

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY APRIL 24, 2012, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley, Chairman
Robert Young, Vice Chair
Jerry Clark
Jay Ogle
Kevin McClure
Judy Harrell

MEMBERS ABSENT

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Donnie Mashburn, Fred Frische, Butch Helton, Toby Barnes, Teresa Hughes, Wayne Cook, James Tomechek, Ashvin K. Shah, Adrienne Ogle, Greg Johnson, Mimi Kulp, others.

Jim Gass
Midge Jessiman

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the meeting March 27, 2012 were approved on a motion by Commissioner Young. Commissioner Clark seconded and all voted in favor.

OLD BUSINESS

Staff Planner Taylor wanted to let the Commission know that the proposed revision to the special events section of the zoning text is not really for review. He said it will be on next month's agenda.

NEW BUSINESS

PLANNING COMMISSION

City of Pigeon Forge Items

A. Special events

- 1. Pigeon Forge Police Dept. – Safety Day, Saturday, April 28, 2012, 10 AM to 2 PM, Walgreens, corner of Jake Thomas and Parkway, Officer Donnie Mashburn.**

Officer Mashburn was present.

STAFF RECOMMENDATION

Staff recommended in favor of this bi-yearly event.

ACTION TAKEN

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

- 2. Annual Pigeon Forge Rotary Club – Craft Fair, Patriot Park, Saturday September 29 through Saturday, October 27, 2012, Fred Frische.**

Mr. Frische was present.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

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

- 3. Sevierville Sprint Triathlon, Saturday, May 19, 2012, Bike Route on Veterans Blvd & Forge Hideaway, Beth Penland.**

No one was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor stated this event was approved and conducted last year without any problems.

ACTION TAKEN

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

4. First Baptist Church of Brunswick, GA – Camp Natchamamma/Game Playing, Tuesday, July 17, 2012, 9 PM to 11 PM, Patriot Park, Dave Hall.

No one was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor stated that the city department review team reviewed and discussed this event. He reported the proposed special event was to play ultimate freebie until midnight in Patriot Park. He said the review team and staff had safety concerns about children playing in an unlit park at night. Also, they had concerns about noise for the nearby campground and for the area residents. He said staff could not recommend such an event in Patriot Park at night.

ACTION TAKEN

Commissioner Ogle made a motion to deny the request. Commissioner Clark seconded and all voted in favor.

5. (22nd Annual) Pigeon Forge Office of Special Events – Patriot Festival, Patriot Park, July 4, 2012, Butch Helton.

Mr. Helton represented the request and detailed the line-up for the event.

STAFF RECOMMENDATION

Staff Planner Taylor recommended in favor of this annual event.

ACTION TAKEN

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

6. Christmas Place – Memorial Day Tent Sale, Friday, May 25 through Monday, May 28, 2012, 2470 Parkway, Teresa Hughes.

No one recommended this request.

STAFF RECOMMENDATION

Staff Planner Taylor recommended in favor of this annual event.

ACTION TAKEN

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

7. WGSN NewLife 90.7 Sharathon, Tuesday, May 8 through Thursday, May 10, 2012, 2115 Parkway (formerly Kickin' Country Theater), Wayne Cook..

Mr. Cook was present and explained that they were planning a remote radio broadcast.

STAFF RECOMMENDATION

Staff Planner Taylor said that nothing could be located in the R-O-W and they would need a sound permit.

ACTION TAKEN

Commissioner Young made a motion to approve the request per staff's recommendation. Commissioner Clark seconded and all voted in favor.

B. Subdivision

1. Final Minor Re-Plat of Lots 6 and 12R of Kings Hills Subdivision, Phase II, Kings Hills Boulevard and Alexander Place, Jack and Carol Sample/Jimmy Ellison.

This item was withdrawn before the meeting and no action was necessary.

D. Site Plans

1. Goldrush Stables, Site Plan, Gold Rush Road, Michael Suttles, Land Surveying Services.

Mr. Suttles represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor reported that staff felt the stable was too small on the original submittal, but were enlarged on the updated site plan before them. He said that the site plan was ready to recommend. He did explain that access for the dumpster is proposed off an old unmaintained section of Old Middle Creek Road. He said that staff would like a statement from TDOT saying that the applicant could and would maintain the road for truck access before any building permits granted.

ACTION TAKEN

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

E. Requests for Rezoning

- 1. Lowery Companies, Inc. and property owners, approximately 64.5 acre parcel (Tax Map 84, Parcel 3.00), 2501 Veterans Blvd, R-2 (High Density Residential) and C-6 (Mixed Use Commercial) to C-4 (Planned Unit Commercial) District and R-2 (High Density Residential) to C-6 (Mixed Use Commercial) District.**

STAFF RECOMMENDATION

Staff Planner Taylor stated that this was a large tract of land (65 acres) near Dollywood with limited frontage on Veterans Blvd. He said the property along Veterans is currently C-2 the remainder R-2. He continued that the original request was for C-4 in the front and C-6 in the back of the property. He pointed out that most of the land around the area is C-4 and there is land currently being considered for C-4 in the area. Mr. Taylor said the request is consistent with the trend to commercial for property along Veterans Blvd. Staff felt there was no need for the split zoning since the front portion is only suitable for access to the property and C-4 was appropriate for such a large property. He recommended that all the property be rezoned C-4.

ACTION TAKEN

Commissioner McClure made a motion to recommend to the City Commission that all the property become C-4. Commissioner Young seconded and all voted in favor.

2. Ashvin K. Shah, approximately 2 acres (Tax Map 94L, Group A, Parcel 32.00) 202 Emert Street (GuestHouse International Inn), C-6 (Mixed Use Commercial) District to C-2 (Tourist Commercial) District.

Ashvin K. Shah was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that this request has merit since the only way to enter this property is from the Parkway and the land functions like Parkway property. The original request was for C-2. He said that the property is surrounded by C-1, which staff felt would be the appropriate zoning. He recommended all the property be rezoned to C-1.

ACTION TAKEN

Commissioner McClure made a motion to recommend to the City Commission that the property become C-1. Commissioner Harrell seconded and all voted in favor

3. LeConte Village, LLC and Others, approximately 23 acres over six parcels (Tax Map 83, Parcels 088.00 & 089.02, Tax Map 83J, Parcel 021.00; Tax Map 83J, Group A, Parcels 19.00, 22.00, & 24.00), The Island at Pigeon Forge - between The Parkway and Teaster Lane, C-2 (Tourist Commercial) and C-4 (Planned Unit Development) to C-7 (Planned Unit/Public Use Development) District.

James Tomiczek was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that 20 acres is needed for C-7 and this request is for 23 acres. He gave a short background of the district and said that C-7 could work for this request despite the land being mostly developed. He said one problem with the request is all of the existing ground signs would become non-conforming once the rezoning occurs. He continued that C-7 property can have up to two large development ground signs (500 square feet or more), but no other ground signage. He said he could recommend this rezoning request, but felt that signage should come into compliant before the land is further developed. Furthermore, he recommended that a legal agreement with the city be

enter into to remove the signs before the second reading of the ordinances and the signs be removed before any building permit issued.

ACTION TAKEN

Commissioner Young made a motion to recommend the request to City Commission with the conditions expressed by staff. Commissioner McClure seconded and all voted in favor

- 4. Holrob Pigeon Forge and Others, approximately 21.5 acres over nine parcels (Tax Map 83, Parcels 18, 18.01, 19, 19.01, 19.02, 19.03, 19.04, 19.05, & 30), The Parkway, Waldens Main Street, and Community Center Drive, C-1 (General Commercial), C-2 (Tourist Commercial), & M-1 (Industrial) to C-7 (Planned Unit/Public Use Development) District.**

Adrienne Waters-Ogle was present.

STAFF RECOMMENDATION

Staff Planner Taylor report to the Commission for this request was similar to the previous request. He said that 20 acres is needed for C-7 and this request is for 21.5 acres. He said this request also had signs that would become non-conforming once the rezoning occurs. He again said that he could recommend this rezoning request, but felt that signage should come into compliant before the land is further developed. He once more recommended that a legal agreement with the city be enter into to remove the signs before the second reading of the ordinances and the signs be removed before any building permit issued. He added (for this request) that the greenway agreements should be in place (the public benefit required for the C-7 zoning). Chairman Bradley said with already two requests for this district that maybe the district's allowances should be monitored and/or looked at again.

ACTION TAKEN

Commissioner McClure made a motion to recommend the request to City Commission with the conditions expressed by staff. Commissioner Clark seconded and all voted in favor with Commissioner Ogle abstaining from the vote.

Planning Region Items

A. Subdivisions

1. Re-Plat of Lots 23 and 24 of New Pioneer Center Subdivision, Section One, Block B, New Pioneer Trail, Ross Edward Ogle.

No one was present.

STAFF RECOMMENDATION\

Staff Planner Taylor stated that the original (unrecorded) plat was for more lots, but now they are requesting two lots. He felt this was a better situation and recommended the plat.

ACTION TAKEN

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

D. Requests for Rezoning

1. Joe Dodgen, approximately 31.5 acre parcel (Tax Map 093 Parcel 173.01), Southwest of Wears Valley Road and Priscilla Lane, from R-1 (Rural Residential) District to C-1 (Rural Commercial) District.

Mike Suttles was present.

STAFF RECOMMENDATION

Staff Planner Taylor reported the property is partially located in the city off Wears Valley Road. It is served by public water and is located on an arterial street. Staff noted that the property in the city is already commercially zoned. He asked the Commission to recommend the request to County Commission.

ACTION TAKEN

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

E. Miscellaneous Requests or Required Actions

1. County Planning Staff, Review of the Resolution by the Sevier County Commission to amend the Zoning Resolution for Sevier

County Tennessee by amending Article 506.2 to include Pain Management Clinic as a permitted use in C-2 General Commercial District and further defining Pain Management Clinics.

No one was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor reported that the County Planner could not attend the meeting. He explained the request is to amend the zoning text to allow Pain Management Clinics in C-2 district and to define Pain Management Clinics. The Commissioners understood the intent and need to the amendment. Some felt "Pain Management Clinics" could be better defined. Several members asked if the same type thing should be done in the city.

ACTION TAKEN

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

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

Bill Bradley, Chairman

Attest: _____