby Street.

A storm drainage plan has been provided that shows the use of "Percoa Pavers" within the parking areas which will drain through 6" perforated PPC drain piping. There is an outfall area located on the north property lined between the two access points that is shown to be constructed of rip rap. It appears that the rip rap area will serve as the outfall area for storm event overflows that the proposed pavers cannot accommodate. The plan also shows that all roof downspouts will connect to the drainage system. The grading plan indicates that the property will be graded from a high point located in the southwest corner to a low point to be located on the northeast corner. No drainage calculations have been provided at this time. The preliminary PUD site plan lacks the following information: project density information; drainage calculations; revised site plan depicting compliance with zoning setbacks; revised parking layout and additional parking spaces; revised utility plan to underground electric; and sketch building elevations.

After a brief discussion, Mr. Don Smith made a motion to approve the request subject to the submittal of the lacking items for final plan approval. Mrs. Jackie Leatherwood provided a second which was unanimously approved by the Board with all members voting "aye."

Review and consideration of a minor subdivision of Tax Map 117, Parcels 133.06 & 133.07 located at Glades Road at Cashmere Way, C-3 & R 2 Zone, requested by Norvell & Poe Engineers, LLC.

Staff presented the request for a plat approval of a minor subdivision of Tax Map 117, Parcels 133.06 and 133.07, located at Glades Road and Cashmere Way to consolidate the parcels into a single lot for a proposed multifamily housing development. The plat depicts an interior boundary line deletion to consolidate the property into a single lot consisting of 4.53 acres which is approved for a multifamily housing development. The property will have public street frontage on both Glades Road and W. Highland Drive. The property will be served with both public water and sewer.

The subdivision plat lacks the following information: Signatures of Ownership and Dedication; Utility Department Signature of Approval; Sevier County Health Department Signature of Approval; Sevier County Electric System Signature of Approval; and E-911 Signature of Approval. After a brief discussion, Mr. Bud Ogle made a motion to approve the request and Mr. Don Smith provided a second which was unanimously approved by the Board with all members voting "aye."

Review and consideration for a proposed rezoning of a portion of Tax Map 127H, Group A, Parcel 034.00, located at 116 W. Ogle Drive, from R-1 (Low Density Residential) to C-2 (General Business District), requested by Ashley and James Weaver.

Staff presented the request for the proposed rezoning of a portion of Tax Map 127H, Group A, Parcel 34 located on W. Ogle Drive from R-1 to C-2 Zoning District. The applicants have indicated that the purpose of the request is to expand the parking area for the adjoining restaurant use (The Little House of Pancakes) into the vacant property. The acreage of the portion of parcel 34 is approximately .57 acres or 25,000 square feet. The parcel is adjoined by C-2 zoned properties on the South, R-1 zone properties on the west and north, and on the east by R-3 zoning. The zoning differences between the R-1 and the proposed C-2 designation relates to the commercial use of the property. The current zoning relates primarily to residential uses and the proposed zoning allows residential and commercial uses.

Staff explained that the C-2 designation will permit a variety of commercial uses which are not permitted in the R-1 residential district. In addition, the C-2 zone permits increased density, height, and reduced setbacks. Mr. David Ogle was present and stated that the reason for the request is to develop this portion of property with a parking lot to permit the expansion of the parking area for the adjoining restaurant parking. Mr. Ogle further noted that an adjoining lease arrangement for parking was recently terminated and therefore the restaurant is in need of onsite parking. Mr. Ogle also stated that with the nearby proposed hotel development, the additional parking lot and proposed additional exit discharge to Village Drive will provide some relief to vehicular traffic on W. Ogle Drive. Staff noted that the remaining portion of property will remain zoned R-1 and is developed with a single family dwelling. The property is served with both public water and sewer and the surrounding area has typically been developed with both residential and commercial uses

After a brief discussion, Mr. Bud Ogle made a motion to approve the request with a recommendation to the City Commission for their consideration. Mrs. Jackie Leatherwood provided a second which was unanimously approved by the Board with all members voting "aye."

Review and consideration for a Commercial PUD site plan approval for "Embassy Suites," being Tax Map 137C, Group C, Parcel 041.00, located at 520 Historic Nature Trail, C-1 Zone, requested by Mark Singleton.

Staff presented the request of a PUD site plan approval for a proposed 164 unit hotel addition to the existing hotel development. Staff noted that the property is currently developed with an existing hotel (Hampton Inn) on the front portion of the property located just off Historic Nature Trail. Staff added that the proposed Embassy Suites will be located on the west portion of the property across LeConte Creek Stream which previously consisted of multiple buildings that were associated with the Holiday Inn.

Staff noted that the site plan depicts the hotel building, adjoining parking area and the adjacent pool recreational area. The site will be accessed via the existing driveway and bridge structure located to the east of the proposed building location. The plan does depict a secondary emergency access point from the east that connects to Savage Gardens Road. Note, Savage Gardens Road is a narrow, curvy public street that is not very conducive to heavy volumes of commercial traffic. As such, Savage Gardens will only be considered a secondary emergency access to the property. The plan also indicates that an additional emergency access is available on the south portion of the

property that connects to the Mynatt Park Area. The access drive consist of a 24' wide drive with an adjoining 90 degree parking space layout.

The site plan indicates that a total of 194 spaces will be provided for the 164 unit hotel. The required parking for the building is 166 spaces and therefore the proposed parking meets the minimum requirements. The utility plan indicates that the property will be served with a 4" domestic water line and a 6" fire line for fire protection systems. The sewer service to the project will be provided through an 8" sewer line and includes the addition of 6 manhole additions to the property for access to the sewer line. Staff explained that the property has received a storm water buffer variance for the proposed site improvements. The property was previously developed with multiple motel buildings and the impervious areas including the parking area and building pads still exist on the property. The project engineer have determined that the proposed development will improve the conditions of the property through the incorporation of additional green space and pervious areas. The drainage plan depicts a series of catch basins and drain piping within the parking lot area. A maintenance plan for the drainage system will be needed to indicate long range maintenance of the system and will be required to be recorded at the Register of Deeds Office.

Staff noted that the property is located within a Special Flood Hazard Area. The plan indicates that the finished floor elevations will be a minimum of 1 foot above the base flood elevation (100 year). Note however, because of the overnight sleeping accommodations, the lowest floor elevation must be located a minimum of 1 foot above the 500 year flood elevation. Also, the "Floodway" area as shown on the TVA Maps should be shown on the site plan to ensure there are no encroachments into the designated floodway area. Also, both the 100 year and 500 year flood elevations need to be added to the site plan information for reference. Mr. Kyle Horner was present and stated that he had verified that the elevations depicted are the 500 year flood elevations but both the 100 year and 500 year flood elevations and floodway information will be added for clarity purposes.

Staff noted that the C-1 Zone height limitations are 48' average and 60' maximum. The building elevations indicate that the building will be a 5-story building that will exceed the C-1 Zone allowable heights. However, the designers have requested that the additional height limits of the C-2 Zone be applied to the property as provided within the Zoning Ordinance for enhanced open-spaces associated to the property. If applied, the building elevation limits would be increased to 72' average and 84' maximum. Mr. Jay DeFoe, project engineer, was present and gave the Board a brief overview of the request and particularly the information related to the additional height.

The site plan lacks the following: TVA Floodway Information and revised flood elevation information to reflect finished floor elevations of 1' above the 500 year elevation. Note, should the Board feel that the enhanced open-space has not been satisfied to permit the additional building heights, a revised building elevations will be required to reflect the C-1 Zone height limits of 48' average and 60' maximum.

After a brief discussion, Mr. Bud Ogle made a motion to approve the request including the utilization of the C-2 Zone height limitations as presented and Mr. Don Smith provided a second which was unanimously approved by the Board with all members voting "aye."

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Adjournment

The meeting was adjourned at 6:30 p.m. upon a motion by Mr. Don Smith and second by Mr. Larry Claiborne which was unanimously approved by the Board.

Approved:

Gacme Leatherwood
Planning Commission Secretary

12-19-19
Date