

Town of Cumberland Gap Planning and Zoning Commission
Cumberland Gap, TN
December 6, 2021

The Planning and Zoning Commission met in regular session on December 6, 2021, with the meeting being called to order at 6:00 pm at the Town Hall building, 330 Colwyn, Cumberland Gap, TN.

Members present were: Craig Callen, David Evans, Phyllis Hopson, Neal Pucciarelli, John Ravnum, and Joe Wolfenbarger. Members absent were: Linda McGaffee.

David Evans made a motion to approve the minutes, from the November 1, 2021 meeting, with a second by Craig Callen. On roll call vote all voted “yes”.

Building Inspector Report- Building Inspector, Don Bryant, gave the following update: the Nineteen19 project is progressing; there is still two other ongoing projects that haven't been completed.

502/504 Pennlyn Ave (Bill and Tammy Linn)

The Linn's submitted their final plan for 502/504 Pennlyn Avenue. They are seeking a C-1 “Special Exemption” for event centers.

Mayor Pucciarelli told the committee that MTAS recommended a written plan for accessible parking be developed for the event center. He presented the committee with several parking solutions:

1. Develop satellite parking and borrow parking from neighbors
2. Sign an agreement and lease parking spots from the town (town hall parking lot, city parking lot, Estep property parking lot)
3. Widen Selwyn to add more parallel parking.
4. Use land on both sides of Merlyn to add more parking.

The maximum capacity of the event center is one hundred people and one parking spot is needed for every five people, so therefore a total of twenty parking spots would be required. The Linn's have included two handicap spaces in their plan and could possibly add one more.

Mayor Pucciarelli asked for questions or input from the committee. Comments and discussion included: don't think the neighbors would have a problem with allowing the event center to borrow parking as most homes have driveways which would free up the street parking; was in agreement for leasing town parking spots; there is usually a lot of parking available on Pennlyn Street; it is unlikely that the facility will be at full capacity for every event; doesn't think parking will be an issue but if it becomes a problem it can be revisited at that time.

Joe Wolfenbarger made a motion to except the final plan, with the two handicap parking spaces, and approve the request for rezoning under the C-1 “Special Exemption” for event centers. The motion was seconded by Phyllis Hopson. On roll call vote all voted “yes”.

Jarvis Property- The property on Roslyn, currently owned by Bert Jarvis, is for sale and the plan is to divide the property into parcels, there is a total of ten lots around seven thousand square feet each, to be developed as a residential area. Although mobile homes are permitted in that zone per the municipal code, Mr. Jarvis plans to add a statement to the buyer's contract that no mobile homes will be allowed in that area.

Citizen's comments- Several residents presented their concerns regarding the new location, 905 North Cumberland Drive (previously the Wedding Chapel), of the Nineteen19 food truck.

It was explained that that location is temporary until the Nineteen19 building is complete and the Juice Shop (new business) is opened. Once the businesses are opened the food truck will no longer be parked in town. The new location gives customers the option to eat inside the heated building while the other location only consisted of outside seating. Mayor Pucciarelli stated they own the property and there is nothing in the ordinances prohibiting them to park the food truck on that property.

One resident stated while she is grateful for the new development she finds it troubling that the town doesn't have any regulations pertaining to food trucks. She felt having a food truck in a residential area decreases the value of those homes and the propane tank poses a potential danger to the area. She asked that the committee protect the citizens and establish some regulations. She read from regulations the City of Knoxville have in place, including food trucks are moved at close of business and no seating is provided. Mayor Pucciarelli recommended that any questions or concerns be written down and he would present them to MTAS and would look into establishing regulations.

One resident stated that food trucks are a reality in cuisine today and the town should have regulations in place. One committee member recommended only allowing food trucks during festivals and not be allowed to stay the night.

Date for next P & Z meeting - The next planning and zoning meeting is scheduled for January 3, 2022 at 6:00 p.m.

Neal Pucciarelli made a motion to adjourn with a second by Craig Callen. On voice call vote all voted "aye".

Chairman, Planning and Zoning