

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, MARCH 6, 2017, 9:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

Judy Harrell

OTHERS PRESENT

David Taylor, Karl Kreis, Brandon Williams, Mark Miller, Mimi Kulp, Eric Kelch, Kacie Huffaker, Ralph Hamblin, Paul Williams, others.

Jim Gass – City Attorney

PLANNING COMMISSION

CALL TO ORDER

Chairman Ogle noted that a quorum was present.

APPROVAL OF MINUTES

OLD BUSINESS

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

1. None.

B. Subdivisions

1. None.

C. Planned Unit Developments (PUD)

1. Preliminary PUD Plan for KOA Campground, Phase I, 3122 Teaster Lane, Marcus Whaley – WC Whaley, Inc.

Eric Kelch was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that staff needs a No Rise Certificate that is modelled through an engineer for proposed work in the Floodway. He recommended in favor of the site plan contingent upon no work being done in floodway until the No Rise Certificate is approved.

ACTION TAKEN

Commissioner Houser made a motion to approve preliminary PUD plan contingent upon no work being done in floodway until the No Rise Certificate is approved. Commissioner Dodgen seconded and all voted in favor.

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

Kacie Huffaker was present.

STAFF RECOMMENDATION

Staff Planner Taylor said staff has been waiting for updated PUD documents to incorporate this phase of development into the other phases. He said they have received them and they are in order. He recommended final PUD plan approval. Chairman Ogle wondered if a fence was planned along Mill Creek Road and, if not, they should consider adding a fence. Ms. Huffaker said it is not part of this plan, but would ask the developers about adding a fence.

ACTION TAKEN

Commissioner Houser made a motion to approve the final PUD plan for the development. Commissioner Kyker seconded and all voted in favor.

D. Site Plans

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

Mr. Williams was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is next to the Hotel and Retail that received preliminary PUD plan on last month's agenda. He reported that there are utility challenges like with the Hotel and Retail that need to be worked through. He said the dumpster needs to be relocated. But, he was mostly concerned about the slope of the development. He said the plan shows parking on 10% slope, which he feels is excessive. He reported a car door will not stay open at 10%. He said the ordinance does not regulate it, but through reported through discussion with engineers parking lot standards should be 8.3% slope or less. He felt it is a safety issue. Discussion ensued. Mr. Williams understood the problem and maintained he worked on reducing the slope. He said he cannot reduce the slope anymore and have the proper slope for tubing down the hill. He went into great detail and explained his position and challenges by pointing out items on the projected site plan. Many Commissioners had concerns about the slope. Commissioner Houser felt strongly that the slope at parking areas meet the 8.3% (or less) engineering standard.

ACTION TAKEN

Commissioner Houser made a motion to table the site plan until the next regularly scheduled Planning Commission meeting. Commissioner Marsh seconded and all voted in favor.

2. Fast Track, Revised Site Plan, 3311 Parkway, Donna Cantrell – Cantrell Engineering and Surveying, LLC.

Ralph Hamblen was present.

STAFF RECOMMENDATION

Staff Planner Taylor said this development was on the last agenda, but staff received more changes to another section of the development just before last month's meeting. He stated staff did not have enough time to

review the latest changes last month and had several conflicting plans. He said the changes are relatively minor, but wanted Planning Commission to see it since they have recently dealt with this development. He said they are expanding one of the tracks and adding canopies. He recommended approval.

ACTION TAKEN

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

E. Requests for Rezoning

1. None.

F. Miscellaneous Requests or Required Actions

1. **Waffle House Ground Sign, Request for a 30 feet high sign under Section 408.2.9.2 of the zoning text due to topography or congestion, Jeff Allen.**

This item was withdrawn before the meeting.

Planning Region Items

A. Subdivisions

1. **Thunder Mountain Subdivision, Phase III, Lots 1 – 11, Little Cove Road, David Hurst – Norvell and Poe.**

Kacie Huffaker was present.

STAFF RECOMMENDATION

Staff Planner Taylor said they have been waiting for Health Department approval for the plat. He says the plat has all required signatures and recommends approval.

ACTION TAKEN

Commissioner Marsh made a motion to approve final subdivision plat. Commissioner Dodgen seconded and all voted in favor.

B. Planned Unit Developments (PUD)

1. None.

C. Site Plan

1. None.

D. Requests for Rezoning

1. None.

E. Miscellaneous Requests or Required Actions.

Staff Planner Taylor reports he wants to bring parking lot slope standards to the Commission to add in the zoning ordinance. He also said they may need to have another workshop for the proposed development of the (formerly) Belz Mall. He said it would mostly regard tower height and the zoning of the property. He feels a plan for the property is needed before staff can make any recommendation of the zoning of the property.

4. Adjournment

The meeting was adjourned at 9:45 p.m.

Jay Ogle, Chairman

Attest: _____