

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, JULY 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, Sammy Ownby, Jerry Hanson, Marcus Whaley, Mimi Kulp, Kevin Carlson, Anderson Gass, Phil Campbell, others.

Midge Jessiman
Jim Gass – City Attorney

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 June 27, 2017 (recessed) and concluded on June 29, 2017. Commissioner Dodgen seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Smoky Mountain Jeep Club – Great Smoky Mountain Jeep Invasion, Friday, August 25th and Saturday, August 26th, 2017, The LeConte Event Center/City Parking Lot – Teaster Lane, Kevin Carlson (Public Property).**

Mr. Carlson was present and explained his event. He said the event is growing and they now expect 10,000 people a day.

STAFF RECOMMENDATION

Staff Planner Taylor reminded that Commission that the approval from the Commission is only for the outdoor activities – tents, banner, and such. He said it is similar to previous years. He did say that there is an air horn vendor and staff recommends that they do not demonstrate that more than once every 15 minutes. Mr. Carlson had no problem with that and said it should be less frequent than that. Staff also had some concerns with all the banners proposed (30 banners). Mr. Taylor said they could only be on-site and Mr. Carlson acknowledged this.

ACTION TAKEN

Commissioner Houser made a motion to approve the event with the mentioned air horn restrictions. Commissioner Dodgen seconded and all voted in favor.

- 2. Smoky Mountain Jeep Club – T-shirt trailers, Friday, August 25th and Saturday, August 26th, 2017, Blake Jones Raceway – 2891 Parkway & Hard Rock Cafe – 2050 Parkway, Rodney Milligan (Appeal of Administrative Review Decision).**

ACTION TAKEN

No action was necessary the item was withdrawn.

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. Revised Final PUD Plan of Brooks Landing, Willa View Drive,**

Marcus Whaley.

Mr. Whaley was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that they have increased the number of units from the Planning Commission approved final, but that the development has the same basic layout. He continued that some duplexes were changed to triplexes, which increased the density from 22 to 28 units. He also said that a dumpster was added instead of using carts and this change has Sanitation Department approval. He recommended in favor of the revised final PUD plan.

ACTION TAKEN

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

2. Revised Final PUD Plan of The Pigeon Forge Workforce Housing, 3602 Householder Street, Alicia McAuley – Michael Brady, Inc.

No one was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that a variance was granted by the BZA last month after some of the property they thought they owned ended up being owned by TVA. He reported that even with the setback variance that one building had to be reduced by 50 feet and 20 units. He recommended in favor of the revised final PUD plan.

ACTION TAKEN

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

3. Revised Final PUD Plan for The Island in Pigeon Forge – Spinning Coaster, The Island Drive, LeConte Village, LLC/James Tomiczek – CEC, Inc.

No action was necessary; the item was withdrawn before the meeting.

D. Site Plans

- 1. Fairfield Inn, Site Plan, Teaster Lane and Music Mountain Drive, Matthew Sprinkle – CEC, Inc.**

No action necessary; the item was withdrawn before the meeting.

E. Requests for Rezoning

- 1. None.**

F. Miscellaneous Requests or Required Actions

- 1. Request for approval of theming plan, Margaritaville Island Inn, 2735 Parkway, Bob McManus.**

No action was necessary; the item was withdrawn before the meeting.

- 2. Further discussion of minimum lot size for a duplex in an R-1 district, Staff**

STAFF RECOMMENDATION

Staff Planner Taylor said that the Planning Commission reviewed and approved an ordinance to allow duplexes to be on lots of 15,000 sq/ft instead of 20,000 sq/ft that the zoning ordinance now requires. He said it passed on first reading but was sent back to Planning Commission from City Commission since there was some objection (from the public) to the change at the City Commission meeting. He stated that he has been working with Mr. Mayberry and his spouse (who voiced objection at City Commission) to come to some compromise. He said that they now proposed that a duplex to be 20,000 sq/ft, but can be reduced to 17,000 sq ft if the lot (front to back property line) has 5% slope or less as shown by a surveyor. Mr. Mayberry was present and he said this is a very emotional issue. He said he bought a residence in R-1 district with the understanding that the density would not increase. Some Commissioners thought a site plan should be submitted to Planning Commission for review for the reduction. Mr. Taylor also reported that there are only 147 lots from 17,000 to 20,000 sq/ft down from 310 lots from 15,000 to 20,000 sq/ft. He continued that the number of those lots that have less

than 5% slope (front to back) would be much smaller number than 147 lots. Discussion ensued.

ACTION TAKEN

Commissioner Houser made a motion to recommend City Commission revise Ordinance 1039 so that in an R-1 district a duplex requires 20,000 sq/ft of lot area, but can be reduced to 17,000 sq ft if the lot (front to back property line) has 5% slope or less as shown by a surveyor on a site plan submitted to Planning Commission for review. Commissioner Dodgen seconded and all voted in favor with Commissioner Marsh abstaining from the vote.

Planning Region Items

A. Subdivisions

- 1. None.**

B. Planned Unit Developments (PUD)

- 1. Final PUD Plat and Plan of Parkside Resort PUD Development, Phase 2b (Lots 65 – 82), off Parkview Vista Way and Little Cove Road, Tim Howell.**

No action was necessary; this item was withdrawn before the meeting.

C. Site Plan

- 1. None.**

D. Requests for Rezoning

- 1. None.**

E. Miscellaneous Requests or Required Actions.

- 1. None.**

E. Requests for Rezoning

1. Virginia Smith, approximately 1 acre (Tax Map 93, Parcel 164), 3028 Jess Wilson Road, R-1 (Rural Residential) District to C-1 (Rural Commercial) District.

No one represented this request.

STAFF RECOMMENDATIONS

Staff Planner Taylor said that this property adjoins commercially zoned property within the City of Pigeon Forge city limits. He continued it is just a couple hundred yards from arterial street Wears Valley Road. Staff recommended in favor.

ACTION TAKEN

Commissioner Marsh made a motion to recommend the zoning map amendment to County Commission. Commissioner Dodgen seconded and all voted in favor.

MEETING RECESSED

The meeting recessed at 3:20 p.m.

BOARD OF ZONING APPEALS

CALL TO ORDER

Chairman Ogle called the BZA to order.

OLD BUSINESS

There was no old business for the BZA.

NEW BUSINESS

A. Request for multiple variances and setback interpretation for a duplex in a C-6 district, Willa View Subdivision, Lot 10, Marcus Whaley – WC Whaley, Inc..

Mr. Whaley was present for the request.

STAFF RECOMMENDATIONS

Staff Planner Taylor said that in a C-6 district, residential use must meet R-1 setbacks. He stated that this lot was reduced in size when ROW was taken creating an irregular shaped lot. He felt relief is warranted for this lot. However, He said that the ROW for Willa View Drive was not shown on one side and hard numbers are needed for setback variance to be given. Mr. Whaley said that he could further research the situation to provided better setback numbers to base variance.

ACTION TAKEN

Mr. Whaley withdrew the request so no action was necessary.

ADJOURNMENT

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

The meeting was adjourned at 3:50 p.m.

PLANNING COMMISSION

PLANNING COMMISSION RECONVENED

Chairman Ogle called the meeting back to order at 3:50 p.m.

F. Miscellaneous Requests or Required Actions

Staff Planner Taylor said there was one more business item before the Planning Commission. He said at a recent City Commission meeting the Public Works Department was having the City accept Meriwether Way as a public city street. At that time is was the understanding of many that "way" is a private road designation and wonder if they should accept that street with that name or do they need to change the street name which would mean residents would have to change their address. They made a motion for the Planning Commission to decide. Discussion ensued. Although, Planning Commissioners felt for residents having to change their address, they were receiving the benefits of being a public street. Most felt strongly that the name should be changed from "way" to a public street designation like "street, lane, drive," etc.

ACTION TAKEN

Commissioner Marsh made a motion to recommend to City Commission that thoroughfare Meriwether Way change its name to a public street designation (acceptable to the county 911 offices) before acceptance as a city street. Commissioner Dodgen seconded and all voted in favor.

ADJOURNMENT

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

The Planning Commission meeting adjourned at 4:55 p.m.

Jay Ogle, Chairman

Attest: _____