

**MINUTES OF THE  
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION  
January 17, 2019  
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Robert Maples  
Larry Claiborne  
Don Smith  
Bud Ogle  
Jackie Leatherwood  
Charlie Moore

MEMBERS ABSENT

Kirby Smith

OTHERS PRESENT

Gus Floodquest  
Brennon Garrett  
David Carr  
David Hurst  
Deanna Dellinger  
Renee Styles

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 December 20, 2018 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 of a minor subdivision of "Lot 13" in the "Potters Ridge Subdivision," being Tax Map 118, Group H, Parcel 13.00, located at Johnson Lane, R-2 Zone, requested by Brennon Garrett.**

Staff presented the request for a final plat approval for a proposed minor subdivision of "Lot 13" in the Potters Ridge Subdivision to create two (2) lots being "Lot 13R1 and 13R2 consisting of .252 acres (10,972.7sq.ft.) and .254 acres (11,059.7sq.ft.). Staff noted that "Lot 13R1" will front on Potters Ridge Road while "Lot 13R2" will front on Brent Hills Boulevard. Staff added that the applicant is requesting to restore the original lot configurations to be consistent with surrounding lots for the purposes of development and in a similar manner to the adjoining properties located off Potters Ridge Road and Brent Hills Boulevard. Staff noted however, that the proposed lots do not meet the minimum lot size requirements of the current zoning ordinance. Staff stated that the original lots were created under the R-2 zone lot size limitations of 10,000 square feet which is below the current minimum lot sizes required in Article VIII. Staff noted that under the current standards a minimum of 32,671 square feet or  $\frac{3}{4}$  of an acre for each lot. Staff further noted that lot size reductions will require a variance from the Municipal Board of Zoning Appeals. Staff added that the property is served by both public water and sewer. 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.

Mr. Brennon Garrett, the surveyor for the property explain the request to the Board and noted that the owner of the property is requesting to restore the lots to the original configuration of two (2) lots. Mr. Garrett noted that during the development of the Potter's Ridge Subdivision, the lots were combined into a single lot but wasn't exactly sure why that occurred other than to create a utility easement for the sewer line. Following a brief discussion, Mr. Larry Claiborne made a motion to approve as presented which was seconded by Mr. Charlie Moore. The motion was unanimously approved by the Board with all members voting "aye."

**Review and consideration of a subdivision of "Lot 1B" in the "Helen Joyce Franklin Subdivision," being Tax Map 117, Parcel 133.07, located on Glades Road, R-2 Zone, requested by Brennon Garrett.**

Staff presented the request for a final plat approval for a proposed subdivision of "Lot 1" of the "Helen Joyce Franklin Property," located on Glades Road to create three (3) lots. Staff noted that the proposed plat depicts a subdivision of a 4.355 acre tract into three (3) separate lots being "Lot 1B-1" consisting of .262 acres, "Lot 1B-2" consisting of .541 acres, and "Lot 1B3" consisting of 3.552 acres. Staff further noted that the property fronts on Glades Road and all three lots will be accessed from Glades Road. Staff added that the property is currently developed with three (3) structures and is bisected with various utility easements and ingress and egress easements to the various utilities located on the property. Staff explained that the City currently has a sewer lift station located on the property on a deeded parcel that is depicted on the southern portion of "Lot 1B3." Staff also noted that on "Lot 1B3" is a "Bellsouth" utility easement. Staff noted that the plat shows a 15' easement area for the various utilities which extends throughout the property. Staff stated that public water and sewer service available to the property. Staff added that "Lot 1B1 does not meet the minimum lot size requirement of 15,000 square feet and therefore it is recommended that the lot be revised to increase the area to the minimum lot size requirement.

Mr. Brennon Garrett was present as the surveyor for the property and noted that "Lot 1B1" could easily be adjusted to meet the minimum lot size requirement. Staff added that the plat lacks the following: Certifications and signatures of Owners; Utilities; E-911 and Sevier County Health Department. Following a brief discussion, Mr. Bud Ogle made a motion to approve subject to staff recommendations and changes which was seconded by Mr. Don Smith. The motion was unanimously approved by the Board with all members voting "aye."

**Review and consideration for a revised PUD site plan approval for "ILM Properties, LLC," located at Dudley Creek Road, being Tax Map 126D, Group A, Parcel 10.00, C-2 Zone, requested by Brennon Garrett.**

Staff presented the request for a final planned unit development site plan for "ILM Properties, LLC," consisting of the addition of five (5) rental cabins to be located on the existing 6.37 acre commercial development located on Dudley Creek Road. Staff noted that the request consists of the relocation of the existing private street in a southern direction to locate the five structures on the property for a total unit count of 20 units. Staff added that the plan shows a proposed new road width of 20' and units located immediately adjacent the street. Staff noted that the site will contain an additional 10 parking spaces for the additional five units and the property consists of both water and sewer. Staff stated that the units will be connected to the existing onsite utilities. Staff noted that the property was originally developed and utilized as a commercial campground with an

existing laundry facility. Staff further noted that the existing laundry facility will be removed from the property to accommodate the relocation of the private street. Staff explained that the area of the private street is relative flat to slightly sloping and therefore there is no need for a road profile. Staff added that the existing road is less than a 10% grade and probably closer to 5% or less and that the new road should be similar in grade to match the existing bridge elevation and existing road grades.

Staff stated that the property is impacted with a special flood hazard area. Staff noted that the plan shows that all of the new five (5) units will be located outside of the 100 and 500 year floodway boundaries but within the floodplain area. Therefore, the units will be required to be elevated a minimum of 1' above the 500 year flood elevations. Staff stated that the PUD plan will need to be revised to show the minimum flood elevation data for the units. Staff also added that a new fire hydrant had been extended to the property for fire protection purposes. Mr. Garrett confirmed that the flow testing had occurred to verify flow and pressure.

Staff noted that the PUD site plan lacks the following: storm water information; landscape plan; flood elevation information (base 100 year and 500 year flood elevations); building elevations; and floor area ratio information. Following a brief discussion, Mr. Don Smith made a motion to approve as presented which was seconded by Mrs. Jackie Leatherwood. The motion passed unanimously with all members voting "aye."

**Review and consideration for final plat approval for the relocation of a portion of Oglewood Lane Right-of-way adjoining the property of "First Baptist Church of Gatlinburg," located at 111 Oglewood Lane, being Tax Map 127H, Group A, Parcel 5 & 7, C-2 Zone, requested by Brennon Garrett.**

Staff presented the request for final subdivision plat for the abandonment and relocation of a portion of Oglewood Lane that adjoins Tax Map 127H, Group A, Parcels 5 & 7, being the property of "First Baptist Church of Gatlinburg," located at 111 Oglewood Lane. Staff stated that the request consists of the approval of a final subdivision plat for the re-subdivision of the Oglewood Lane Right-of-way area and the adjoining First Baptist Church of Gatlinburg property. Staff explained that the new right-of-way area consists of an approximate 15,973.1 square feet of new public right-of-way area. The subdivision plat depicts the new right-of-way area and the abandonment of the old street area. Specifically, the adjoining property owner, "First Baptist Church of Gatlinburg," has requested that the City permit the abandonment and relocation of this portion of the public street area to a new location east of the existing location. The subdivision plat indicates that the road will be shifted in an easterly direction along with an irregular right-of-way area so that the area currently utilized by the street and right-of-way can be absorbed into the church property and used to expand their parking facilities. This eastern portion of the Church's property was the former location of the youth building which has been removed from the site.

Staff added that the new street section has been constructed along with the required drainage facilities to accommodate the relocation of the street and right-of-way. The only lacking items to complete the road relocation are the final paving and the approval of the subdivision plat. Staff noted that the plat depicts an enlarged right-of-way where Oglewood Lane connects to East Parkway which will allow for the expansion of the bridge structure in the future. Staff added that as the roadway traverses away from East Parkway, the right-of-way area is gradually reduced to match-up with what appears to be a 20' wide right-of-way. In addition, the roadway surface width will also be gradually reduced from 10' lanes to 7' lanes to match the existing road widths.

Staff explained that the existing water and sewer utilities will remain in their existing locations and will be encompassed in utility easements. Staff noted that the final plat will need to be revised to show the utility easement areas for all existing public utilities located on the property. Staff stated that the plat lacks the following items: Owner's signature of approval; Utility Department signature of approval; E-911 signature of approval; Sevier County Electric System signature of approval; and utility easement areas need to be added to the final plat.

Mr. Brennon Garrett was present and noted that no right-of-way area had ever existed for the existing street location and therefore abandonment of the right-of-way was not necessary. Mr. Garrett explained that the Church would be utilizing the former road location to expand their parking areas. Following a brief discussion, Mr. Charlie Moore made a motion to approve as presented which was seconded by Mr. Larry Claiborne. The motion was unanimously approved by the Board with all members voting "aye."

**Review and consideration for a preliminary PUD site plan for "Laurel Estates-Phase 3," being Tax Map 117, Parcels 197.00 & 194.00, C-2 Zone, located on Whittles Way, requested by Norvell & Poe Engineers, LLC.**

Staff presented the request for a preliminary PUD site plan approval for "Laurel Estates Phase 3" located off Laurel Lane and Reba Lane, to incorporate an additional 14 units into the existing Planned Unit Development. Staff explained that the plan depicts an extension of the existing PUD development into an adjoining 7.5 acres. Staff added that the property is zoned C-2 and lies west of the existing PUD development. Staff stated that the plan shows a new road to be constructed off of Whittlers Way to serve eight (8) of the proposed 14 units and the remaining six (6) units will be accessed from Whittlers Way. Staff added that the plan depicts a road length of approximately 540 feet at a proposed pavement width of 22' wide. The road grade for the new section of road does not exceed 11.44% grade which is less than the maximum allowed of 15%. The terminus point of the road will need to be revised to a T-turnaround or Y- turnaround with a grade not to exceed 3% grade.

Staff noted that the PUD plan depicts the extension of the water service into the new section of the development with an addition of two (2) fire hydrants to provide fire protection. The plan for sewer service is not yet complete and the designer is working with the Utility Department to work out the details. Staff added that the plan depicts an addition of 14 units however, the overall net gain of units for the entire development is six (6) units. This means that there are eight units within the existing development which have been eliminated from the development numbers. Mr. David Hurst, surveyor for the development, confirmed that several of the units of the original approval could not be constructed due to a reconfiguration of unit sizes and or topography. As a result, the number would be reduced in the original first phases of development. Staff added that a revised overall PUD plan is needed at the final PUD plan approval submittal to show the eliminated units.

Staff noted that the preliminary PUD site plan lacks the following: landscape plan, sewer utility plan, revised turnaround, building elevations, and storm water calculations. Following a brief discussion, Mr. Larry Claiborne made a motion to approve as presented which was seconded by Mr. Don Smith. The motion was unanimously approved by the Board with all members voting "aye."

**Unscheduled Items**

There were no unscheduled items.

**Adjournment**

The meeting was adjourned at 5:21 p.m. upon a motion by Mr. Don Smith and second by Mr. Charlie Moore which was unanimously approved by the Board.

**Approved:**

Jackie Leatherwood  
Planning Commission Secretary

3.12.19  
Date