

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, APRIL 23, 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
Mark Rutledge

MEMBERS ABSENT

OTHERS PRESENT

Carlos Aleman, Dixon Greenwood, Joe Carpenter, William Garrison, Kacie Huffaker, Lonnie Privett, Aaron Sams, Brennan Garrett, Jeff Ferrell, Phil Campbell, Terry Romans, Chuck Attolini, Mimi Kulp, others.

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

BOARD OF ZONING APPEALS

CALL TO ORDER

- A. Request for a front setback variance to allow a 20 feet front setback instead of the 30 feet required in an R-2 district, Cherokee Valley Subdivision, Lot 17 & 18, Carlos Aleman.**

Mr. Aleman was present of the request.

STAFF RECOMMENDATION

Staff Planner Taylor showed pictures of the lots and said they have documentation of a greater than 30 percent slope. He recommended the request.

ACTION TAKEN

Commissioner Dodgen made a motion to allow a 20 feet front setback instead of the request 30 feet for Lots 17 & 18. Commissioner Maples seconded and all voted in favor.

B. Request for a Use Permitted on Review to have a warehouse in a C-6 district under Section 711.3, The Inn at Christmas Place Storage Building, 119 Christmas Tree Lane, Gary Norvell.

This item was withdrawn before the meeting.

C. Request for Interpretation of Section 706.2.1 (Additional Height Restrictions) in a C-4 District, Tower Shops at the Mountain Mile, Teaster Lane, Dixon Greenwood.

Dixon Greenwood and others were present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor explained the phases that were approved by Planning Commission and new phases proposed by the developers. He said that basically they are wanting to open the ride and are requesting to know how much of the retail space must be complete before the ride can open. Mr. Taylor read the section on the zoning. City Attorney Wyrick explained the history (of that new section of C-4) to allow 200 feet high rides only with 100,000 square feet of retail space. She felt strongly that it be tied to something that assured the retail space is built and opened. Discussion ensued regarding ensuring retail shops opening. Some Commissioners liked a number shops be open or lease commitments based maybe within a certain amount of time. Commissioner Maples said tenant are hard to predict and felt a large amount of money has already been invested. Mr. Greenwood said he wanted to open the attraction on July 4th but admitted no shops will be open at that time. After some back and forth, Attorney Wyrick advised that within one year (of ride commencement) 75,000 square feet (or 75%) must be under contract. She continued a special permit/CO be issued and if terms are not met the ride will be shut down. Staff

Planner Taylor added that the courtyard must be complete and a revised final PUD plan be submitted with new phases.

ACTION TAKEN

Commissioner Taylor made a motion to interpret that in Section 706.2.1: "...constructs a minimum of 100,00 square feet of leasable commercial area" in practical operational terms means that within one year (of ride commencement) 75,000 square feet (or 75%) must be under contract and the courtyard must be complete or the ride will be shut down. A special permit/CO be issued to that effect. Commissioner Maples seconded and all voted in favor.

The meeting was adjourned at 3:35 p.m.

PLANNING COMMISSION

CALL TO ORDER

Chairman Houser called the meeting to order.

PUBLIC COMMENT FROM CITIZENS

There was no public comment.

APPROVAL OF MINUTES

Commissioner Maples made a motion to approve the Planning Commission minutes for the meeting from March 26, 2019. Commissioner Marsh seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

1. Classic Promotions – Grand National F-100 Reunion, Thursday, May 16th- Saturday, May 18th, 2019, LeConte Center – Teaster, across Parkway, Wears Valley Road, Highway 73 to Gatlinburg and back to LeConte Center, Joe Carpenter (Public Property).

Phil Campbell represented the event. He said the event was moved there from Music Road as it out grew that facility. He said Police Department is needed to get 60 trucks from the lower entrance of the city parking lot on to Teaster Lane for the cruise.

STAFF RECOMMENDATION

Staff Planner Kreis said that the city department administrative review committee recommends the event including the cruise.

ACTION TAKEN

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

2. Southeastern Shrine Association – Parade, Saturday, August 17th, 2019, Parkway – Methodist Street to Jake Thomas Road, William Garrison (Public Property).

The request was represented by Mr. Garrison.

STAFF RECOMMENDATION

Staff Planner Kreis said that they are using the same route as the Pigeon Forge Parade. He stated the city department administrative review committee recommends the event.

ACTION TAKEN

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

3. Wounded Warrior Project – Warrior 10 mile and 5k Road Race, Saturday, March 21st, 2019, Starts in Sevierville to LeConte Center/Ripken in Pigeon Forge via Veterans Boulevard and back,

Frank Damante (Public Property).

This item was withdrawn before the meeting.

- 4. Knoxville Track Club – Pigeon Forge Half Marathon and 5k, Route enclosed, Saturday, October 26th, 2019, 7:30 A M to 11:00 A M, David Black (Public Property).**

This item was withdrawn before the meeting.

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. Final PUD Plat and Plan of Bear Cove Falls, Phase III, Dollywood Lane, Kacie Huffaker – Norvell & Poe Engineers, LLC.**

Kacie Huffaker represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that the road was graded and the maximum slope is 13.7%, under the maximum 15 percent. He said the PUD plan is in order and the plat need all required signatures.

ACTION TAKEN

Commissioner Maples made a motion to approve the final PUD plan and the final plat subject to required signatures. Commissioner Dodgen seconded and all voted in favor.

- 2. Preliminary PUD Plan of Smokey River Farms PUD, Henderson Road and Sharp Hollow Road, Terry Romans – Romans Engineering**

Mr. Romans was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor explained the request. He said the request was changed to multi-family townhouses from tiny homes. He said that SSR engineering modelling was needed before final and that utility improvements may be necessary. He said that the proposed trolley stop has not been approved yet and road improvements may be needed to the existing road to the proposed trolley stop. Staff recommended preliminary PUD plan.

ACTION TAKEN

Commissioner Dodgen made a motion to approve preliminary PUD plan with SSR modelling for utilities and upgrades to utilities as needed. Commissioner Marsh seconded and all voted in favor.

D. Site Plans

1. Spirit of the Smokies Condo Lodge – Condo Addition, Site Plan, 2385 Parkway, Terry Romans – Romans Engineering.

This item was withdrawn before the meeting.

2. The Inn at Christmas Place Storage Building, Site Plan, 119 Christmas Tree Lane, Gary Norvell – Norvell & Poe Engineers.

This item was withdrawn no vote was necessary.

E. Requests for Rezoning

1. None.

F. Miscellaneous Requests or Required Actions

1. Request for additional graphics under Section 408.6.4, Uncle Lem's Outfitters, 2450 Parkway, Chuck Ottolini.

Mr. Ottolini was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that graphics request is under 20% maximum per zoning. He pointed out that the words on the map must be measured out

separately as signage. He admitted that would not be very large and should not affect their sign plan. He recommended the additional graphics request.

ACTION TAKEN

Commissioner Maples made a motion to recommend the request.
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

1. None.

ADJOURNMENT

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

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

Stephen Houser, Chairman

Attest: _____

