

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY OCTOBER 26, 2010, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley
Robert Young
Jay Ogle
Bill Howell
Kevin McClure
Jerry Clark

MEMBERS ABSENT

Keith Whaley

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Jonathan Lyons, Terry Aparicio, Donna Cantrell, Mike Smelcer, Jess Davis, Will Morgan, Mimi Kulp, others.

Jim Gass - City Attorney
State Planner- Bart Hose

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the meeting September 28, 2010 were approved on a motion by Commissioner Young. Commissioner Clark seconded and all voted in favor.

OLD BUSINESS

NEW BUSINESS

PLANNING COMMISSION

A. SPECIAL EVENTS

- 1. Titanic Tennessee, LLC., – Winter Wonderland Kick Off,, Friday, November 12th through Saturday, November 13th, 2010 - Professional Ice Sculpture Event, Saturday, January 22nd, 2011 - W4S**

Event, Friday, April 9th through April 10th, 2011, 2134 Parkway, Lorene Boatner..

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

2. Holy Cross Church – The Annual Our Lady of Guadalupe Procession/parade, Sunday, December 12th, 2010, 144 Wears Valley Road, Terry Aparicio.

Ms. Aparicio was present.

STAFF RECOMMENDATION

Mr. Taylor stated that the Police Department had been notified of the parade. He recommended in favor of the request.

ACTION TAKEN

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

3. Heritage Carriage Rides and Pictures, (Waldens Landing: Thursdays through Saturdays, November 4th – 7th, 11th – 13th, 18th – 21st, 25th – 28th), (Main Stay Suites: November 15th through 19th), (Black Bear Jamboree: Monday, November 15th) and (Clari-on Hotel: November 25th through 28th) 2010, Peggy Wilson.

Ms. Wilson was present.

STAFF RECOMMENDATION

Commissioner McClure had safety concerns because of the congestion in the Waldens Landing parking lot, he recommended that the planning commission look at the rides on a month to month basis. Staff recommended that the rides be approved for the month of November only.

ACTION TAKEN

Commissioner Howell made a motion to approve the request with the mentioned recommendation. Commissioner McClure

B. SUBDIVISIONS

- 1. Resubdivision of the Spirit of the Smokies, lots 2A-R, 2B-R, and 3-R, 2385 and 2391 Parkway, Donna Cantrell, Vision.**

STAFF RECOMMENDATION

Staff recommended in favor of the request subject to getting all signatures.

ACTION TAKEN

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

D. SITE PLANS

- 1. Burke Printing, Site Plan, Lot 23R of Twin Bridges Subdivision, No. 2, Jonathan Lyons (360 Surveying).**

Mr. Lyons was present.

STAFF RECOMMENDATION

Mr. Taylor stated that a new entrance was being proposed into the property, which would need TDOT approval. He said although the site is tight the latest design seems to work and the site plan meets requirements.

ACTION TAKEN

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

- 2. Krispy Kreme, Revised Site Plan, 3974 Parkway, Mike Smelcer (SRA).**

Mr. Smelcer was present and explained that a 1000 square feet addition is being added along with a service ramp.

STAFF RECOMMENDATION

Mr. Taylor stated that the drainage letter had been received. Staff recommended in favor of the site plan.

ACTION TAKEN

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

3. Spirit of the Smokies/Tennessee Shindig, Revised Site Plan, Parkway, Mike Smelcer, SRA.

Mike Smelcer and Mr. Davis were present.

STAFF RECOMMENDATION

Mr. Taylor stated that to accommodate the additions that all easements were re-platted between lots, so no problems will arise in the future. The water meter will need to be moved for safety reasons. He also explained that in one area there will be an 18 feet setback instead of the generally required 25 feet. Mr. Taylor explained that this is now allowable due to recent changes to the PUD requirements under Section 407.3.1, which allows smaller PUDs to have the setbacks of the zoning district it is in. He recommended allowing the "encroachment" and recommended in favor of the revised site plan.

ACTION TAKEN

Commissioner Howell made a motion to approve the site plan with the "encroachment" and stated that the noted section of the zoning should be put on the site plan. Commissioner McClure seconded and all voted in favor.

PLANNING REGION ITEMS

B. SUBDIVISIONS

1. Final Re-Subdivision of the Americana Community Lots 1R, 2R, 3R, 4R, and 8R, Crestview Drive off of Battle Hill Road, Donna Cantrell (Vision)/Francisco and Teresa Aparicio.

Ms. Aparicio was present.

STAFF RECOMMENDATION

Mr. Taylor stated that the plat was in order with the exception that the road sign reads "Charles James Way" instead of "Charles James Court," which is on the plat. This needs to be corrected.

ACTION TAKEN

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

E. REQUESTS FOR REZONING

- 1. Will Morgan, approximately a 2.5 acre parcel on Wears Valley Road (Tax Map 104, Parcel 120), R-1 (Rural Residential) to C-1 (Rural Commercial) District.**

Mr. Morgan was present.

STAFF RECOMMENDATION

Mr. Taylor explained that the topography of the land is challenging. Furthermore, although it fronts Wears Valley Road, that the best access to the property is a private road. State planner Hose stated that the State would have to approve a curb cut in order to get access to this property without using the private access. Planning Commissioner Howell stated that he would like to see a letter from the owners or association that own property along the private road, stating that this private road can be used to access this property for commercial use.

ACTION TAKEN

No action was necessary. The item was withdrawn. The meeting was adjourned at 3:40 p.m.

Bill Bradley, Chairman

Attest:_____