

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, MARCH 27, 2018, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jay Ogle, Chairman
Tony Kyker
Jeff Dodgen
Tom Marsh
Jerry Clark
Laurie Taylor

MEMBERS ABSENT

Stephen Houser

OTHERS PRESENT

David Taylor, Brandon Williams, Mark Miller, Sammy Ownby, Jerry Hanson, Paula King, Matt Sprinkle, Mike Suttles, Dixon Greenwood, Bill Delozier, Mimi Kulp, Scott Hall, Eugene Dubay, others.

Cindy Wyrick – City Attorney
Joe Barrett

BOARD OF ZONING APPEALS

1. Call to order.
2. Old business.
3. New business.

A. Request for Use Permitted on Review for a warehouse in a C-6 district per Section 711.3.5., Proposed Three Bears Warehouse – 2928 C.A. King Boulevard, Mike Suttles.

Mr. Suttles and Bill Delozier were present.

STAFF RECOMMENDATIONS

Staff Planner Planner said that warehouses can be allowed in a C-6 district by a Use Permitted on Review by the BZA. He furthered that this is only if the proposal can meet certain conditions spelt out in Section 711.3.5. He stated that the proposal meets those conditions except for one; regarding warehouses cannot be within 500 feet of a residential structure. He continued that there is one about 357 feet away and others within 500 feet. He said that this requirement has come up before and the Board has wrestled with it restrictiveness, yet recently held to the standard. Mr. Taylor therefore could not recommend the Use Permitted on Review. Discussion ensued. Mr. Delozier stated that the residence was his own and therefore should not apply. Staff said there were more residential structures within 500 feet besides Mr. Delozier's including the one 357 feet away. Most Board members felt that the current regulation is clear and that the item could not be approved. They felt an ordinance change would be needed to allow this. When asked, City Attorney Wyrick said (in this instance) that withdrawal of the item would be better for the petitioner than denying the request.

ACTION TAKEN

The applicant decided to withdrawn the item. No action was necessary.

B. Request for administrative review of ground sign height in a commercial zone, Reagan's House of Pancakes – 3516 Parkway, Steve Reagan.

The item was withdrawn before the meeting no action was required.

ADJOURNMENT

Chairman Ogle adjourned the BZA at 3:26 p.m.

PLANNING COMMISSION

CALL TO ORDER

Chairman Ogle called the meeting to order.

APPROVAL OF MINUTES

Commissioner Clark made a motion to approve the Planning Commission minutes for the meeting from February 27, 2018. Commissioner Taylor seconded and all voted in favor.

OLD BUSINESS

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. None.**

B. Subdivisions

- 1. None**

C. Planned Unit Developments (PUD)

- 1. Final PUD Plan for The Tower Shops (former Belz Mall Redevelopment), Teaster Lane, Dixon Greenwood.**

Dixon Greenwood was present for this item.

STAFF RECOMMENDATION

Staff Planner Taylor said staff received plans for Phase 1, which included the tower attraction (after demo for center of the mall) and the shops that surround the demo area. He stated that Phase (one) was submitted by deadline. He said that a later submittal included a Phase 2 & 3, which included infill shops in parts of the demo areas. He continued that staff did not have enough time to review these additional phases (2 & 3), but can recommend Phase 1.

ACTION TAKEN

Commissioner Dodgen made a motion to grant final PUD plan approval for Phase 1 only, per staff recommendation. Commissioner Marsh seconded and all voted in favor.

- 2. Preliminary PUD Plan for Three Bears Warehouses, 2928 C.A. King Boulevard, Mike Suttles.**

This item was withdrawn no action was required.

D. Site Plans

1. Holiday Inn Pigeon Forge, Site Plan, 2905 Parkway, Matthew Sprinkle – CEC, Inc.

Mr. Sprinkle was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said they are proposing a seven story hotel and restaurant. He reported to have enough parking they propose a parking deck over part of the surface parking. He reported it is tight, but they were able to meet parking requirements by adding parking in front of the hotel. He informed the Commission that this parking was out of the Parkway ROW. He furthered that they are redesigning the Parkway ROW add parking in a landscaped area. He said this plan will need TDOT approval, but staff can recommend the redesign. He added that the pedestrian bridges proposed on the site plan cannot be approved during this plan approval. He said the bridge would have to be approved through City Commission. Staff recommended approval of the site plan with no pedestrian bridges.

ACTION TAKEN

Commissioner Marsh made a motion to approve this site plan subject to the proposed pedestrian bridge not being included in the site plan approval. Commissioner Dodgen seconded and all voted in favor.

E. Requests for Rezoning

1. Bill Smith and Others, approximately 1.7 acres over six parcels (Tax Map 83A, Group A, Parcels 1.00, 2.00, 3.00, 4.00, 4.00, 5.00, & 6.00, Henderson Chapel Road and Chapel View Circle, R-1 (Low Density Residential) to R-2 (High Density Residential) District.

Mr. Smith and Attorney Scott Hall were present.

STAFF RECOMMENDATION

Staff Planner Taylor said this property is a block located along Chapel View Circle to Henderson Chapel Road. He gave history explaining this was started last January when Mr. Smith was running an overnight rental

business in an R-1 district, which is not permitted in that district. He reminded the Commission that after Mr. Smith was cited to court he applied for rezoning of the block to R-2 in February of 2017. He said that request was recommended by Planning Commission, but failed at City Commission for lack of a motion. He stated the one year waiting period has lapsed (per zoning regulations) and he is applying to rezone the block again. Mr. Smith admitted to not having approval of one of the landowners of the block. Mr. Taylor said that more information regarding infrastructure of the area has been discovered and that the area does not have adequate sewer capacity for handling all potential R-2 uses (like apartments) without adding a larger pump station and increasing the force main line. He said due to this sewer information, staff cannot recommend rezoning the property R-2. Discussion ensued. Several residents spoke, some for and some against. Attorney Scott Hall representing Mr. Smith spoke at length regarding the character of the area he felt in compatible with R-2 use and that he reported is surrounded by R-2 districts and uses including over-night rentals.

ACTION TAKEN

Commissioner Dodgen made a motion to recommend the zoning map amendment to City Commission. Commissioner Marsh seconded with Commissioner Kyker also voting for motion. Commissioners Clark and Taylor voted against the motion. The motion (to recommend the map amendment to City Commission) passed by a vote of three in favor versus two against.

F. Miscellaneous Requests or Required Actions

1. Review and consideration of the Corridor Management Plan of Veterans Boulevard (State Route 449), Staff.

STAFF RECOMMENDATION

Staff Planner Taylor reminded the Commission of information provided in a workshop preceding the meeting concerning the plan. He said they must decide on whether to recommend it to City Commission. He said staff recommends in favor of the plan.

ACTION TAKEN

Commissioner Dodgen made a motion to recommend the corridor plan to City Commission for adoption. Commissioner Taylor 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

ADJOURNMENT

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

The meeting was adjourned at 4:15 p.m.

Jay Ogle, Chairman

Attest: _____