

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, NOVEMBER 19, 2019, 9:00 A.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser, Chairman
Laurie Taylor
Tony Kyker
Jeff Dodgen
Mark Rutledge

MEMBERS ABSENT

Ken Maples

OTHERS PRESENT

James Tomecek, William Owen, Bill Nolan, Jere Loveday, Roger Price, Tony Watson, Mimi Kulp, others.

Nathan Rowell – City Attorney
Joe Barrett – Staff Planner
David Taylor – City Planner
Karl Kreis – Assistant City Planner

BOARD OF ZONING APPEALS

CALL TO ORDER

Chairman Houser called the meeting to order.

A. Request for interpretation of Article VIII, Height Requirements/Street Classification in a C-4 (Planned Unit Commercial) District.

STAFF RECOMMENDATION

Staff Planner Taylor explained Section 801 of the zoning ordinance and how the maximum height of structures is determined by street classification. The maximum height for structures fronting an arterial street is 85 feet. Staff showed a previously approved preliminary plan for the Blue Mist Development with road frontage on Wears Valley Road. The plan also has interior roads throughout that would be classified as residential.

ACTION TAKEN

After much discussion, Commissioner Dodgen made a motion that the proposed PUD has frontage on an Arterial Street, Wears Valley Road, and the 85 feet height limit should apply. Commissioner Rutledge seconded, and all voted in favor.

B. Request for interpretation of Article VIII, Maximum Height of Structures in a C-4 (Planned Unit Commercial) District.

STAFF RECOMMENDATION

Staff Planner Taylor stated the developers of Blue Mist had presented a plan for a structure to exceed the 85 feet maximum height limit. The proposed building would be approximately 165 feet. Staff explained how maximum height is calculated based on Section 307.4 of the zoning ordinance and recommended the structure not exceed 85 feet.

ACTION TAKEN

After much discussion, Commissioner Taylor made a motion to maintain staff recommendation. Commissioner Rutledge seconded, and all voted in favor.

The meeting was adjourned at 10:00 a.m.

PLANNING COMMISSION

CALL TO ORDER

Chairman Houser called the meeting to order.

OLD BUSINESS

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

1. None.

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. None.**

D. Site Plans

- 1. None.**

E. Requests for Rezoning

- 1. New Paradigm Development Partners, LLC and Others, approximately 54 acres over two parcels (Tax Map 93, Parcels 97.00 and 122.07), R-1 (Low Density Residential) to C-4 (Planned Unit – Commercial) District.**

STAFF RECOMMENDATION

Staff Planner Taylor stated the developers are requesting 54 acres be rezoned to C-4. This is part of a larger tract which is currently located within the corporate boundaries. The city commission is also reviewing a possible annexation for the remaining 54 acres. Section 510 requires all annexed territory to be R-1 (Low Density Residential) until otherwise classified. Staff explained the purpose and intent of the C-4 District.

ACTION TAKEN

Commissioner Dodgen made a motion to recommend the rezoning request to City Commission. Commissioner Rutledge 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.

E. Miscellaneous Requests or Required Actions

1. None

ADJOURNMENT

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

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

Stephen Houser, Chairman

Attest: _____