

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, OCTOBER 23, 2018, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

Jerry Clark
Tom Marsh

OTHERS PRESENT

David Taylor, Karl Kreis, Sammy Ownby, Brandon Williams, Kacie Huffaker, Jeanie Thomas, Jimmy Taylor, Lonnie Privette, Matthew Sprinkle, Clyde Cummins, others.

Cindy Wyrick – City Attorney
Joe Barrett

BOARD OF ZONING APPEALS

CALL TO ORDER

A. Request for variance of rear and sideyard setbacks in an R-2 district, 520 Royal Coachman Drive (Hillside Subdivision, Lot 24), Wayne Napier.

Mr. Napier was present for this request. Jeanie Thomas spoke for the applicant. She explained the request was for multiple setbacks for an addition. She had them listed by priorities for the applicant and explained that when the owners bought the house they didn't expect to live their year round and need more room.

STAFF RECOMMENDATION

Staff Planner Taylor explained the details of the setback variance requests for the Board. He said they were seeking 9.78 feet (instead of required 16 feet) for the side and 13.03 feet (instead of required 25 feet) for the rear. He said the Board has been consistent to base variances on topography issues and must have a 30% slope or an irregular shaped lot to base setback variance.

He said this case has neither that they were trying to overbuild a small lot. He reported that these setbacks would make them very close to a neighboring house. Commissioner Maples expressed concerns about the safety of the houses being proposed so close.

ACTION TAKEN

Commissioner Dodgen made a motion to deny the request for safety concerns and not meeting the slope and/or lot shape criterion long established by the Board for granting variance request. Commissioner Taylor seconded and all voted to deny the variance request.

The meeting was adjourned at 3:20p.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 September 25, 2018. Commissioner Taylor seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Comedy Barn – Kickin’ Chicken 5k Run and Fun Walk, Saturday, August 31st, 2019, The Island Drive/Greenway, Clyde Cummins (Public Property).**

Mr. Cummins was present for the request. He said the event will be the

same as previous years.

STAFF RECOMMENDATION

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

ACTION TAKEN

Commissioner Maples made a motion to approve the event. Commissioner Taylor seconded and all voted in favor.

B. Subdivisions

1. Final Minor Re-Subdivision of Henrietta Sharp Estate Lots 1 – 3, West Mill Creek and Conner Heights Roads, Michael Suttles, Advanced Land Solutions.

Mr. Suttles and others were present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that the property is being subdivided into three lots of one acre each and divided among heirs. He reported there is water and sewer already hooked up and the plat has all the required signatures. He said that the new lot lines create some setback encroachments with existing mobile homes on the properties. He recommended in favor.

ACTION TAKEN

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

C. Planned Unit Developments (PUD)

1. Final PUD Plan of Citicommunities, LLC PUD Development, Phase 2, Millers Way off of the Spur, Matt Sprinkle, CEC.

This item was withdrawn before the meeting.

2. Revised Preliminary PUD Plan of Bear Cove Falls PUD Development, Phase 3 (20 Units), Dollywood Lane, Kacie

Huffaker – Norvell & Poe Engineers.

Mrs. Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that the request is to revise their preliminary plan for cabin development. He reported the approved preliminary had this as apartments. He said there were other roads as part of the original submittal, but due to unresolved issues they were removed and all staff can recommend at this time is Road A (the plans were updated to reflect this and projected to the Commission) and the 14 cabins along it. He continued that Road A is showing an 8% grade at the entrance and the originally approved Road A showed less slope at the entrance. Staff recommends keeping the profiles of the approved plans for Road A.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the revised preliminary PUD request, but Road A profiles must be that previously approved and not that currently proposed. Commissioner Taylor seconded and all voted in favor.

D. Site Plans

1. American Patriots Getaway, Revised Site Plan, 2519 Sand Pike Boulevard, Robert G. Campbell & Associates, LP.

Mr. Campbell was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is a 3200 square foot addition for a laundry facility for a cabin company moving to the location. He said the site plan is in order and recommended approval.

ACTION TAKEN

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

2. Magic Beyond Belief, Revised Site Plan, 2135 Parkway, Jimmy Taylor, Associated Design Group, Inc.

This item was withdrawn before the meeting.

3. Pirate's Revenge (formerly Smoky Mountain Opry), Revised Site Plan, 2046 Parkway, Jimmy Taylor, Associated Design Group, Inc.

Mr. Taylor and David Fee were present for the request. Mr. Fee promoted his new shows.

STAFF RECOMMENDATION

Staff Planner Taylor explained that there were relatively minor changes proposed to the existing theater for this latest show. He said the seating is less, so parking needs are reduced. Staff recommended approval of site plan only and not any of the graphic contained in the plans.

ACTION TAKEN

Commissioner Maples made a motion to approve the revised site plan and not any graphics within the plans. Commissioner Dodgen seconded and all voted in favor.

E. Requests for Rezoning

1. Mike Wilson, approximately 2 acres over a portion of two lots at Faye Seagle Estate Property (all of Lot 1 & Lot 2: frontage with Ogle Drive to Lot 2 rear property line) & approximately 170 feet of ROW of Ogle Drive, 538 Ogle Drive, R-1 (Low Density Residential) to R-2 (High Density Residential) District.

Mr. Wilson was present to represent the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that these properties are located at 538 Ogle Drive and are Lots 1 & 2 of the Faye Seagle Estate Property. He stated they are requesting to rezone existing cabins for overnight rentals. He reported they are adjacent to R-2 zoning and most of Ogle Drive is overnight rentals. Mr. Taylor said that there were issues surrounding how

much ROW there was at that section of Ogle Drive, but staff has been able to determine there is 50 feet of ROW. He said the property is steep at the back of the lots and Lot 2 does adjoin the Montewood Subdivision at the back of the lot. Staff recommended that all of Lot 1 and the frontage of Lot 2 (to the rear property line of Lot 1) be rezoned R-2 and not the back of Lot 2 so not to encroach Montewood Subdivision.

ACTION TAKEN

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

F. Miscellaneous Requests or Required Actions

1. Consideration of setting date and time for November/December Planning Commission/BZA Meeting and dinner, Staff.

STAFF RECOMMENDATION

Staff Planner Taylor reminded the commission that they normally combine the November and December meetings and have it the second Tuesday in December. He said that would be Tuesday, December 11, 2018 and annual dinner to follow.

ACTION TAKEN

Commissioner Taylor made a motion to combine the November and December Planning Commission meeting and have the meeting Tuesday, December 11, 2018. Commissioner Dodgen seconded and all voted in favor.

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. Proposed amendments to the Sevier County Zoning Resolution Section 604 (Height Restrictions) specifying exceptions to height limitations, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor said that the county proposed exceptions to height limitations. He said this is likely due to the amusement site plan recently before Planning Commission that went to the county BZA for approval. He said they are allowing heights for amusements to 70 feet. Discussion ensued. Some commissioners wondered if the county regulations should match the city's regulations for fall zones and height.

ACTION TAKEN

Commissioner Maples made a motion to recommend the text amendment to County Commission. Commissioner Kyker seconded and all voted in favor.

2. House keeping items:

Staff Planner Joe Barrett reminded the Commissioners that there was a training planned for October 29th (in Farragut) and October 30th (in Jefferson City). There was discussion on videos for getting required training and Brandon Williams doing a stormwater training. Staff Planner Taylor reported that Jerry Clark has resigned from Planning Commission and moved to Knoxville and wished him all the best.

ADJOURNMENT

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

10/23/18

The meeting was adjourned at 4:10 p.m.

Stephen Houser, Chairman

Attest: _____