

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, APRIL 25, 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. Appeal of staff's decision under Section 701.5 as to what qualifies as a customary home occupation, 3257 Rena Street, Angela Jones.

Chairman Ogle reported this item was withdrawn before the meeting.

ADJOURNMENT

The meeting was adjourned at 3:05 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 March 28, 2017 Planning Commission Meeting. Commissioner Dodgen seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Relay For Life – February Freeze 5k, Saturday, February 17th, 2018, Patriot Park and Greenway (PD approved 5k route), Misty Green.**

Jeff Ownby was present for the request.

STAFF RECOMMENDATION

Staff explained that the request was in order and that the city department administrative review committee recommends the event with \$1,000,000 liability insurance with the city list as "additional insured." Mr. Taylor also explained that a sound permit must be obtained.

ACTION TAKEN

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

2. Wilderness Wildlife Week – Free Children’s Trout Tournament, Friday, May 13th, 2017, Patriot Park and Greenway, Jason Baiamonte.

Mr. Baiamonte was present for the request and said this is a new event.

STAFF RECOMMENDATION

Staff explained that the request was in order and that the city department administrative review committee recommends this city sponsored event.

ACTION TAKEN

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

3. City of Pigeon Forge – Safety Day, Saturday, October 14th, 2017, LeConte Center Parking Lot, Bob Berkley.

Mr. Bob Berkley and Mr. Jerod Maples were present for the request.

STAFF RECOMMENDATION

Staff explained that the request was in order and that the city department administrative review committee recommends this city sponsored event. He did say that there was an event moving out of the LeConte Center that day, but should not interrupt this event.

ACTION TAKEN

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

4. Marble Hill Church of God – Crosswalk 2017, Saturday, June 6th, 2017, Sidewalk on the Parkway, Dwayne & Kelly Hodge.

Mr. and Ms. Hodge were present for the request. They said the event was actually June 3rd, not June 6th as in the agenda. Staff noted this. They

said they were not requesting PD support and plan to walk the Parkway, but not planning to cross any major intersections.

STAFF RECOMMENDATION

Staff explained that the request was in order and that the city department administrative review committee recommends this event.

ACTION TAKEN

Commissioner Houser made a motion to approve the request. Commissioner Kyker 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.**

No one was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said that staff has received the PUD documents and they are in order. He reported the landscaping that was (potentially) blocking site distance at egress was removed from the plan per condition of final approval. He stated that final drainage plan was received and in order. Staff recommended final PUD approval.

ACTION TAKEN

Commissioner Marsh made a motion to approve final PUD plan for this development. Commissioner Dodgen seconded and all voted in favor.

D. Site Plans

- 1. Johnstone Supply Building Expansion, Revised Site Plan, 1039 Charlottes Court, Ryan Morris – J & S Construction Company, Inc.**

Mr. Morris was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that they are proposing a 4,400 square foot addition to their 11,540 square foot business. He reported the addition will be used for storage, so parking is not an issue and the detention pond is already sized to handle the addition. Staff recommended in favor of the revised addition.

ACTION TAKEN

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

2. Rivera's Market, Revised Site Plan, 2961 Veterans Boulevard, Marcus Whaley – WC Whaley Engineering, Inc.

This item was withdrawn before the meeting.

E. Requests for Rezoning

1. Jack Hatfield, approximately 5.5 acres over eight parcels (Tax Map 950, Group B, Parcels 9.00, 10.00, 11.00, 12.00, 13.00, 14.00, 17.00, & 16.00) and about 930 feet of R-O-W of Laurelwood Drive, Includes addresses 317, 325, 331, & 337 Laurelwood Drive, R-1 (Low Density Residential) to R-2 (High Density Residential) District.

No one was present for this request.

ACTION TAKEN

Commissioner Dodgen made a motion to defer the request until the May meeting. Commissioner Houser seconded and all voted in favor.

2. Pet Properties, Inc., approximately 1 acre at Tax Map 94F, Group G, Parcel 21.00, 120 Ogle Drive, C-6 (Mixed-Use Commercial) to C-1 (General Commercial) District.

Several individuals were present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said this property is located near the intersection of Ogle Drive and the Parkway. He stated a house currently sits on the property. He continued the owners of Vacation Lodge own the property and have plans for an addition of their hotel, which is adjacent to this property and fronts the Parkway. He said they would like to combine the lots and request it all be one zoning district, which is currently C-1 for the hotel. Staff recommended the map amendment.

ACTION TAKEN

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

- 3. Dorothy Fain, approximately 16 acres at Tax Map 94, Parcels 31.02, Northwest intersection of Loraine Street and Country Oaks Drive, R-1 (Low Density Residential) to R-2 (High Density Residential) District.**

This item was withdrawn before the meeting.

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. Seaton Springs Adventures, Site Plan, 2204 Seaton Springs Road, Eric Minnick and Donna Cantrell – Cantrell Engineering and Surveying, LLC.**

The item was withdrawn before the meeting.

D. Requests for Rezoning

1. None.

E. Miscellaneous Requests or Required Actions.

Staff Planner Taylor reported a flyer for a planning training in August was distributed and encouraged all to attend one of the dates. He also wanted to inform the Commission that he will be scheduling a joint workshop with the City Commission regarding theming.

ADJOURNMENT

The meeting was adjourned at 3:21 p.m.

Jay Ogle, Chairman

Attest: _____