

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY FEBRUARY 22, 2011, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley
Robert Young
Jay Ogle
Judy Harrell

MEMBERS ABSENT

Kevin McClure
Jerry Clark

OTHERS PRESENT

David Taylor, Mark Miller, Karl Kreis, Laura Howard, Beth Penland, Dick Wellons, Danny King, Mimi Kulp, others.

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 January 25, 2011 were approved on a motion by Commissioner Young. Commissioner Harrell seconded and all voted in favor.

OLD BUSINESS

NEW BUSINESS

PLANNING COMMISSION

A. SPECIAL EVENTS

- 1. Keeping Sevier Beautiful 5K, Saturday, April 16th, 2011, Patriot Park, Teaster, & City Greenway, Laura Howard.**

Ms. Howard was present.

STAFF RECOMMENDATION

Mr. Taylor pointed out that was Rod Run weekend. He said the police department said that they could still do it that day, but some minor changes to the proposed route would be preferred. Basically, Ms. Howard has agreed to start the race in the new city parking lot instead of at Patriot Park. He recommended in favor with the change to the race route.

ACTION TAKEN

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

2. Sevierville Sprint Triathlon, Saturday, May 21st, 2011, Bike Route on Veterans Blvd & Forge Hideaway, Beth Penland.

STAFF RECOMMENDATION

Ms. Penland stated that most of the race was in Sevierville except 5 miles of the bike route was in Pigeon Forge. Mr. Taylor said that she met with the special events city department group to work out details of the event. He recommended in favor of the event.

ACTION TAKEN

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

3. 5K in May – Smoky Mountain Area Rescue Ministries, Veterans Blvd from Dollywood to City of Sevierville and back, Saturday, May 7th, 2011, Elise Collier-Massey.

STAFF RECOMMENDATION

Mr. Taylor reported that this has been the 3rd year of the event, which has come off smoothly in the past. He recommended in favor.

ACTION TAKEN

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

4. Pigeon Forge Midnight Road Race – Knoxville Track Club, Holiday Inn, 3230 Parkway, Saturday, August 7th, 2011, David Morris.

STAFF RECOMMENDATION

Mr. Taylor said that Mr. Morris had a family crisis and could not make the meeting. He said that after some years of a break for the event, it was held again last year. There were no problems with the event and it went off smoothly. He also said they were expanding the event some, but city departments met, and reviewed, and said it should be no problem. He recommended in favor.

ACTION TAKEN

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

E. REQUESTS FOR REZONING

- 1. Richard O'Donnell, approximately 4 acre over two parcels at 106 & 110 Showplace Boulevard (Portions of Tax Map 83, Parcels 103 & 103.01) from C-4 (Planned Unit Commercial) to C-2 (Tourist Commercial) District.**

STAFF RECOMMENDATION

Mr. Taylor said that currently the Parkway portion of these properties are in a C-2 district and the back portion of the properties (where the building are located) is zoned C-4. The property owners are asking that their property all be C-2. He reported that this is a reasonable request and that the parcels (since they front Parkway) are better suited for C-2. Staff recommended in favor of the request.

ACTION TAKEN

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

- 2. Staff, major zoning map amendment of much of the C-1 (General Commercial) and C-2 (Tourist Commercial) District property, which does not front the Parkway, to proposed C-6 ((Mixed-Use Commercial) District.**

This item was voted on in the same motion as F2

STAFF RECOMMENDATION

Mr. Taylor said that this major map amendment and the text amendment on the agenda go together. He reminded the board that they met in a workshop recently about these agenda items. He stated that through the assistance of the Ridgetop Development Committee, a new commercial district (C-6 Mixed Commercial) has been proposed that will better fit the Veterans and Wears Valley corridors and other commercial areas off the Parkway. He pointed out to the board changes that have been made to the proposed text that arose through the workshop. Commissioners had no further changes. Mr. Taylor also stated that some minor changes were made to the map and explained them to the board. He said that most of the changes were to keep businesses that had parcels nearby (related to their business) all the same district. Mr. Collier, who was at the meeting, expressed concerns that "wineries" were left off permitted uses in the district. Mr. Taylor stated that all conceivable uses could not be listed, that the BZA could make interpretation on matters like that as they arose. Discussion ensued. Mr. Collier thought that maybe it could be added to the definition under "light manufacturing." City Attorney and staff agreed to study the matter. Mr. Taylor recommended the zoning text and map amendments, which contained the changes since the workshop.

ACTION TAKEN

Action taken together under item F2 (see item F2)

F. MISCELLANEOUS REQUESTS OR REQUIRED ACTIONS

1. Request for extension of preliminary plat approval for Covered Bridge Resorts PUD Development Phases 4B and 5, Rod McCarter - Vision.

Rod McCarter was present.

STAFF RECOMMENDATION

Mr. Taylor explained that this was the second extension. Work has not been started on the project. He said that there have not been any changes to the regulations that would affect this project. Staff recommended in favor of another one year extension.

ACTION TAKEN

2/22/11

Commissioner Young made a motion to approve a one year extension.
Commissioner Harrell seconded and all voted in favor.

2. Proposed zoning text amendment by adding a new C-6 (Mixed-Use Commercial) District, Staff.

STAFF RECOMMENDATION

This was discussed together with item E2 (see comments under item E2)

ACTION TAKEN

Commissioner Ogle made a motion to approve this item and item E2.
Commissioner Young seconded and all voted in favor.

The meeting was adjourned at 3:45 p.m.

Bill Bradley, Chairman

Attest: _____