

MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
February 18, 2010
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT

Robert Maples
Teresa Cantrell
Don Smith
Dana Soehn
Charlie Moore

MEMBERS ABSENT

Larry Claiborne
Jason Seavy

OTHERS PRESENT

Robert Johnson
Renee Stiles
Mike Suttles

Staff Representatives: David Ball, City Planner
Ashley Miller, Assistant City Planner
Bart Hose, LPAO

Chairman Maples called the meeting to order at 5:00 P.M. The minutes, of the, January 14, 2010, meeting, were unanimously approved following a motion by Mr. Don Smith and a second by Mr. Charlie Moore.

Petitions and Communications from the Public

Staff Report

Old Business

New Business

a) Review and consideration for a commercial site plan for “Overflow Event Parking Lot,” Tax Map 126N, Group F, Parcel 20, located on Hillvale Lane, C-1 zone, requested by Vision Engineering.

Staff presented the request for commercial site plan approval for a proposed 17 space parking lot on a 0.28 acre lot located at Hillvale Lane. Staff noted that the parking lot is for overflow parking for pull behind trailers. Staff pointed out that there is concern about the accessibility of the upper most northwest parking space at its depicted angle. Staff also stated that the plan reflects the point of ingress/egress to be 30’ along Hillvale Lane. Staff noted that the dimension will need to be reduced to 26’ based on adopted Zoning Ordinance provisions or the applicant will need to request a width variance from the Municipal Board of Zoning Appeals. Staff added that if the parking area is to be lighted, the site plan should be revised to indicate areas and lighting details.

Mr. Mike Suttles was present and requested that the Board allow for the use of gravel for the time being and pave the lot in the future. Staff stated that the Sevier County Growth Readiness

discusses the use of pervious materials for overflow parking. Staff added that a designed stormwater plan still needs to be submitted, however the applicant did not want to design the system until discussion has occurred with the Board about the use of a gravel surface for the parking lot. Chairman Maples asked how long the paving provision had been a requirement of the zoning ordinance. Staff stated that the provision has been in the zoning ordinance since its adoption in the 1980's. Mr. Charlie Moore questioned if any of the adjoining property owners had commented on the request. Staff stated that the City owns the properties to the rear and one side and the Blalock family owns the property on the other side of the site. Mrs. Dana Soehn questioned how the parking spaces will be defined if the lot is gravel. Staff noted that it will be difficult to identify the parking spaces. Chairman Maples asked if a timeline had been established for paving the parking lot. Mr. Suttles stated that it will be possibly one year before the lot is paved because of the softness of the ground. Mr. Suttles added that a binder may be put down during construction. Chairman Maples asked if the lot will be gated. Mr. Suttles replied that the lot will not have a mechanical gate or a ticket booth, but a small chain will possibly be put up to keep people out of the lot. Staff noted that the owner will need to pave approximately 25-feet back onto the property for the point of ingress/egress at Hillvale Lane to prevent gravel from being carried out into the City street. Mr. Robert Johnson was present and stated a paved apron could be incorporated into the site design. Mr. Suttles added that paving the apron will not be a problem because a drainage tile will have to be installed at the street. Staff added that once the parking lot is paved that a plan for the stormwater system will be needed to address the changes in the pre and post construction runoff. Chairman Maples asked about a stormwater plan. Staff stated that just a stormwater analysis had been conducted at this point. Mr. Johnson stated a design for the stormwater system has been looked at and there are several options available which could be used on the site. Chairman Maples asked again if the applicant intends to pave the overflow parking lot. Mr. Suttles stated that the intent is to pave the lot with asphalt or use a pervious material. Mrs. Dana Soehn noted that the request to use gravel and how to define spaces within a gravel parking lot are new issues for the Board. After further discussion, Mr. Charlie Moore made a motion to grant commercial site plan approval for the overflow parking lot subject to the lacking revisions being submitted to staff, the owner immediately paving the apron at the point of ingress/egress, the owner paving the parking lot within one (1) year with either pervious or impervious materials, and design and installation of a stormwater system for the site. Further staff stated that if any lighting is to be installed for the parking lot, it shall be directed downward using low voltage lights to protect the adjoining properties from light pollution. Mrs. Teresa Cantrell seconded the motion, which passed with all members voting aye.

b) Continued review and discussion of the Sevier County Growth Readiness Report, requested by Staff.

Chairman Robert Maples suggested that the item be deferred to the next meeting so that all members could take part in the discussion. Mr. Don Smith made a motion to defer the item until the next meeting. Mrs. Dana Soehn seconded the motion with all members voting aye.

Unscheduled Items

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Adjournment

There being no further business to come before the Board, the meeting was unanimously adjourned at 5:36 P.M., after a motion by Mr. Don Smith and a second by Mr. Charlie Moore.

Approved:

Planning Commission Secretary

Date