

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, MAY 26, 2015, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jay Ogle, Chairman
Jeff Dodgen
Jerry Clark
Judy Harrell
Tom Marsh
Stephen Houser
Tony Kyker

MEMBERS ABSENT

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Brandon Williams, Jerry Hanson, Terra Blalock, Marvelle Sewell, Sophia Connerly, Earl Cannon, Gary Norvell, Brent Collier, Jess Weston, Mark Jendrick, others.

Jim Gass, City Attorney
Midge Jessiman

BOARD OF ZONING APPEALS

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

PLANNING COMMISSION

CALL TO ORDER

Chairman Ogle noted that a quorum was present.

ELECTION OF OFFICERS

APPROVAL OF MINUTES

Commissioner Harrell made a motion to approve the minutes Commissioner Dodgen seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Blalock Companies – Employee Walk, Saturday, May 30, 2015, 9 AM -12 PM, City Parking Lot to Patriot Park, Terra Blalock.**

Ms. Blalock was there and explained her event.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

Commissioner Clark made a motion to approve the request.
Commissioner Harrell seconded and all voted in favor.

- 2. Old Mill Square – Stringtime in the Smokies, Saturday, August 1, 2015, 10 AM -6 PM, 175 Old Mill Avenue, Marvelle Sewell.**

Marvelle Sewell was present. She said the event was the same as other years.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

Commissioner Marsh made a motion to approve the request.
Commissioner Harrell seconded and all voted in favor.

**3. Spooky 5k and Goblin Run, Saturday, October 31, 2015,
Veterans Boulevard, Frank Damante.**

Mr. Damante was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that there were no issues with this event.

ACTION TAKEN

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

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. None.**

D. Site Plans

- 1. Courtyard Marriot, Site Plan, 112 Community Center Drive, Jason Hunt.**

Mr. Hunt was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that a drainage plan that meets regulations has been submitted with the site plan. He said they are proposing a combination of underground detention and pervious pavers for their drainage plan. He said that the water would be released under the proposed greenway. He said nothing else has changed about the site plan. He said the site plan is ready for approval. He continued that a re-plat is needed separating the various businesses, and showing greenway

and drainage easements. He recommended that staff receive a plat before any building permits are issued.

ACTION TAKEN

Commissioner Harrell made a motion to approve the request per staff's recommendation. Commissioner Dodgen seconded and all voted in favor.

2. Parkway Plaza Retail Shops, Site Plan, 3959 Parkway, Gary Norvell.

Mr. Norvell was present.

STAFF RECOMMENDATION

Staff Planner Taylor explained that the site plan meets 10 year storm event no pre to post development increase and they were proposing underground detention to accomplish this. He also wanted to note that there is no room for a ground sign because building is proposed to close to ROW. He continued that and requested variance for signage should not be granted.

ACTION TAKEN

Commissioner Clark made a motion to approve the plan. Commissioner Marsh seconded and all voted in favor.

E. Requests for Rezoning

1. James Glynn & Ladonna Jean Twyman, approximately 0.3 acres, (Tax Map 94E, Group A, Parcel 1.00), 3331 S. River Road (Currently Jim Gray Gallery), C-1 (General Commercial) District to C-6 (Mixed-Use Commercial) District.

Mr. Collier was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that the adjoins C-6 property and that Staff had no objection to the request.

ACTION TAKEN

Commissioner Harrell made a motion to recommend the rezoning to the City Commission. Commissioner Dodgen seconded and all voted in favor.

2. Jess Weston, approximately 2.6 acres over seven parcels in Pine Mountain Shadows Subdivision (Tax Map 94G, Group D, Parcels 1.00, 2.00, 3.00, 8.00, 10.00, & 11.00 and a 0.4 acre portion of Tax Map 94G, Group E, Parcel 1.00) and ROW of Pine Way and Pine Mountain Road, Pine Mountain Road and Pine Way, C-1 (General Commercial) District to C-6 (Mixed-Use Commercial) District.

Jess Weston was present. She said that they could not finance the property for residential proposes because a C-1 district does not allow single family houses, which is what exists on the property.

STAFF RECOMMENDATION

Staff Planner Taylor said that the C-6 was partially established to help with the problem of no single family homes in a C-2 district. He said most C-2 off the Parkway became C-6. He said it was an oversight that C-1 property (off arterial roadways) did not also become C-6 as well, which would have avoided this problem. He said the whole area needs to be C-6, but he said staff felt that at the very least this subdivision should be C-6. He continued that the subdivision was either single family homes or overnight rentals and that other commercial activities would be limited by the steep topography of the land. Discussion ensued. Some Commissioners questioned whether the subdivision should be commercial at all and whether it should be R-2 to keep it residential. Mr. Taylor said that R-2 would allow both single family residences and overnight rentals, but not any other commercial activities.

ACTION TAKEN

Commissioner Marsh made a motion to recommend the subdivision be rezoned to R-2 to City Commission and not C-6 as originally proposed. Commissioner Clark 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. Smoky Mountain Ziplines, Site Plan Addition, Mill Creek Road, Brennon Garrett.**

Mark Jenrick was present.

STAFF RECOMMENDATION

Staff stated that the PUD is in order. Mr. Taylor said they were adding a few ziplines.

ACTION TAKEN

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

- 2. Jayell Ranch, Site Plan, 1131 Jayell Road, Donna Cantrell**

This item was withdrawn before the meeting.

C. Site Plan

- 1. None.**

D. Requests for Rezoning

- 1. None.**

E. Miscellaneous Requests or Required Actions.

- 1. None.**

4. Adjournment

5/26/15

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

Jay Ogle, Chairman

Attest: _____