

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY JULY 28, 2009, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley
Robert Young
Jerry Clark
Bill Howell
Joyce Brackins
Jay Ogle

MEMBERS ABSENT

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Joe Dunn, Jerry Hanson, Carolyn Jensen, Rod McCarter, Richard Frazier, others.

City Attorney – Jim Gass
State Planner Bart Hose

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the meeting June 23, 2009 were approved on a motion by Commissioner Brackins. Commissioner Ogle seconded and all voted in favor.

NEW BUSINESS

PLANNING COMMISSION

A. SPECIAL EVENTS

- 1. Pigeon Forge Office of Special Events – Stringtime in the Smokies, Thursday, August 13th through Saturday, August 15th, 2009, Patriot Park, Leigh Ellington.**
- 2. The Track – Labor Day Weekend Decorating, Friday, September 4th through Monday, September 7th, 2009; and Fall Decorating and Contest, Start of Fall through Winterfest, 2575 Parkway,**

Wendy Fox.

- 3. Pigeon Forge High School – Tiger 8K Road Race in October, Saturday, October 10th 2009, 414 Tiger Drive, Carrie Hollingsworth.**
- 4. American Cancer Society – Relay For Life, Friday May 21st and Saturday, May 22nd 2010, Patriot Park, Wayne Knight.**
- 5. Alzheimer’s Association – Smoky Mountain Regional Memory Walk, Saturday, October 17th 2009, Pigeon Forge High School, Carolyn Jensen.**

ACTION TAKEN

Staff recommended that the Special Events be voted on in one motion. Commissioner Clark made a motion to approve the request. Commissioner Young seconded and all voted in favor of the requests.

C. PLANNED UNIT DEVELOPMENTS (PUD)

- 1. Revised Preliminary PUD Plan of Phases 2 – 5 of Grand Crowne PUD Resort (492 units), off of Music Mountain Drive between Teaster Lane and Sugar Hollow Road, Rod McCarter.**

Mr. McCarter was present.

STAFF RECOMMENDATION

Mr. Taylor stated that a preliminary approval had been received in 2005. Density has been increased significantly (from 57 units to 492 units). He recommended that before final approval will be given the detention must be sufficient and retaining wall details. He also explained that 72 sewer connections have been approved for Phase 1 and 2 by City Commission. He explained that sewer is not guaranteed for future phases and that future phases must be submitted to SSR and approved by City Commission.

ACTION TAKEN

Commissioner Young made a motion to approve the request based on staff recommendation with no guarantee that sewer will be available for

any phase except Phase 1 and 2. Commissioner Howell seconded and all voted in favor.

2. Final PUD Plan of Phases 2 (Buildings 4 – 9) of Grand Crowne PUD Resort (84 units), Whistling Wind Way (off Music Mountain Drive), Rod McCarter.

Mr. McCarter was present.

STAFF RECOMMENDATION

Mr. Taylor reported that City Commission has already approved sewer hook-up for this phase. Staff recommended in favor of the plan (84 Units) subject to a bond or letter of credit being turned into staff within 10 days, PUD documents, and updated drainage plan.

ACTION TAKEN

Commissioner Howell made a motion to approve the request based on staff recommendation. Commissioner Clark seconded and all voted in favor.

3. Revised Preliminary PUD Plan of Lots 1 – 5 of Brookstone Village PUD Development (5 units), Phase 1, Brookstone Way (near Ogle Drive), David Hurst.

This item was withdrawn before the meeting.

F. MISCELLANEOUS REQUESTS OR REQUIRED ACTIONS

1. Review of the State of Tennessee's Local Planning Office Annual Report and Workplan for the coming year, Bart Hose.

Bart provided a copy of the report to the Planning Commissioners and outlined some of the programs including the Comprehensive Long Range Planning, Strategic Planning, Land Use Controls and Training and Continuing Education Services. Commissioner Howell complemented Mr. Hose on the yearly report.

ACTION TAKEN

Commissioner Howell made a motion to approve the report. Commissioner Clark seconded and all voted in favor.

2. Discussion item.

Chairman Bradley asked members if meeting should stay at 3:00 p.m. or return to 5:00 p.m. It was preferred by members and other present that meetings stay at 3:00 p.m. No action necessary.

ACTION TAKEN

No action necessary.

PLANNING REGION ITEMS

G. SUBDIVISIONS

1. Final Minor Re-Plat of the R-O-W for Tweety Bird and Turkey Trot Way of Hidden Springs Resort, Phase 2, Section 4 (Horizontal Property Regime), off Patterson Lead Way, Richard Frasier/Tim Wallace.

Mr. Frasier was present.

STAFF RECOMMENDATION

Mr. Taylor stated that this was originally developed under the Horizontal Property Regime. However, it has come before Planning Commission for minor changes (and Planning Commission has approved changes) as long as there are no density increases. Mr. Taylor assured the board that these were minor changes to right of ways and that density has not been increased. Staff recommended in favor of the request.

ACTION TAKEN

Commissioner Ogle made a motion to approve the request. Commissioneer Young seconded and all voted in favor.

BOARD OF ZONING APPEALS

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

A. Titanic Museum, Request for a 30 foot high sign under Section 408.2.9.2 of the zoning text due to topography, Parkway, Native Signs.

STAFF RECOMMENDATIONS

Mr. Taylor explained that if there are topographical issues or congestion present a sign can increase in height (from 25 ft. to 30 ft.) the additional 5 feet under section 408.2.9.2 of zoning. Pictures showed that the sign is well below the road. There was discussion on the necessity of these requests coming before the board.

ACTION TAKEN

Commissioner Young made a motion to approve the request. Commissioner Howell seconded and all voted in favor.

B. Thai Thani Restaurant (formerly Mandarin House), Request for interpretation/variance to allow two signs of the same type to face the same street on perpendicular streets (Section 408.2.4 of the zoning text), Community Center Drive and Parkway, Jim Rankin.

Mr. Mike Duncan was present.

STAFF RECOMMENDATIONS

Mr. Taylor explained that the business is allowed an extra sign because it has frontage on both Community Center Drive and the Parkway. However, he continued that the zoning says the extra sign cannot be placed on the same side of the building (as being requested). He pointed out that the only way it can go on the same side of the building is if the signs are grouped closely to be measured as one sign.

ACTION TAKEN

Commissioner Ogle made a motion to deny the variance request. No second was made. Mr. Duncan withdrew the request.

The meeting was adjourned at 3:50 p.m.

Bill Bradley, Chairman

Attest: _____