

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY AUGUST 24, 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, Jerry Hanson, Teresa Hughes, Randy Dennis,

Jim Gass - City Attorney
State Planner- Bart Hose

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

Commissioner Howell reported that Mayor Whaley was listed as present and was absent. Furthermore, Commissioner McClure was listed as absent and was present. He asked that the minutes be corrected to reflect this. With the stated corrections, the minutes of the meeting July 27, 2010 were approved on a motion by Commissioner McClure. Commissioner Howell seconded and all voted in favor.

OLD BUSINESS

NEW BUSINESS

PLANNING COMMISSION

A. SPECIAL EVENTS

- 1. The Christmas Place at Bell Tower Square – Labor Day Weekend Sidewalk Sale, Saturday, September 4th through Monday, September 6th 2010, and Secondary Market, Saturday, November 13th & Sunday, November 14th, 2010, 2470 Parkway, Teresa Hughes.**

Ms. Hughes was present.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

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

- 2. Sevier County Volunteer Fire Department – 3rd Annual Benefit Motorcycle Ride, Smoky Mountain Harley Davidson – 105 Waldens Main Street, Saturday September 18th, 2010, Randy Dennis.**

No one was present.

STAFF RECOMMENDATION

Staff recommended in favor of the event.

ACTION TAKEN

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

- 3. Smoky Mountain Christian Village - Passion Play in the Smokies, 2525 Gold Rush Road, Thursday, September 23rd through Sunday, September 25th, Thursday, September 30th through Sunday, October 2nd, Thursday, October 7th through Sunday, October 9th, 2010, Mark Pedro.**

Mr. Pedro was present.

STAFF RECOMMENDATION

Mr. Taylor stated that this event is relocating from Townsend. Staff has no issues with the passion play but an architectural design for the stage will need to be submitted along with a sound permit.

ACTION TAKEN

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

- 4. Smoky Mountain Music and Heritage Series - 7th Annual Old Mill Heritage Day, 175 Old Mill Avenue/ Butler Street, September 25, 8 a.m. - 8 p.m., Marvelle Sewell.**

Ms. Sewell was present.

STAFF RECOMMENDATION

Mr. Taylor noted one change to the event. The parking lot across from the Old Mill Pottery House will be used for vendors, but the vacant lot behind the building will be used for parking. Staff recommended in favor of the request.

ACTION TAKEN

Commissioner Young made a motion to approve the event. Commissioner Clark seconded and all voted in favor.

- 5. Sevier County Marine Corp League #1206 Fundraiser, Friday, September 10th through Saturday, September 11th and Friday, September 17th through Saturday, September 18th, 2010, Red Roof Mall parking lot, John Linnert.**

Mr. Linnert was present.

STAFF RECOMMENDATION

Staff recommended in favor of this yearly event.

ACTION TAKEN

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

D. SITE PLANS

1. Titanic – Building addition, Revised Site Plan, 2134 Parkway, Donna Cantrell/Vision.

Ms. Cantrell was present.

STAFF RECOMMENDATION

Mr. Taylor explained that staff was in favor of the 3000 sq. ft. addition.

ACTION TAKEN

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

2. Lumberjack Dinner Theater, Site Plan, 2713 Parkway, John Patteson/ Michael Brady, Inc.

Mr. Patteson was present.

STAFF RECOMMENDATION

The proposed site is located on the Parkway and Smoky Drive and consists of four (4) tracts. The Parkway site is .5 acres is to be used as parking, signage, ticket booth and a demonstration area. The Smoky Drive site consists of three lots totaling 4.19 acres which will be combined. The proposed use is a dinner theatre consisting of 33,400 square feet. The required parking is 200 spaces based on places of assembly with 208 spaces provided. There are some floodway issues which will need to be addressed. All detention is underground. A subdivision plat has also been submitted combining the three lots on Smoky Drive.

ACTION TAKEN

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

3. Whispering Pines, Revised Site Plan, 205 Ogle Drive, Bruce Rutherford/SRA.

Mr. Rutherford was present.

STAFF RECOMMENDATION

Mr. Taylor stated that an indoor pool was being added to the site plan. Staff recommended in favor.

ACTION TAKEN

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

E. REQUESTS FOR REZONING

1. **BMJ Limited Partnership, approximately 2.1 acre tract at 1736 Waldens Creek Road (Tax Map 93H B, Parcel 002.00), R-1 (Single Family Residential) to C-3 (Neighborhood Commercial) District.**

STAFF RECOMMENDATION

Mr. Taylor stated that the building on this tract is being used as an office. He said this parcel adjoins a recently created C-3 district and is currently being used as a commercial office. They would like to expand their offices, which would require them to be in a commercial district. Staff is unsure why this parcel was left off the creation of the C-3 district and believes it may have been an oversight. This parcel meets the intent of the district. Staff recommended in favor of the request.

ACTION TAKEN

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

F. MISCELLANEOUS REQUESTS OR REQUIRED ACTIONS

1. **None.**

Planning Region Items

A. Requests for Rezoning

1. Will Morgan, approximately 37 acres at 1911 Wears Valley Road (Tax Map 104, Parcel 122.00), R-1 (Rural Residential) District to A-1 (Agricultural) District.

STAFF RECOMMENDATION

Staff recommended in favor of the A-1 zone.

ACTION TAKEN

Mr. Taylor reported that the reason for the rezoning is to operate a zipline commercial business. Ziplines has been determined by the county to be an allowable use in an A-1 district. Staff showed pictures of the property. Most of it is very steep, the entrance is on a curve of an arterial road, and surrounding cliffs also make sight distance difficult. Staff and commissioners both voiced concerns about any type of commercial operation being conducted at the property. After some discussion, it was decided that the issues will have to be dealt with at the site planning level. Commissioner Howell made a motion to recommend the rezoning to the County Commission for review. Commissioner McClure seconded and all voted in favor.

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

Bill Bradley, Chairman

Attest: _____