

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, DECEMBER 12, 2017, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jay Ogle, Chairman
Jeff Dodgen
Tom Marsh
Tony Kyker
Stephen Houser
Jerry Clark
Laurie Taylor

MEMBERS ABSENT

OTHERS PRESENT

David Taylor, Karl Kreis, Brandon Williams, Mark Miller, Sammy Ownby, Jerry Hanson, Marcus Whaley, Mimi Kulp, Jay Stewart, Matthew Sprinkle, Marvelle Sewell, others.

Cindy Wyrick – City Attorney

BOARD OF ZONING APPEALS

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

A. Request for variance to allow an 11.45 feet setback instead of the required 30 feet in an R-1 district, Fairview Subdivision, Lot 28 – 3329 Dogwood Circle, Clariza & Carlos Leiva.

The Carlos Leiva was present for the request.

STAFF RECOMMENDATIONS

Staff Planner Taylor said that the applicants were requesting an addition to their existing home and they would like the addition to be placed at the same

front setback as the existing structure (likely was built before it was brought into the city limits). Mr. Taylor said the structure was likely built at a lesser setback because of the steep slope to the rear of the property. He continued that (visually on site visit) the property shows a greater than 30 percent slope. Staff recommended the variance based on topography.

ACTION TAKEN

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

B. Request for interpretation as to whether an approved outdoor “demonstration pavilion” can be used for outdoor vending in a C-6 district, Old Forge Plaza - 170 Old Mill Avenue, Faris Eid – DIA.

Bob Benson and one other individual were present for the request.

STAFF RECOMMENDATIONS

Staff Planner Taylor said that they are requesting to sell out of a pavilion that was approved on site plan revision as an “outdoor demonstration area.” Staff felt this use is allowed in the C-6 and is already currently being done in the area. However, he recommended Planning Commission action on the item.

ACTION TAKEN

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

ADJOURNMENT

Commissioner Dodgen made a motion to adjourn the BZA. Commissioner Clark seconded and all voted in favor.

The meeting was adjourned at 3:10 p.m.

PLANNING COMMISSION

CALL TO ORDER

Chairman Ogle called the meeting to order.

APPROVAL OF MINUTES

Commissioner Marsh made a motion to approve the Planning Commission minutes for the meeting October 24, 2017. Commissioner Dodgen seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Sevier County Right to Life – Memorial Walk for the Unborn , Saturday, January 21st, 2018, Country Tonite Theater to The Island at Pigeon Forge via The Parkway, Terry Aparicio.**

The item was withdrawn before the meeting.

B. Subdivisions

- 1. None**

C. Planned Unit Developments (PUD)

- 1. Preliminary PUD Plan of CitiCommunities, LLC. PUD Development, Phases 1 – 11, Between the Spur and Upper Middle Creek Road, Mathew Sprinkle, CEC Engineering.**

James Tomiczek and Jim Bagley represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor told the Planning Commission that this was a large development seeking preliminary PUD and would be developed in phases over years. (To give scope of the project to the Commission) He reported there would be 1.8 miles of public roads and 2.8 miles of private roads, 181 single family units, 536 multi-family units, 256 workforce housing units, and 95,506 square feet of commercial space. He said that no roads are proposed over 15 percent. He said more detail would be presented at

final submittal, but that utility and solid waste plan details will need to be addressed further. Staff recommended approval of preliminary PUD plan.

ACTION TAKEN

Commissioner Houser made a motion to grant preliminary PUD approval. Commissioner Marsh seconded and all voted in favor.

2. Preliminary PUD Plan of Gateway to the Smokies Campground, Conner Heights Road, Robert Krusenklous Architect.

No one was there to represent the request.

ACTION TAKEN

Commissioner Marsh made a motion to table the item. Commissioner Clark seconded and all voted in favor.

3. Preliminary PUD Plan of Tower Shops PUD Development (former Belz Mall), 2655 Teaster Lane, Will Robinson and Associates.

Dixon Greenwood was present to represent the request.

STAFF RECOMMENDATION

Staff Planner Taylor reported that some of the interior of the existing mall was going to be demoed to create an outdoor shopping experience for the former indoor mall. He said that tower(s) and attraction(s) would be added as well. He said the preliminary PUD plan was in order, but wanted to get in the record that the signage/theming plan was not part of this agenda item and would have to be further reviewed before any action taken.

ACTION TAKEN

Commissioner Marsh made a motion to approve the revised preliminary PUD plan. Commissioner Taylor seconded and all voted in favor.

4. Day Springs Resort PUD Development, Revised Preliminary PUD and Request for increased height limits under Section 407.3.5., Day Springs Road, Rod McCarter CEC Engineering.

Brennon Garrett was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that two of the buildings are built of this PUD and seven were remaining to be built. He said this revision is reducing the number from seven to four buildings. He said the four buildings have been redesigned and some were made taller. He reported they are requesting a building height increase under Section 407.3.5 of the ordinance regarding PUDs in a R-2 district. He said they have met the conditions for fire safety, recreation, and increased setbacks to be granted the building height increase. Staff recommended revised preliminary PUD plan was the building height increase.

ACTION TAKEN

Commissioner Marsh made a motion to approve the revised preliminary PUD plan with the building height increase. Commissioner Taylor seconded and all voted in favor.

D. Site Plans

1. Holiday Inn Express, Revised Site Plan, 308 Henderson Chapel Road, Kacie Huffaker – Norvell and Poe Engineers, LLC.

Ms. Huffaker was present.

STAFF RECOMMENDATION

Staff Planner Taylor said they are revising the site plan to add a pool and other minor amenities. Staff recommended the request.

ACTION TAKEN

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

2. Johnson Investments Office Addition, Revised Site Plan, 1736 Waldens Creek Road, Timothy Dunnavant Architect.

This item was withdrawn before the meeting.

3. Lumberjack Attraction at Walden's Landing, Revised Site Plan, Walden Landing – The Parkway, William Fulghum Macindoe & Associates, Inc.

Ned Vickers was present to represent the request.

STAFF RECOMMENDATION

Staff Planner Taylor reported their proposal to remove the existing mini-golf and add an outdoor lumberjack attraction. He said part of the site plan revision was to better align their entrance to the existing median cut, for which TDOT will be involved. He said the site plan is mostly in order, but he said there are mistakes in their parking chart that need correcting. He did assure the Planning Commission that they had the required parking spaces. He recommended the site plan revision with mentioned corrections.

ACTION TAKEN

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

4. Park Grove Inn Parking Addition, Revised Site Plan, Sugarfoot Way, Marcus Whaley – WC Whaley, Inc.

John from WC Whaley offices was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that they propose adding parking to their hotel to be built on an adjacent lot. He also stated they are adding drainage for the surface parking and revising their solid waste plan. He said the site plan is in order including a drainage plan which meets regulation. Staff recommended in favor.

ACTION TAKEN

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

5. Willow View Subdivision, Lot 10R, Site Plan, Willow View Drive, Marcus Whaley – WC Whaley, Inc.

John from WC Whaley offices was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this site plan depended on the successful closure of ROW on Willow View Drive. He reported that City Commission did vote to close the ROW and convey it to the development. He said the site plan was in order and recommended approval.

ACTION TAKEN

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

E. Requests for Rezoning

1. Randall Robinson, approximately 16.5 acres between two parcels (Tax Map 83, Parcels 176.00 & Tax Map 84, Parcel 32.00), 2427 Veterans Boulevard, R-2 (High Density Residential) to C-6 (Mixed Use Commercial) District..

There were several people present to represent the request.

STAFF RECOMMENDATION

Staff Planner Taylor said the properties are located at 2427 and 2940 Veterans Boulevard between Forge Hideaway Road and Hazelwood Lane. He reported the entire parcels combined are 17.8 acres, but some of the property along Veterans are already zoned C-6. He continued this request is for the back 16.5 acres to be rezoned from R-2 to C-6. He said on site visit the property is suitable for C-6 type commercial use and that the property has both water and sewer readily available. Staff recommended in favor.

ACTION TAKEN

Commissioner Dodgen made a motion to recommend the rezoning to City Commission. Commissioner Houser seconded and all voted in favor.

F. Miscellaneous Requests or Required Actions

- 1. None.**

Planning Region Items

A. Subdivisions

- 1. None.**

B. Planned Unit Developments (PUD)

- 1. PUD Plan for Upper Middle Creek RV Park, Upper Middle Creek Road, Mike Suttles – Land Surveying Services.**

Mr. Suttles was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that 26 sites are proposed, which would be served by public water and an on-site sewerage system. He said a fire hydrant has been suggested, but not required. He reported the property is in a county flood zone and they are showing a 30 feet buffer to comply. He stated they presented staff with an evacuation plan. He recommended in favor.

ACTION TAKEN

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

C. Site Plan

- 1. None.**

D. Requests for Rezoning

- 1. None.**

F. Miscellaneous Requests or Required Actions

- 1. None.**

ADJOURNMENT

Commissioner Marsh made a motion to adjourn. Commissioner Dodgen seconded and all voted in favor.

The meeting was adjourned at 4:45 p.m.

Jay Ogle, Chairman

Attest: _____