

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, MAY 28, 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

Jeremy Pucket, Rod McCarter, Kacie Huffaker, Mike Shular, David Freeman, Jeff Farrell, Ryan Slattery, 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 variance to allow a 18 feet front setback instead of the required 30 feet in an R-1 district, 2028 Center Road (Tax Map 720, Group B, Parcel 16.00), Randy Blair.**

Randy Blair was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this property goes up steeply to the rear of the property and reported it is almost a 1 to 1 slope. He showed the Commissioners

pictures of the steep slope. He recommended the request based on topography issues.

ACTION TAKEN

Commissioner Maples made a motion to allow an 18 feet front setback instead of the required 30 feet. Commissioner Maples seconded and all voted in favor.

The meeting was adjourned at 3:05 p.m.

PLANNING COMMISSION

CALL TO ORDER

Chairman Houser called the meeting to order.

PUBLIC COMMENT FROM CITIZENS

Jack Maples and David Freeman inquired about mural regulations as they are wanting to have a mural up on the Maples Hotel before it gets cold. Staff Planner Taylor reminded the Commission this has been workshopped and said he was planning to schedule a follow-up workshop at the end of the meeting to be held before the next Planning Commission meeting so they can have something on the next agenda.

APPROVAL OF MINUTES

Commissioner Maples made a motion to approve the Planning Commission minutes for the meeting from April 23, 2019 meeting and April 10, 2019 Special Called meeting. Commissioner Marsh seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Wounded Warrior Project – Warrior 10 mile and 5k Road Race, Saturday, March 21st, 2020, Starts in Sevierville to LeConte Center/Ripken in Pigeon Forge via Veterans Boulevard and back, Frank Damante (Public Property).**

David Black represented the request. It was noted it was for 2020 and agenda showed 2019.

STAFF RECOMMENDATION

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

ACTION TAKEN

Commissioner Maples made a motion to approve the request for year 2020. Commissioner Taylor seconded and all voted in favor.

- 2. 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. Re-Subdivision Plat of Riverwalk Marketplace into Tracts 1 - 3, 3064 Teaster Lane, Rod McCarter – CEC Engineer, Inc.**

Rod McCarter was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said this plat is to divided the Riverwalk into three lot. He said that one of the lot will not be part of the development. He continued that part of this property includes ROW and easements to the city. He recommended the plat.

ACTION TAKEN

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

C. Planned Unit Developments (PUD)

1. Final PUD Plan for The Lofts, Phase II – Buildings 1 & 2 (94 units) and Office/Clubhouse, 3611 Householder Street, Matt Sprinkle – CEC, Inc.

Matt Sprinkle was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that they are asking for final PUD for two buildings and a clubhouse to the south of the PUD. He said that the road must be public access and the ROW redesigned to satisfy public ROW requirements. He continued all the grades are under maximum standards.

ACTION TAKEN

Commissioner Maples made a motion to approve the final PUD plan that includes Buildings 1, 2, & Clubhouse. Commissioner Kyker seconded and all voted in favor.

D. Site Plans

1. Retail Space at Bear Cove Falls, Site Plan, Dollywood Lane, Kacie Huffaker – Norvell and Poe Engineering.

Kacie Huffaker was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is an outparcel to the PUD for retail. He said they are proposing 4,000 square feet building. He stated that the plan (projected for viewing) is the latest revision to accommodate solid waste removal. He said they would need a geotechnical engineer to sign off on the slopes before any CO are granted and that final stormwater calculations were needed.

ACTION

Commissioner Maples made a motion to approve the site plan subject to a geotechnical engineer signing off on slopes and stormwater calculations approved by staff before any CO issued. Commissioner Rutledge seconded and all voted in favor.

2. Riverwalk Park, Site Plan, 3064 Teaster Lane, Chris Berry - Berry Engineers, LLC.

Chris Berry and Ryan Slattery were present. He didn't like having a right in/right out on Teaster Lane.

STAFF RECOMMENDATION

Staff Planner Taylor reviewed this development with Commissioners. He said that they are proposing this approval as a site plan. It was approved originally as a preliminary PUD by the Commission. He said that one situation with going from PUD to site plan is the proposed detention is being shared by three lots and generally would be contained on each individual lot. He continued that a large wet detention basin will be utilized for detention. He said that the basin needs to be 10 feet from nearby sewer lines and to work with the city to beautify the area and make it a pleasant public space that could be in easement or conveyed to the city. He did acknowledge that the C-4 does require buffering between residential uses and this would allow that. He recommended a right in/right out ingress/egress on Teaster Lane (the one not at Ridge Road). He said that at some point they plan fuel pumps at that intersection and the whole intersection will likely need redesign, but using the current median cuts on Teaster Lane that right in/right out would be safer. He recommended the site plan with shared detention/buffering working with the city in design.

ACTION TAKEN

Commissioner Maples made a motion to approve the site plan per staff recommendations. Commissioner Dodgen seconded and all voted in favor.

E. Requests for Rezoning

- 1. Titanic Tennessee, LLC/John Joslyn, approximately 6 acres 2134 Parkway (Tax Map 72, Parcels 113.00 & 105.03), C-4 (Planned Unit - Commercial) to C-2 (Tourist Commercial) District.**

Mr. Joslyn was present. It was noted that they are requesting C-4 to C-2 zoning and that is was incorrect on the agenda.

STAFF RECOMMENDATION

Staff Planner Taylor said that upon a ALTA survey for the sale of the property, a 3 feet encroachment was discovered into the 25 feet perimeter setback required in the C-4 district. He said the C-2 does not have a setback on the Parkway, so rezoning would bring the property into compliance. He said that C-2 fits the smaller lots (like these) better and that other adjacent smaller lots should be considered for rezone to C-2. Many Commissioners agreed.

ACTION TAKEN

Commissioner Taylor made a motion to recommend the requested map amendment to the City Commission with the addition of adjacent lots (currently zoned C-4) to the south and across the Parkway to be rezoned to C-2 as well. Commissioner Maples seconded and all voted in favor.

F. Miscellaneous Requests or Required Actions

- 1. Request of annexation of approximately 190 acres over 19 parcels (Tax Map 82, Parcels 58.00, 59.00, 59.01, 110.00, 113.00, 113.01, 113.02, 114.00, 114.01, 114.02, 114.03, 114.04, 115.00, 116.00, 116.02, 117.00, 118.00, 118.01, & 122.01) and 2,300 feet of ROW of Henderson Springs Road and Review of Plan of Services, Michael Shular and others.**

Mr. Shular was present.

STAFF RECOMMENDATION

Staff Planner Taylor explained the latest changes to the State law regarding annexation. He said this is a large request of 19 parcels totaling 190 acres. He said they are proposing doing this annexation through resolution and said that all 16 property owners have signed requesting to be annexed per State law. He reviewed the Plan of Services line by line for the Commission. He recommended the Plan of Services.

ACTION TAKEN

Commissioner Maples made a motion to recommend the Plan of Services for the proposed annexation to City Commission. Commissioner Taylor seconded and all voted in favor.

2. Proposed text amendment to the Pigeon Forge Zoning Ordinance adding a Section 907 regarding Pedestrian Bridges, Staff.

STAFF RECOMMENDATION

Staff Planner Taylor reported that staff has made many changes to this ordinance based on feedback from many departments and the city attorney, including today. He read the proposed ordinance which included all the different requirements, distance between bridges, and design and safety features. Chairman Houser said that trash containers near bridges should be added. Many agreed.

ACTION TAKEN

Commissioner Maples made a motion to recommend zoning text amendment to City Commission with staff adding trash containers to the amendment. Commissioner Marsh seconded and all voted in favor.

Planning Region Items

A. Subdivisions

1. Preliminary Plat of Laurel Branch Subdivision, Phase 3, Lots 1 – 21, Mimosa Drive, Kacie Huffaker - Norvell and Poe Engineering.

Kacie Huffaker was present for the request.

STAFF RECOMMENATION

Staff Planner Taylor explained the request which into water line and road extension for 19 lots; and 3 lots that will front Newt Huff Way and be served by wells. He said they are showing the increased side setbacks of the county's steep slope requirements and curbs roads for stormwater requirements. Staff recommended preliminary approval.

ACTION TAKEN

Commissioner Dodgen made a motion to approve preliminary subdivision for the development. Commissioner Maples seconded and all voted in favor.

B. Planned Unit Developments (PUD)

1. None.

C. Site Plan

1. None.

D. Requests for Rezoning

1. None.

F. Miscellaneous Requests or Required Actions

Staff Planner Taylor asked about scheduling a workshop to review a proposed murals ordinance. He reminded them there was a workshop discussing murals and now staff is ready to have them review a draft. The workshop was scheduled for Friday, June 21, 2019 at 9:00 AM.

ADJOURNMENT

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

The meeting was adjourned at 4:40 p.m.

Stephen Houser, Chairman

Attest: _____