

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, MARCH 28, 2017, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

OTHERS PRESENT

David Taylor, Karl Kreis, Brandon Williams, Mark Miller, Jeff Farrell, Sammy Ownby, Jerry Hanson, Mimi Kulp, Phil Campbell, William Robinson, Mike Suttles, Paul Williams, Christopher Turner, others.

Midge Jessiman
Jim Gass – City Attorney

BOARD OF ZONING APPEALS

CALL TO ORDER

Chairman Ogle noted that a quorum was present. Chairman Ogle explained that Commissioner Harrell had turned in her resignation and thanked her for her service.

OLD BUSINESS

There was no old business for the BZA.

NEW BUSINESS

- A. Brazeiros Restaurant, Request for variance of Section 411.3 (Driveway Regulations) to the number of driveway cuts allowed, William Robinson – George Armour Ewart Architect.**

Mr. Robinson was present for the request.

STAFF RECOMMENDATIONS

Staff Planner Taylor said that this section of the regulations allows two driveway cuts for street frontages between 150 to 399 feet and an additional cut over 400 feet. He stated this lot has 385 feet of frontage and they are requesting a third drive cut. He continued this is just 15 feet short of that required and the lot has topography challenges and in an odd space that without a third cut would make solid waste pickup difficult. He recommended in favor of the variance.

ACTION TAKEN

Commissioner Dodgen made a motion to allow a third drive cut for this property. Commissioner Marsh seconded and all voted in favor.

ADJOURNMENT

The meeting was adjourned at 3:06 p.m.

PLANNING COMMISSION

CALL TO ORDER

Chairman Ogle called the meeting to order.

APPROVAL OF MINUTES

Commissioner Marsh made a motion to approve of the February 28, 2017 and March 6, 2017 special called Planning Commission Meetings. Commissioner Dodgen seconded and all voted in favor.

OLD BUSINESS

Staff Planner Taylor noted that Item #1 under City Planned Unit Developments was withdrawn.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

1. Endurance Sports Management – Double Dip Triathlon, Sunday, June 11th, 2017 (new date), Community Center, Muna Rodriguez –Taylor.

No one was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor explained that this special event was approved last month but they are requesting the date be changed from June 4th to June 11th, 2017. He stated that the event went back before the city department administrative review committee who recommended the new date and that the \$1,000,000 liability insurance with the city list as "additional insured" still applies.

ACTION TAKEN

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

2. Kerbela Shrine Center – 41st Annual Smokey Mountain Fun Fest Parade, Saturday, May 13th, 2017, Parkway, Edward R. Navavvo.

Mr. Navavvo was present.

STAFF RECOMMENDATION

Staff explained that the request was in order and that the city department administrative review committee recommends the parade with \$1,000,000 liability insurance with the city listed as "additional insured."

ACTION TAKEN

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

3. Women of Joy – Compassion Experience, Friday, April 28th through Sunday April 30th, 2017, LeConte Center/City Parking Lot, Barry Roberts.

Phil Campbell was present for the request. He said there would be event trailer(s)/tent in the overflow lot, which will take 24 parking spaces as part of this large event at the LeConte Center.

STAFF RECOMMENDATION

Staff Planner Taylor that the city department administrative review committee recommends this event addition.

ACTION TAKEN

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

4. Project Smoky Mountain Rebirth – Our Rivers Run Strong Fishing Event and Festival, Saturday, April 29th, 2017, Patriot Park, Christopher Turner.

Mr. Turner was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is a first time event in Patriot Park at a busy time of year. He continued that the city department administrative review committee reviewed the event and recommend approval with \$1,000,000 liability insurance with the city listed as "additional insured," a sound permit be obtained, no food trucks in parking lot, cannot rope off parking in the lot for the event, cannot park in grass, cannot block greenway trail through park, and cannot approach people in the park to come to the event. Mr. Turner was asked and he responded that he agreed to these conditions.

ACTION TAKEN

Commissioner Kyker made a motion to approve the request per staff's recommendations. Commissioner Dodgen seconded and all voted in favor.

B. Subdivisions

1. None.

C. Planned Unit Developments (PUD)

1. Final PUD Plan for Pigeon Forge Workforce Housing, 3602 Householder Street, Alicia McAuley – Michael Brady, Inc.

This item was withdrawn before the meeting.

D. Site Plans

1. Brazeiros Restaurant, Site Plan, Valley Drive, William Robinson – George Armour Ewart Architect.

Mr. Robinson was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated they are proposing a 280 seat restaurant. He said a parking deck is proposed to handle some of their parking needs. He reminded the Commission that the request for an additional drive cut was just approved by the BZA and is shown on the site plan. He recommended approval of the site plan.

ACTION TAKEN

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

2. Pigeon Forge Snow, Site Plan, Teaster Lane, Paul Williams – Best and Associates Architects.

Mr. Williams was present.

STAFF RECOMMENDATION

Staff Planner Taylor reminded the Commission that this was withdrawn at the last meeting because of slope concerns in the parking area. He said the site plan now shows a maximum of 8.3% slope which is the parking area standard and what the Commission was seeking. He continued that there was still some minor shifting/reorientation of the dumpster area that needs to be worked out with the Sanitation Department. He said the utility issues have been worked out. He added they are being extended through the ROW at the owner's expense and that easements through private property were not necessary.

ACTION TAKEN

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

3. Days Inn, Revised Site Plan, 3785 Parkway, Mike Suttles – Land Surveying Services.

Mr. Suttles was present.

STAFF RECOMMENDATION

Staff Planner Taylor explained that the hotels exist and being split on separate properties. He said that an office is being added to one of the buildings and the solid waste plan is being improved. He said a plat has already been approved with necessary easements added for circulation. He recommended in favor of the revised site plan.

ACTION TAKEN

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

E. Requests for Rezoning

1. None.

F. Miscellaneous Requests or Required Actions

1. None.

Planning Region Items

A. Subdivisions

1. None.

B. Planned Unit Developments (PUD)

1. None.

C. Site Plan

- 1. None.**

D. Requests for Rezoning

- 1. None.**

E. Miscellaneous Requests or Required Actions.

- 1. None.**

ADJOURNMENT

The meeting was adjourned at 3:30 p.m.

Jay Ogle, Chairman

Attest: _____