

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, JANUARY 24, 2017, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jay Ogle, Chairman
Jeff Dodgen
Judy Harrell
Stephen Houser
Tom Marsh
Tony Kyker

MEMBERS ABSENT

Jerry Clark

OTHERS PRESENT

David Taylor, Karl Kreis, Brandon Williams, Mark Miller, Phil Campbell, Rod Milligan, Jeff Farrell, Sammy Ownby, Jerry Hanson, Mimi Kulp, Butch Helton, Don Hutsel, Marcus Whaley, Guy Wantiez, David Hurst, Brian Pierce, Michael Brady, Bill Smith, Randal Robinson, others.

Midge Jessiman
Jim Gass – City Attorney

PLANNING COMMISSION

CALL TO ORDER

Chairman Ogle noted that a quorum was present.

APPROVAL OF MINUTES

Commissioner Dodgen made a motion to approve the December 13, 2016 Planning Commission Meeting and the December 13, 2016 Stormwater Committee Meeting. Commissioner Marsh seconded and all voted in favor.

OLD BUSINESS

Staff Planner Taylor said that there was some confusion about the height of Dollywood 2017 Attraction and the height limit in the C-5 district. He reported that

the attraction was indeed 200 feet high; but the height limit for the district is 200 feet in height and not 150 feet. He said that the height limit was changed from 150 feet to 200 feet by ordinance. He stated the C-5 text was changed, but the chart listing height limits in Section 801 of the ordinance was never changed. He reported that staff will fix the discrepancy.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Pigeon Forge Office of Special Events, 12th Annual Chuck Wagon Cookoff, Saturday, March 4, 2017, Claboughs Campground and Stages West, Butch Helton.**

Butch Helton was present. Chairman Ogle asked that Mr. Helton report on his Items 1 through Item 5 and (assuming no problems) the Commission will address them under one motion. Mr. Helton reported on these annual events and the minor changes to them.

- 2. Pigeon Forge Office of Special Events, 32nd Annual Dollys Homecoming Parade, Friday, May 5, 2017, Parkway, Butch Helton.**
- 3. Pigeon Forge Office of Special Events, 27th Annual Wilderness Wildlife Week, Tuesday, May 9 through Saturday, May 13, 2017, LeConte Center, Butch Helton.**
- 4. Pigeon Forge Office of Special Events, 27th Annual Patriot Festival, Tuesday, July 4, 2017, Patriot Park, Butch Helton.**
- 5. Pigeon Forge Office of Special Events, 3rd Annual Veterans Homecoming Parade, Saturday, August 19, 2017, Parkway to Jake Thomas and River Road, Butch Helton.**

STAFF RECOMMENDATION

Staff explained that the request was in order and that the city department administrative review committee recommends special events Items 1 – 5.

ACTION TAKEN

Commissioner Harrell made a motion to approve special events Items 1 through 5. Commissioner Marsh seconded and all voted in favor

6. Pigeon Forge Rod Run, 2017 (Spring & Fall), Spring (Thursday April 6th through Saturday, April 8th) and Fall (Thursday, September 14th through Saturday, September 16th), 2017, LeConte Events Center – 2986 Teaster Lane, Rod Milligan.

Rod Milligan was present. He said they have an agreement with Black Fox Lodge to have a t-shirt trailer on their property near the Parkway R-O-W.

STAFF RECOMMENDATION

Staff Planner Taylor said that they cannot stack cardboard boxes in the Parkway ROW for pickup. They must work with Sanitation Department for pickup behind their trailers. Mr. Milligan agreed. Staff explained that the city department administrative review committee recommends the event.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the event. Commissioner Kyker seconded and all voted in favor.

7. Shades of the Past Rod Run, Dollywood Splash Country, Friday, September 8th through Saturday, September 9th, 2017, Dan Draper.

Don Hutsell was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that they cannot stack cardboard boxes in the Parkway ROW for pickup. They must work with Sanitation Department for pickup behind their trailers. Mr. Hutsell agreed. Staff explained that the city department administrative review committee recommends the event.

ACTION TAKEN

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

8. Reinhart Food Service - Food Show, LeConte Center patio, Tuesday, March 7, 2017, Tera Cooper.

Phil Campbell was present for the request. He said that this event at The LeConte Events Center is mostly inside, but they do some cooking under tents and have events on the patio under tents. He reported there are more tents than last year.

STAFF RECOMMENDATION

Staff explained that the city department administrative review committee recommends the event.

ACTION TAKEN

Commissioner Marsh made a motion to approve the request. Commissioner Kyker seconded and all voted in favor.

B. Subdivisions

1. Final Minor Plat of the Owens property, Lots 1-4, Veterans at Center View Road, Marcus Whaley – WC Whaley, Inc.

Mr. Whaley was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said they needed to add a note that sewer is to be extended (upwards of 200 feet) to all four lots of the property at the owners expense. And, he reported all required signatures are needed.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the plat subject to a note being added they must extend sewer to each lot at the owner's expense and all required signatures. Commissioner Harrell seconded and all voted in favor.

C. Planned Unit Developments (PUD)

1. Final PUD for Brooks Landing, Willa View and Keegan Drive, Marcus Whaley – W.C. Whaley.

Marcus Whaley was present.

STAFF RECOMMENDATION

Staff Planner Taylor said they received the final PUD documents and recommended in favor of final PUD.

ACTION TAKEN

Commissioner Marsh made a motion to approve final PUD. Dodgen seconded and all vote in favor.

2. Final PUD for Mill Creek Resort RV Campground, 119 W. Mill Creek, Kacie Huffaker – Norvell and Poe Engineers.

This item was withdrawn before the meeting.

3. Final PUD for The Island in Pigeon Forge, Phase III, Smoky Drive, James Tomiczek – CEC.

This item was withdrawn before the meeting.

D. Site Plans

1. Dollywood Dreammore Parking Addition, Site Plan, 2700 Dollywood Parks Blvd., Guy Wantiez – CEC.

Guy Wantiez was present. He said they are expanding the parking lot for employee parking.

STAFF RECOMMENDATION

Staff Planner Taylor recommended in favor.

ACTION TAKEN

Commissioner Kyker made a motion to approve the site plan revision. Commissioner Harrell seconded and all voted in favor.

2. Dollywood Human Resource Building, Site Plan, 2700 Dollywood Parks Blvd., Guy Wantiez – CEC.

Guy Wantiez was present and explained the site plan.

STAFF RECOMMENDATION

Staff Planner Taylor recommended in favor of the site plan revision.

ACTION TAKEN

Commissioner Marsh made a motion to approve the site plan.
Commissioner Dodgen seconded with and all voted in favor.

3. The Challenge Dome, Revised Site Plan, Conner Heights Road, David Hurst – Norvell and Poe.

David Hurst was present.

STAFF RECOMMENDATION

Staff Planner Taylor said they are revising the ziplines. He said staff has received line clearance information requested and is ready to recommend the revision.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the request.
Commissioner Marsh seconded and all voted in favor.

4. Willow Brook Lodge, Revised Site Plan, 3035 Parkway, Marcus Whaley – WC Whaley Engineering, Inc.

Marcus Whaley was present. He said they propose adding a new pool and decks.

STAFF RECOMMENDATION

Staff Planner said the revision was in order.

ACTION TAKEN

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

E. Requests for Rezoning

- 1. James S. Conner, approximately 4.3 acres on Tax Map 94E, Group D, Parcel 14.00 and about 400 feet of R-O-W of Householder Street, 3602 Householder Street, R-1 (Low Density Residential) to C-4 (Planned Unit - Commercial) District.**

Brian Pearce of Michael Brady, Inc. was present for the request. He said they would like to do a 126 unit, one and two bedroom development to house workers.

STAFF RECOMMENDTION

Staff Planner Taylor said the original request was from R-1 to C-6. He said that there was C-4 nearby which fits the proposed development better, so the applicant modified the request. He reported the project may (at some point) expand across Householder Street which is already zoned C-4. Mr. Taylor said that they are proposing workhouse housing which is greatly needed in the city. He reported there are adequate utilities to the property for commercial zoning.

ACTION TAKEN

Commissioner Houser made a motion to recommend the map amendment to City Commission. Commissioner Marsh seconded and all voted in favor.

- 2. Bill Smith and Others, approximately 1.7 acres over six parcels (Tax Map 83A, Group A, Parcels 1.00, 2.00, 3.00, 4.00, 4.00, 5.00, & 6.00, Henderson Chapel Road and Chapel View Circle, R-1 (Low Density Residential) to R-2 (High Density Residential) District.**

Bill Smith was present. He said one owner in the block would not sign. He does not see the problem, because he reports have a city business license for overnight rentals.

STAFF RECOMMENDATION

Staff Planner Taylor said these properties include most of a block located along Chapel View Circle to Henderson Chapel Road. He said Mr. Smith was running an overnight rental business in an R-1 district, which is not permitted in that district. He continued the city received many complaints and had to cite Mr. Smith to court. He stated Mr. Smith wants to be in

compliance, but rezoning his one lot would be spot zoning. He reported Mr. Smith was able to obtain all signatures of the landowners of the block, but one. Discussion ensued. The Commission did not want to leave one parcel of an entire block out of the request.

ACTION TAKEN

Commissioner Houser made a motion to recommend to City Commission that all six parcels of the block be zoned R-2. Commissioner Harrell seconded and all voted in favor.

F. Miscellaneous Requests or Required Actions

- 1. Proposed Amendment to Sections 709.1, 709.7, 709.9 of the zoning text for C-5 Commercial Amusement Park District to disallow tethered balloon rides, Staff.**

STAFF RECOMMENDATIONS

Staff Planner Taylor reminded the Commission that at a recent workshop they heard a proposal to rezone the (former) Belz Property to C-5 for retail development with attractions. He said there have been concerns about a 500 feet tethered balloon in that part of the city. He continued the developers said they did not want the tethered balloon and would be fine with that removed from the C-5 district. Also, he expressed it was the Commission desire to have it removed from the district.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the zoning text amendment to City Commission. Commissioner Harrell seconded and all voted in favor.

Planning Region Items

A. Subdivisions

- 1. None.**

B. Planned Unit Developments (PUD)

- 1. None.**

C. Site Plan

1. Auto Traders, Site Plan, West Mill Creek, Mike Suttles – Land Surveying Services.

Randell Robinson was present for the request. He said if he does not get approval soon he could lose his auto dealer license.

STAFF RECOMMENDATION

Staff Planner Taylor reminded the Commission that this was deferred last month until all of Mr. Robinson’s vehicles was removed from the adjacent property. He reported that they were removed from the adjacent property and moved to the property of this proposed site plan (photos were shown). He expressed concerns about drainage functioning with all these vehicles. He also said that staff has been given two site plans, one which shows numerous temporary containers. Mr. Taylor continued that the county regulations do not address temporary containers. He stated that he recommends the site plan without the temporary containers. Mr. Robinson protested.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the site plan of the office building and parking – without the temporary storage containers. Commissioner Kyker seconded and all voted in favor.

D. Requests for Rezoning

1. Eric Minnick, approximately 60 acres over two parcels (Tax Map 84, Parcels 127.00 & 127.01), 2204 Seaton Springs Road, R-1 (Rural Residential) District to A-1 (Agricultural) District.

No one was present.

ACTION TAKEN

Commissioner Harrell made a motion to table the request. Commissioner Dodgen seconded and all voted in favor.

E. Miscellaneous Requests or Required Actions.

Staff Planner Taylor reminded everyone that state ethic forms should be turned in before January 31, 2017.

Chairman Ogle said that he preferred that Staff start each agenda item with discussion/recommendation and the applicant just add information as needed. He expressed that this was tried at one of the recent meetings and he felt the meeting flowed better that way. All Commissioners were fine with this format change.

4. Adjournment

The meeting was adjourned at 4:15 p.m.

Jay Ogle, Chairman

Attest: _____