

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY JANUARY 26, 2010, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley
Robert Young
Jerry Clark
Jay Ogle pneumonia
Bill Howell
Kevin McClure

MEMBERS ABSENT

Keith Whaley

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Joe Dunn, Jerry Hanson, Mary Brown, Aaron Dickenson, Jim Rankin, Harold Clabough, Ned Vickers, Leigh Ellington, Kenneth Zahn, Charlie Cobble, Mimi Kulp, etc.

Jim Gass - City Attorney
State Planner- Bart Hose

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the meeting December 15, 2009 were approved on a motion by Commissioner Young. Commissioner McClure seconded and all voted in favor.

OLD BUSINESS

NEW BUSINESS

PLANNING COMMISSION

A. SPECIAL EVENTS

1. Office of Special Events – SaddleUp! Celebration, Multiple Locations (Smith Family Theater, Tennessee Shindig, Clabough's Campground & Stages West), Thursday, February 25th – Sunday, February 28th, 2010, Leigh Ellington.

Ms. Ellington was present.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

Commissioner Young made a motion to approve the request.
Commissioner McClure seconded and all voted in favor.

2. Gold Wing Road Riders – Annual Event & Parade, Grand Majestic Theatre – 125 Music Mountain Drive, Thursday, April 22nd – Saturday, April 24th, 2010, Kenneth Zahn.

Mr. Zahn was present.

STAFF RECOMMENDATION

Mr. Taylor recommended in favor of the event but stated that the handicap spaces must be made clear.

ACTION TAKEN

Commissioner McClure made a motion to approve the request based on staff recommendation. Commissioner Young seconded and all voted in favor.

3. Autoshow's Motorsports Events – 32nd Annual F-100 Supernationals, City Parking Lot – Teaster Lane, Thursday, May 13th - Saturday, May 15th, 2010, Charlie Cobble.

4. Autoshow's Motorsports Events – The All Chevy Supernationals, City Parking Lot – Teaster Lane, Friday, June 11th – Sunday, June 13th, 2010, Charlie Cobble.

Mr. Cobble was present.

STAFF RECOMMENDATION

Chairman Bradley recommended that the Autoshow's Motorsports Events be voted on in one motion.

ACTION TAKEN

Commissioner McClure made a motion to approve the events. Commissioner Ogle seconded and all voted in favor.

5. Samoyed Club of America – Agility Dog Trail, Patriot Park, Tuesday, October 26th, 2010, Robin Cline.

No one was present.

STAFF RECOMMENDATION

Staff recommended that the event be moved to the City Park. Since no one was present staff recommended that the item be deferred to next month. No action was taken.

D. SITE PLANS

1. Pilot Corporation/ DQ Grill and Chill, Site Plan, 2726 Parkway, Jeff Beckett - Cannon and Cannon.

Aaron Dickenson was present.

STAFF RECOMMENDATION

Staff recommended in favor of the site plan.

ACTION TAKEN

Commissioner McClure made a motion to approve the site plan. Commissioner Ogle seconded and all voted in favor.

2. Proposed Duplex, Site Plan, Lot 6, Willow View, Hayk and Goharik Avetisyan, Vision.

Mr. Rutherford with SRA Engineering was present.

STAFF RECOMMENDATION

Mr. Taylor said that the applicant is requesting to convert the existing single family residence to a duplex by adding another floor. He stated that a duplex is allowed in the C-2 District. However, he explained that the existing residence is in the floodplain and part is now in the floodway since the maps recently changed. Per the flood ordinance on "substantial improvement," anytime an existing flood plain structure is improved the increased value of the structure cannot be increased in value by more than 50% of the initial value. The request is in compliance. Mr. Rutherford said that the extra floor is being built to the back of the house, out of the floodway. Staff recommended in favor.

ACTION TAKEN

Commissioner Young made a motion to approve the request. Commissioner McClure seconded and all voted in favor.

3. Clabough's Campground/Exxon, Request for a ground sign with less than 9' clearance under Section 408.2.2 of zoning text, 405 Wears Valley Road, Jim Rankin.

Mr. Rankin and Mr. Clabough were present.

STAFF RECOMMENDATION

Mr. Taylor stated that a ground sign could have under 9 ft of clearance if it can be shown the sign would still have 200 ft of site distance from a vehicle at the sign setback. Mr. Rankin presented the Planning Commissioners with pictures of the sign showing the site distance taken from a vehicle at the sign's setback from both egresses of the parking lot. Staff agreed that the site distance was at least 200 ft. They recommended in favor of the request.

ACTION TAKEN

Commissioner McClure made a motion to approve the request. Commissioner Young seconded and all voted in favor.

The meeting was adjourned at 3:20 p.m.

E. REQUESTS FOR REZONING

1. Fairtenn, LLC., a 44.04 acre portion of Tax Map 94, Parcel 145, Pine Mountain Road, R-1 (Low Density Residential) to C-4 (Planned Unit Commercial) District.

This item was withdrawn before the meeting.

Planning Region Items

A. Subdivisions

- 1. Final Minor Subdivision of Lots 1 – 3 of the Hansel Ogle Property, 2552 Goose Gap Road, Smoky Mountain Land Surveying Co, Inc., Howard Dawson.**

No one was present.

STAFF RECOMMENDATION

Mr. Taylor stated that the required signatures were needed. Staff recommended denying the request.

ACTION TAKEN

Commissioner Young made a motion to deny the request. Commissioner McClure seconded and all voted to deny it.

BOARD OF ZONING APPEALS

1. Call to order
2. Old business
3. New business

- A. Request for parking variance, Proposed Theater at Walden's Landing - Community Center Drive, Ned Vickers (Holrob Investments, LLC).**

Mr. Vickers was present.

STAFF RECOMMENDATION

Mr. Vickers explained that the recently improved site plan (by Planning Commission) for the movie theater included 50 (surplus) parking spaces, which are being leased from nearby Harley Davidson. The lender for the applicant has requested that in event that the movie theater is taken back by

1/26/10

the bank, the bank will not have to continue paying for the 50 leased spaces. City Attorney Gass explained that a legal agreement has already been drafted and approved by City Commission to this effect.

ACTION TAKEN

Commissioner McClure made a motion to approve the request.
Commissioner Young seconded and all voted in favor with Commissioner Ogle abstaining.

The meeting was adjourned at 3:25 p.m.

Bill Bradley, Chairman

Attest: _____