

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY JANUARY 31, 2014, 9:00 A.M.
RESCHEDULED FROM JANUARY 28, 2014
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley, Chairman
Robert Young, Vice Chair
Jay Ogle
Jeff Dodgen
Stephen Houser

MEMBERS ABSENT

Jerry Clark
Judy Harrell

OTHERS PRESENT

David Taylor, Mark Miller, Jerry Hanson, Sammy Ownby, Peter Medlyn, Chuck Smith, Treva Johnson, Nancy Grindstaff, Charles Taylor, Mike Suttles, Ralph Hamlin, Gene Bishop, Mike Smelcer, Mimi Kulp, others.

Jim Gass – City Attorney

PLANNING COMMISSION

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the December 10, 2013 meeting were approved on a motion by Commissioner Young. Commissioner Ogle seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. None.**

B. Subdivisions

- 1. Final Minor Re-Subdivision of David Butler Property Lot 1R and 4R, Parkway, Jonathon Lyons.**

Mr. Peter Medlyn was present.

STAFF RECOMMENDATION

Staff Planner Taylor explained that this is a re-plat and combination of thirteen lots into two. Lot 1R will become a separate tract and lot 4 R will include the hotel and smaller parcel on the Parkway. The only issue is the existing hotel sign. If this property is ever sold or leased, the hotel sign would be considered an off premise sign and would need to be relocated. Staff recommends in favor subject to this recommendation.

ACTION TAKEN

Commissioner Ogle made a motion to approve the request subject to staff recommendation. Commissioner Houser seconded and all voted in favor.

C. Planned Unit Developments (PUD)

- 1. Preliminary PUD Plan of Roberts Landing PUD Development, Units 1-4, Lafollette Circle, Howard Dawson.**

Mr. Smith was present.

STAFF RECOMMENDATION

Staff reported that Roberts Landing is a preliminary PUD for two multi-family dwellings. The plan meets all minimum requirements and staff recommends in favor.

ACTION TAKEN

Commissioner Young made a motion to approve preliminary PUD.
Commissioner Dodgen seconded and all voted in favor.

D. Site Plans

1. Bear Country, Site Plan, 4061 Parkway, Mike Smelcer.

Mr. Smelcer was present.

STAFF RECOMMENDATION

Mr. Taylor stated that staff feels that the plan meets the intent of "Themeing" under Section 317 (a) of the Zoning Ordinance. Chairman Bradley asked if noise would be a problem. Mr. Taylor explained that there are no noise ordinances in C-2 District.

ACTION TAKEN

Commissioner Ogle made a motion to approve the request. Commissioner Young seconded and all voted in favor.

E. Requests for Rezoning

1. Treva Johnson, Charles and John Taylor, and Others, approximately 39 acres over 12 parcels (Tax Map 84, Parcels 38, 38.01, & 38.02 and Tax Map 84I, Parcels 1, 4, 5, 14, 15, 20, 21, 25, & 26.04), Veterans Boulevard and Pinyon Circle, R-1 (Low Density Residential) to R-2 (High Density Residential) District.

Treva Johnson, Charles Taylor and Nancy Grindstaff were present.

STAFF RECOMMENDATION

Staff Planner Taylor stated the original request involved nine parcels in Whaley Hills Subdivision and two parcels that adjoined Whaley Hills. After evaluation staff determined the parcels located in Whaley Hills met the necessary infrastructure requirements for an R-2 District and recommended all 25 parcels be rezoned to R-2. Staff also felt the two adjoining parcels currently did not meet the R-2 requirements and should remain R-1.

ACTION TAKEN

Commissioner Houser made a motion to recommend the rezoning to the City Commission. Commissioner Ogle seconded and all voted in favor.

F. Miscellaneous Requests or Required Actions

1. Election of 2014 Officers for Planning Commission.

STAFF RECOMMENDATION

Bill Bradley was nominated to the Chair position.

ACTION TAKEN

Commissioner Young made a motion to approve the request. Commissioner Ogle seconded and all voted in favor

Jerry Clark was nominated to the Vice Chairman position.

ACTION TAKEN

Commissioner Young made a motion to approve the request. Commissioner Ogle seconded and all voted in favor

Jay Ogle was nominated to the Secretary position.

ACTION TAKEN

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

2. Proposed Amendment to Section 415 of the Zoning Ordinance Regarding Caretakers Quarters in Commercial Districts, Staff.

STAFF RECOMMENDATION

The Planning Commissioners were presented with a draft of Section 415 Zoning Ordinance. Chairman Bradley stated that a big concern is to prevent residential rental space in Commercial District.

ACTION TAKEN

Commissioner Young made a motion to recommend the request to the City Commission. Commissioner Dodgen seconded and all voted in favor.

Planning Region Items

A. Subdivisions

1. None.

B. Planned Unit Developments (PUD)

1. None.

C. Site Plans

1. None.

D. Requests for Rezoning

1. None.

E. Miscellaneous Requests or Required Actions.

1. None.

The meeting was adjourned at 9:35 a.m.

BOARD OF ZONING APPEALS

CALL TO ORDER

Chairman Bradley opened the Board of Zoning Appeals Meeting.

NEW BUSINESS

A. Interpretation of Sign Regulations in relation to the angle of a proposed two-sided projection sign. Staff.

Mr. Gene Bishop was present .

STAFF RECOMMENDATION

Mr. Taylor stated that no record of the 30 degree requirement has been found to be written into the ordinance but has been the interpretation for many years. City Attorney Gass explained that setting degree on the angle of a two-sided projection sign is important. He and staff don't see a problem with this particular sign based on the totality of the current regulations.

ACTION TAKEN

Commissioner Young made a motion to approve the request. Commissioner Dodgen seconded and all voted in favor with Commissioner Houser abstaining from the vote.

B. Goats on the Roof and Mountain Adventure Park, Use on Review (Section 711.3.7) to allow an amusement in a C-6 district, Wears Valley Road, Mike Suttles.

Mr. Suttles was present.

STAFF RECOMMENDATION

Mr. Taylor explained that Amusements in a C-6 must be approved as a Use Upon Review by the Board of Zoning Appeals and meet all applicable requirements. He recommended in favor of the request subject to submittal of site plan and lighting plan that meets all minimum requirements and all stormwater issues resolved.

ACTION TAKEN

Commissioner Ogle made a motion to approve the request based on staff interpretation. Commissioner Young seconded and all voted in favor.

The meeting was adjourned at 10:02 a.m.

Bill Bradley, Chairman

Attest: _____