

MINUTES OF THE  
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION  
August 20, 2009  
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT

Robert Maples  
Teresa Cantrell  
Don Smith  
Larry Claiborne  
Dana Soehn  
Jason Seavy

MEMBERS ABSENT

Phil Nemeth

OTHERS PRESENT

David Parton  
Michael Bryant  
Wes Hinton  
James Tomiczek  
Sarah King  
Donny Podani  
Mitch Mitchell  
Bill

Staff Representatives: David Ball, City Planner

Chairman Maples called the meeting to order at 5:00 P.M. The minutes, of the, July 18, 2009, meeting, were unanimously approved following a motion by Mr. Larry Claiborne and a second by Mrs. Teresa Cantrell.

Petitions and Communications from the Public

Staff Report

Old Business

New Business

**a) Review and consideration for a minor subdivision of Tax Map127H, Group C, Parcel 28, 29, located on Sherman Clabo Road, R-1 zone, requested by J. Keith Burgess.**

Staff presented the request for preliminary and final plat approval for a minor subdivision of Lots 3 and 4 of the Lewis Clabo Subdivision, consisting of reconfiguring the interior property line revising the lots to be Lot 3R being 0.58 acres (25,140 sq. ft.) and Lot 4R being 1.04 acres (45,283 sq. ft.). Staff stated that the proposed minor subdivision consists of the reconfiguration of the interior property line between existing Lots 3 and 4 to correct an encroachment of an existing single-family residential structure situated over the current property line. Staff added that the reconfiguration will adjust the lot areas to 0.58 acres for Lot 3R and 1.04 acres for Lot 4R. Staff noted that since the lots are existing lots of record and the proposed plat is not creating any new lots, staff feels that the current minimum lot size standards are not applicable. Staff added that the plat lacks the zoning district and the signatures of approval being added to the plat. After further discussion, Mrs. Teresa Cantrell made a motion to grant preliminary and final plat approval for the minor subdivision subject to the lacking items and lacking signatures of

approval being added to the plat. Mrs. Dana Soehn seconded the motion, which passed with all members voting aye.

**b) Review and consideration for a minor subdivision of Tax Map 127H, Group B, Parcel 35, located at 1006 East Parkway, C-2 zone, requested by David H. Parton.**

Staff presented the request for preliminary and final plat approval for a minor subdivision of Tax Map 127H, Group B, Parcel 35, consisting of an equal division of the 2.5566 acres of property creating Lot 1 being 1.2783 acres and Lot 2 being 1.2783 acres. Staff noted that each of the new lots will have frontage along East Parkway. Staff added that an existing single-family residence is located on proposed Lot 1 and Lot 2 is depicted as a vacant lot. Staff pointed out that the surveyor has certified on the plat that the property is not located in a flood zone; however, after reviewing the May 18, 2009, Federal Insurance Rate Map (FIRM), it appears that portions of Lot 1 and Lot 2 are within the special flood hazard area of Dudley Creek. Staff also stated that the surveyor needs to verify this information and reflect the flood boundaries and elevations on the plat. Attorney David Parton was present and stated that he represented the family members in the request and further noted that the surveyor has indicated that the property is not located in a special flood hazard area. Staff further stated that the plat lacks a location map, property owner contact information, the zoning district, and the following signatures of approval: Ownership and Dedication of all property owners, E-911, Utilities Department, and Sevier County Electric System. After further discussion, Mrs. Dana Soehn made a motion to grant preliminary and final plat approval for the minor subdivision subject to the verification of the flood boundary, lacking items and lacking signatures of approval being added to the plat. Mr. Larry Claiborne seconded the motion, which passed with all members voting aye.

**c) Election of Officers**

Chairman Maples opened the floor for nominations of officers for the upcoming year which was needed due to the most recent City mayoral election and subsequent Planning Commission appointments.

Mr. Robert Maples was nominated by Mrs. Teresa Cantrell as the Planning Commission Chairman. The motion was seconded by Mrs. Dana Soehn and with no other nominations, Mr. Maples was re-elected Chairman with all present voting aye.

Mr. Phil Nemeth was nominated by Mr. Larry Claiborne as the Planning Commission Vice Chairman. The motion was seconded by Mrs. Dana Soehn and with no other nominations, Mr. Nemeth was re-elected as Vice Chairman with all present voting aye.

Mrs. Teresa Cantrell was nominated by Mrs. Dana Soehn as the Planning Commission Secretary and the motion was seconded by Mr. Larry Claiborne. Being no other nominations, Ms. Cantrell was unanimously re-elected as the Planning Commission Secretary.

Planning Commission Minutes  
August 20, 2009  
Page 3

Mr. Jason Seavy was nominated by Mr. Larry Claiborne to be the Planning Commission Vice Secretary. The motion was seconded by Mrs. Dana Soehn and with a unanimous vote, Mr. Seavy was elected as the Vice Secretary.

Unscheduled Items

Adjournment

There being no further business to come before the Board, the meeting was unanimously adjourned at 5:35 P.M., after a motion by Mrs. Dana Soehn and a second by Mr. Larry Claiborne.

**Approved:**

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**Planning Commission Secretary**

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**Date**