

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, JANUARY 22, 2019, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser, Chairman
Laurie Taylor
Tony Kyker
Ken Maples
Jeff Dodgen
Tom Marsh

MEMBERS ABSENT

OTHERS PRESENT

Sammy Ownby, Brandon Williams, Kacie Huffaker, Robert Johnson, Jerry Hanson, Mike Shular, Dixon Greenwood, Mimi Kulp, James Lewis, Darrell Keene, James Tomiczek, Bob McManus, others.

Cindy Wyrick – City Attorney
Joe Barrett – Staff Planner
Karl Kreis – Assistant City Planner

BOARD OF ZONING APPEALS

CALL TO ORDER

- A. Request for a setback variance to allow a 20 feet front setback instead of the 30 feet required in an R-2 district, Whaley Hills Subdivision, Lot 7 (1146 Pinyon Circle), Darrell Keene.**

Mr. Keene was present for the request.

STAFF RECOMMENDATION

Staff Planner Kreis said that this is an existing lot that is steep to the rear of the lot. He pointed out that this is part of a subdivision request later in the planning commission agenda, but that this lot current exist. Staff

recommended in favor of the requested 20 feet front setback due to steep topography.

ACTION TAKEN

Commissioner Maples made a motion to approve the variance request due to topography issues. Commissioner Kyker seconded and all voted in favor.

The meeting was adjourned at 3:05p.m.

PLANNING COMMISSION

CALL TO ORDER

Chairman Houser called the meeting to order.

APPROVAL OF MINUTES

Commissioner Dodgen made a motion to approve the Planning Commission minutes for the meeting from December 11, 2018. Commissioner Marsh seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Shades of the Past – Rod Run (off-site vending area), Friday, September 6th and Saturday, September 7th, 2019, Splash Country – 2700 Dollywood Parks Blvd., Dan Draper**

Mr. Draper was present.

STAFF RECOMMENDATION

Staff Planner Kreis said that this is being presented before them since the

t-shirt vending at Dollywood was approved by Planning Commission last year. He said that they are proposing just the one trailer like that approved last year. He said the that the city department administrative review committee has already approved the Shades Rod Run event at Splash Country since it is on public property. He said they also recommend the one vending trailer.

ACTION TAKEN

Commissioner Maples made a motion to approve the one vending trailer at the Dollywood property on the Parkway. Commission Kyker seconded and all voted in favor.

B. Subdivisions

1. Preliminary Subdivision Plat of Pinyon Cabins (5 lots), Pinyon Circle, James Lewis – Land Tech Engineers.

Mr. Lewis was present for the request.

STAFF RECOMMENDATION

Staff Planner Kreis that after a recent meeting with the applicants there were some changes. He projected the latest proposal for Commissioners to view. He said it was the same layout as in their packet but that the ROW was reduced to 30 feet and the pavement reduced to 16 feet wide. He said it is a very tight site and the proposed road is short enough to have the reduced ROW and pavement width. He said that the existing lots are long and narrow and not really buildable in their current state. He stated they had mobile homes on them, which have been removed. Staff recommend in favor of preliminary plat of the small subdivision.

ACTION TAKEN

Commissioner Taylor made a motion to approve the request for preliminary plat. Commissioner Maples seconded and all voted in favor.

C. Planned Unit Developments (PUD)

1. Preliminary PUD Plan of Bear Cove Falls PUD Development, Phase 3 (Lots 15 - 19), Dollywood Lane, Kacie Huffaker – Norvell

& Poe Engineers.

Ms. Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Kreis reminded the Commission only part of Phase 3 received preliminary PUD last month. He said the road section that was removed last month has been redesigned to meet regulations. He said it includes 5 units, 24-foot roadway (Road B), a swimming pool, and a pool building. Staff recommended in favor of preliminary PUD for this section of Phase 3.

ACTION TAKEN

Commissioner Taylor made a motion to grant preliminary PUD plan approval for this section of Phase 3. Commissioner Maples seconded and all vote in favor.

2. Revised Final and as-built of PUD Plan of Bear Cove Falls PUD Development, Phase 2 (Lot 3R-1, ROW and parking on Cove Falls Way including turn-a-round), Dollywood Lane, Kacie Huffaker – Norvell & Poe Engineers.

Ms. Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Kreis said that upon site visit staff noticed large differences to the design of ROW, parking, and (seemingly) cabin location then that granted final PUD approval and what Staff was seeing in the field. Staff said there were many re-plats, but Staff feels that an as-built final PUD revision of the whole phase was needed. He added that topography was to blame for most of the design changes. He projected and explained the differences and Ms. Huffaker had handouts showing the differences as well. Mr. Kreis reported that Community Development Director David Taylor had expressed to him that he would like to meet with the applicants and does not want Staff to recommend it at this time. Discussion ensued. Commissioner Maples wanted Staff and the developers to get in a room and discuss it.

ACTION TAKEN

Commissioner Maples made a motion for Staff to meet with applicants, that Lot 3R-1 and other revisions could be approved administratively. Commissioner Dodgen seconded and all voted in favor.

3. (Revised) Final PUD Plan for Capital Resorts PUD (former Grand Crowne Resorts) Proposed Swimming Pool, Whistling Wind Way, Gary Norvell – Norvell & Poe Engineers

Ms. Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Kreis reported that this pool is being proposed where two condo building had been granted final PUD plan. He said that part of the action would need to be that the pool site plan replaces the previous PUD approval. He also reported that the solid waste did not work as proposed and would need to be redesigned.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the revised final PUD plan (minus the solid waste plan) and for it to replace all previous final PUD plans for this area. Commissioner Maples seconded and all voted in favor.

D. Site Plans

1. Mountain Cove Trading Post, Revised Site Plan, 3410 Parkway, Mike Smelcer – SRA Architects.

Mr. Smelcer and Howard Reagan was present. Mr. Reagan gave history about the signs in front of his store.

STAFF RECOMMENDATION

Staff Planner Kreis said that the site plan is for a 1200 square foot addition to the rear of the building, reportedly for storage. He said that the site plan was mostly in order except for possible issues with solid waste pickup. He continued that there are compliant issues with sign placed in the ROW and Staff cannot recommend the site plan until the signs were removed. Discussion ensued. Commissioner Maples felt the

signs were not a big issue and that the addition should be approved or he may use temporary storage containers that the city is working to remove. City Attorney Wyrick said that the Parkway ROW agreement with the State was a very big deal and that the city must continue to work to get all businesses into compliance. She recommended strongly against approval of the revised site plan at this time.

ACTION TAKEN

Commissioner Taylor made a motion to table the request. Commissioner Maples seconded and all voted in favor.

2. The Island at Pigeon Forge – Enclosed Attraction, Revised Site Plan, The Island Drive, James Tomiczek – CEC Engineers.

Mr. Tomiczek and Bob McManus was present. Mr. McManus reported that the attraction was a total of 39 seats.

STAFF RECOMMENDATION

Staff Planner Kreis said that the site plan revision was to remove 25 parking spaces to add an attraction to The Island. He said that the Fire Department has okayed changes to the emergency vehicle route. He continued that with the success of the Island that removing parking can be a concern. He reported that Section 906 (Exception of Off-Street Parking) of the ordinance allowed The Island to use the city parking when initial constructed. City Attorney Wyrick reported that in that section the Planning Commission has discretion whether they need additional parking as these attractions are added. Mr. McManus argued that the parking being removed was never part of the original PUD approval for The Island and was always to be developed into other things over time.

ACTION TAKEN

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

E. Requests for Rezoning

- 1. Austin Williams, approximately 9 acres over 10 parcels (Tax Map 94D, Group F, Parcels 19.00, 20.00, 40.00, 41.00, 41.02, 42.00, 43.00, 44.00, 48.00, & 49.00), approximately 175 feet of ROW of**

Forest Street, & all of private drive Marshall Acres, Located off of Householder Street, R-1 (Low Density Residential) to C-4 (Planned Unit - Commercial) District.

Mr. Williams represented the request.

STAFF RECOMMENDATION

Staff Planner Kreis said the property is located along Householder and Forest Streets. He reported they are requesting these properties as C-4 for constructing workforce housing and that part of the land being used for this project is already zoned C-4. He said there is water and sewer available to the area. Staff recommended the map change.

ACTION TAKEN

Commissioner Dodgen made a motion to recommend the rezoning to the City Commission per staff's recommendation. Commissioner Taylor seconded and all voted in favor.

2. Riverwalk Park, LLC, approximately an 18 acres portion of Tax Map 83, Parcel 90.06, Teaster Lane, C-6 (Mixed Use Commercial) to C-4 (Planned Unit - Commercial) District.

STAFF RECOMMENDATION

Staff Planner Kreis said the property is located along Teaster Lane and is about 18 acres of the Riverwalk, LLC land. He continued that much of the land along Teaster is become C-4 and C-4 is a more appropriate district for such a large area, whereas the C-6 is more of a neighborhood commercial district. Staff recommended in favor of the request.

ACTION TAKEN

Commissioner Taylor made a motion to recommend the rezoning to the City Commission. Commissioner Maples 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. None.

C. Site Plan

1. None.

D. Requests for Rezoning

1. None.

F. Miscellaneous Requests or Required Actions

1. None.

ADJOURNMENT

Commissioner Maples made a motion to adjourn. Commissioner Kyker seconded and all voted in favor.

The meeting was adjourned at 4:40 p.m.

Stephen Houser, Chairman

Attest: _____