

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY FEBRUARY 26, 2013, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley, Chairman
Robert Young, Vice Chair
Kevin McClure
Judy Harrell

MEMBERS ABSENT

Jerry Clark
Jay Ogle

OTHERS PRESENT

David Taylor, Karl Kreis, Mike Suttles, Jerry Hanson, Bruce Rutherford, Mary Brown, and others.

Jim Gass
Midge Jessiman

PLANNING COMMISSION

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the January 22, 2013 meeting were approved on a motion by Commissioner Young. Commissioner Harrell seconded and all voted in favor.

OLD BUSINESS

1. 35th Annual F-100 Supernational, Thursday, May 16th Through May 18th 2013, City Parking Lot – Teaster Lane, Charlie Cobb

Mr. Cobb was not present. Staff Planner Taylor explained that this item was previously approved at the Grand Hotel, but now is proposed to be held in the City owned parking lot. Assistant City Manager has approved the parking lot for this event's usage during this time slot.

ACTION TAKEN

Commissioner McClure recommended in favor of the request. Commissioner Young seconded and all voted in favor.

NEW BUSINESS

City of Pigeon Forge Items

A. Special events

- 1. Spring & Fall Pigeon Forge Rod Runs, Grand Resort Hotel and Convention Center – Parkway, Spring (Wednesday April 17th through Sunday April 21st) and Fall (Wednesday, September 11th through Sunday, September 15th), 2013, Rod Milligan.**

Mr. Milligan stated that the event would use the parking lot and convention center only. The hotel would not be used as construction for the renovation would be on-going. He also noted that the event's name would be changed to the Pigeon Forge Rod Run.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

Commissioner McClure recommended in favor of the request. Commissioner Young seconded and all voted in favor.

- 2. 31st Annual Shades of the Past Rod Run, Dollywood's Splash Country, Includes a DJ and Official Event T-shirt Trailers at traffic light #1 & #8, Wednesday, September 4th through Sunday, September 8th, 2013, Rod Milligan.**

Dan Draper presented the request.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

Commissioner Harrell recommended in favor of the request. Commissioner McClure seconded and all voted in favor.

3. Kerbela Shrine Center – 37th Annual Smoky Mountain Fun Fest Parade, Saturday, May 11th, 2013, Parkway, Bill Pavlis.

No one was present for this request.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

Commissioner McClure recommended in favor of the request. Commissioner Young seconded and all voted in favor.

4. Smoky Mountain Marine Corp League Fundraiser, Thursday, April 18th through Monday, April 22th 2013, Red Roof Mall Parking Lot, Terry Witt.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

Commissioner McClure recommended in favor of the request. Commissioner Young seconded and all voted in favor.

5. Texas Roadhouse – St. Jude Walk-A-Thon/Rootin' for Regen, Friday, March 15th 2013, Patriot Park, Roger Wescott.

Shannon Wescott presented the request.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

Commissioner Harrell recommended in favor of the request. Commissioner McClure seconded and all voted in favor.

6. Riverstone Resort & Spa – Running for Regen 5K, Saturday, April 13th 2013, Riverstone Resort (212 Dollywood Lane)/Old Mill Area, Adam Bailey.

Adam Bailey presented the request. The event will start around 8:30 AM.

STAFF RECOMMENDATION

Staff noted that the police were concerned about the route for the runners. Taylor said that the police and the event holders should meet regarding the location.

ACTION TAKEN

Commissioner McClure recommended in favor of the request with the contingency that the promoters had to meet with the police to get the route approved. Commissioner Harrell seconded and all voted in favor.

7. Titanic Tennessee, LLC. – Titanic Authors Week Book Signings, Monday April 1st through Sunday, April 7th 2013, 2134 Parkway, Lorene Boatner.

Ashley Arden made the presentation and noted that the authors will be under one tent in the parking lot, not under separate tents.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

Commissioner McClure recommended in favor of the request. Commissioner Harrell seconded and all voted in favor.

B. Subdivisions

1. Final Minor Subdivision of the Capri Property. Lots 1, 2 and 3, 4061 Parkway, David Lewelling and Marcus Whaley

Jimmy Hatcher presented the plat.

STAFF RECOMMENDATION

Staff noted that the Capri motel is one lot 1 and lots 2 and 3 are vacant. The plat meets all requirements and staff recommends in favor.

ACTION TAKEN

Commissioner McClure recommended in favor of the request. Commissioner Young seconded and all voted in favor.

C. Planned Unit Developments (PUD)

1. Revised Preliminary PUD Plan of Phase 1 Bear Cove Falls PUD, Lots 27 and 28, McMakin Way off Dollywood Lane; Jimmy Taylor; Associated Design Group.

STAFF RECOMMENDATION

Staff noted that some of the concerns were the 150 feet long road at the entry to the cabins and the slope. Taylor noted that the lots are now 20 feet apart, thus allowing the cabins to have the appropriate degree of separation. The water and sewer has been extended to the two lots. With some modifications to the slope and drainage and a bond for the improvements to the road at the time of final plat review, staff recommended in favor of preliminary plat approval.

ACTION TAKEN

Commissioner Young recommended in favor of the request. Commissioner McClure seconded and all voted in favor.

D. Site Plans

1. Smoky Mountain Speedway, Revised Site Plan, 3311 Parkway, Romi Jagasia/ Mike Suttles.

Bruce Rutherford and Mike Suttles presented the plan. The addition will be three sided and contain an indoor go cart track for the younger age groups. The building will be approximately 12, 900 square feet.

STAFF RECOMMENDATION

Staff noted that there several signs that are out-of-compliance with current zoning. The banner signs must be removed as well as the race car

that is positioned forty (40) feet in the air on a steel support. No building permit will be issued until the signage comes into compliance which would include the removal of these items.

ACTION TAKEN

McClure made a motion to approve the site plan contingent on it coming into compliance before any building permits are issued. Young second and the developer's representatives agreed. All voted in favor.

2. Waldens Landing – Heritage Carriage, Revised Site Plan, Peggy Wilson/ Mike Suttles.

This had previously been a special event and is now to be permanent. The route will be around the shopping facility with ticket sales in the front in part of Firehouse Golf. None of the route will be on public property and the horses are to be humanely treated with food, water and shelter from heat or cold.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

Commissioner Harrell recommended in favor of the request. Commissioner McClure seconded and all voted in favor.

E. Requests for Rezoning

1. None.

F. Miscellaneous Requests or Required Actions

1. Proposed amendment to the C-5 District regarding setbacks and signage, Staff.

Staff presented an amendment to the signage and setbacks of the C-5 district. There will be C-5 "a" which consist of a property that has 75 contiguous acres under one ownership and "b" which has a combined 75 acres under separate ownerships or LLCs with a two acre minimum or less

than two acres. The signage and setback requirements are proposed to be changed to make the differences in lot sizes more proportional.

ACTION TAKEN

Commissioner Harrell made a motion to recommend the text amendment to City Commission. Commissioner McClure seconded and all voted in favor.

Planning Region Items

A. Subdivisions

- 1. Final Minor Subdivision of Lot 3 of Cove Creek Subdivision into Lots 3R-1, 3R-2, and 3R-3, Cove Creek Way off Wears Valley Road, Steven Craig.**

This item was withdrawn from the agenda and no action was needed.

B. Planned Unit Developments (PUD)

1. None.

C. Site Plans

- 1. Gateway Christian Church, Revised Site Plan, Upper Middle Creek Road, Al Crumley, Land Surveyor**

This is an addition to an existing church. The new building for a fellowship hall is southwest of the existing facility. The drainage and parking are in compliance.

STAFF RECOMMENDATION

Staff recommends in favor.

ACTION TAKEN

Commissioner McClure recommended in favor of the request. Commissioner Harrell seconded and all voted in favor.

D. Requests for Rezoning

- 1. John Albrecht, approximately 0.43 acre parcel at 1724 Wears Valley Road (Tax Map 93, Parcel 103.00), R-1 (Rural Residential) District to C-1 (Rural Commercial) District.**

Mr. Albrecht was present. He gave some history of the property and asked for his property be zoned commercial.

STAFF RECOMMENDATION

Since many parcels in this area are zoned County C-1, staff is not opposed to this request.

ACTION TAKEN

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

E. Miscellaneous Requests or Required Actions.

1. None

The meeting was adjourned at 3:50 p.m.

BOARD OF ZONING APPEALS

CALL TO ORDER

Chairman Bradley opened the Board of Zoning Appeals Meeting.

NEW BUSINESS

- A. Broady Hills Subdivision, Lot 20, Request for interpretation/ variance of zoning ordinance to allow an aluminum carport to encroach the setback of an R-2 district, 307 Day Springs Road, Richard Myers.**

Mr. Myers was present. He had pictures to show the Board of carports that

existed in the city.

STAFF RECOMMENDATION

Staff noted that a carport, as an accessory structure, could be located five off the rear or side lot line. The owner has no room in the back for the structure due to slope. He recommended in favor contingent on a surveyor proving that the building is 12 feet off the back property line and five feet off the side property line.

ACTION TAKEN

McClure made a motion to approve with staff's recommendation for a surveyor certification. Harrell seconded. It was approved.

B. Smoky Mountain Speedway, Request for off-street parking on lot other than principal use under Section 402.19 of zoning ordinance, 3311 Parkway, Ralph Hamblin

Mike Suttles made the presentation for the need for off premise parking. He noted that all parking for this amusement will be off-site and there will be thirty-five (35) total spaces. All spaces will be striped and there will be a crosswalk stripe painted across the city street at the developer's expense.

STAFF RECOMMENDATION

Staff Planner Taylor said that the area met criterion for this section of the ordinance. He said that the pavement is existing and only needed stripping and landscaping. He said this will replace the other approved (yet not built) parking of a previous plan. He said this will reduce needness paving near the river. Staff recommended in favor of the request as the zoning ordinance allows off-premise parking.

ACTION TAKEN

Commissioner McClure recommended in favor of the request. Commissioner Young seconded and all voted in favor.

The meeting was adjourned at 4:00 p.m.

2/26/13

Bill Bradley, Chairman

Attest: _____