

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY JULY 27, 2010, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley  
Robert Young  
Jay Ogle  
Bill Howell  
Kevin McClure

MEMBERS ABSENT

Keith Whaley  
Jerry Clark

OTHERS PRESENT

Karl Kreis, Mark Miller, Jerry Hanson, Alan Dillow, Mike Suttles, Mike Kennedy, 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 June, 22, 2010 were approved on a motion by Commissioner Young. Commissioner Howell seconded and all voted in favor.

OLD BUSINESS

NEW BUSINESS

**PLANNING COMMISSION**

**A. SPECIAL EVENTS**

- 1. King of the Smoky's – Triathlon Sport/ Athletic Event, Saturday, October 16th or Sunday, October 17th, 2010, Pigeon Forge Community Center, 170 Community Center Drive, William J. Wilkins. - New Date October 23, 2010.**

Mr. Wilkins was present.

STAFF RECOMMENDATION

Staff reported that the proposed date(s) conflicts with another special event in the area. Mr. Wilkins proposed a new date (October 23<sup>rd</sup> 2010), which he said would work. Staff said that at this time the date cannot be verified that it is okay. Staff confirmed that it does not have a problem with the event itself. After some discussion, it was recommended that planning staff would need to verify that the date will work before issuing the special events permit.

ACTION TAKEN

Commissioner Howell made a motion to approve the request subject to staff confirming the date is okay. Commissioner McClure seconded and all voted in favor.

**2. American Cancer Society – Relay For Life, Friday May 20th and Saturday, May 21st, 2011, Patriot Park, Wayne Knight.**

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

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

**3. Wilcoxon Ventures – (Fast Stop Gas Station - 2586 Parkway, J&B Market - 4250 Parkway, Kenjo Market - 3141 Parkway, Shell - 2570 Parkway), Request for a Temporary Use Permits (OPC Locations), Mike Kennedy.**

Mr. Kennedy was present.

STAFF RECOMMENDATION

Staff reviewed with the Commission the different locations of the OPC booths through pictures. Staff said that all the locations were acceptable to recommend. However, Mr. Kreis continued that some complaints have been received at least one of these locations involving workers soliciting at the gas pump and not remaining behind the booth as per the ordinance. Commissioner Howell questioned what assurance we have that the people

are staying in the approved location on the site. Mr. Kennedy stated that complaints were addressed immediately. Commissioner Bradley stated that staff needs to discuss the issue before the next meeting on how to address these situations in the future and how the complaints should be logged.

ACTION TAKEN

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

**D. SITE PLANS**

**1. Mountain Manny's – Expanded Air Brush Booth, Revised Site Plan, 3026 Parkway, David Johnson/Alan Dillow – ArchiDesign Group, P.C.**

Mr. Dillow and Mr. Johnson were present.

STAFF RECOMMENDATION

Mr. Kreis explained that this booth is an expansion of an existing t-shirt spray booth, which was likely constructed without PC approval. He said that the booth (and expansion) was placed on the walkway around the building, which now presents a circulation problem. Furthermore, the booth blocks handicap access from the required parking area behind the building. After some discussion, it was suggested that to continue with this design, a walkway (which is out of the Parkway R-O-W) would need to be added to the site plan. Mr. Dillow withdrew the request.

**2. Smith Family Theater – Dinner Theater Renovation (Phase III New Entry), Revised Site Plan, 2330 Parkway, Jimmy Taylor - Associated Design Group, Inc.**

STAFF RECOMMENDATION

Mr. Kreis explained that an addition is being added to the front of the building, where a large walkway currently exists. The setbacks are met. Staff recommended in favor of the addition.

ACTION TAKEN

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

**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.**

STAFF RECOMMENDATION

State Planner Bart Hose reviewed the draft of the annual report. He talked about PC activity for the previous year and some of the long range planning activities being proposed in the coming year. He also mentioned some of workshops coming up.

ACTION TAKEN

Commissioner Howell made a motion to approve the Annual Report.  
Commissioner McClure seconded and all voted in favor.

The meeting was adjourned at 4:00 p.m.

**BOARD OF ZONING APPEALS**

1. Call to order
  2. Old business
  3. New business
- A. Request for an additional variance of frontyard setback to allow a 12.72 feet setback instead of the 15 foot frontyard setback previously granted by BZA (required setback is 30 feet), 523 Royal Coachman Drive, Mike Suttles – Vision Engineering.**

Mr. Suttles was present.

STAFF RECOMMENDATION

Mr. Kreis stated that a variance to allow a 15 foot setback was already granted to this property for topographical issues. However, the property was built at a lesser setback than what was granted by the BZA. He stated that staff does not have documentation of the actual slope of the property. Mr. Suttles showed pictures of the surrounding area and that

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most surrounding properties were developed with reduced setbacks. Discussion ensued and it was suggested that the variance should be limited to the actual current setback of the structure itself. Commissioner Howell stated that the stairs should be included, which would decrease the setback more. State Planner Bart Hose said that the variance granted should be linked to the front of the building, possibly linked to a survey/footprint of the building.

ACTION TAKEN

Commissioner Howell made a motion to approve the request subject to staff recommendation. Commissioner McClure seconded and all voted in favor.

The meeting was adjourned at 4:15 p.m.

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Bill Bradley, Chairman

Attest: \_\_\_\_\_