

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY OCTOBER 27, 2009, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley
Robert Young
Jay Ogle
Bill Howell

MEMBERS ABSENT

Jerry Clark
Kevin McClure

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Joe Dunn, Jerry Hanson, Amanda Fox, Ben Ramsbottom, 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 22, 2009 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. Belz Factory Outlet World- Truckload Sale, Thursday, October 29th through Sunday, November 1st and Thursday, November 12th through Sunday, November 15th, 2009, 2655 Teaster Lane, Amanda Fox.**

Ms. Fox was present.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

B. SUBDIVISIONS

- 1. Re-Subdivision of the Pine Haven Subdivision Lots 4 -7 into Lots 1 -3 (Tax Map 93C, Group A, Parcel 36-39 and 42, District 6, Wears Valley Road and Easy Street, Tim Howell/Bill Delozier.**

STAFF RECOMMENDATION

Mr. Taylor stated the re-subdivision of this plat is much cleaner. He said the existing plat shows property lines bisecting buildings and other problems. Staff recommended in favor of the request.

ACTION TAKEN

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

D. SITE PLANS

- 1. Johnstone Supply, Site Plan, Charlottes Court (James Lee Fox Farm – Lot 7), Ben Ramsbottom.**

STAFF RECOMMENDATION

Mr. Taylor stated that there are concerns with the Sanitation pick up. The turn for the truck is tight and needs to be addressed. Staff recommended in favor of the site plan subject to the Sanitation Department reviewing proposed changes to remove a parking island for dumpster truck maneuverability.

ACTION TAKEN

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

2. Dollywood's Splash Country – Slick Rock Racer, Site Plan, Dollywood Prks, Blvd. Edwinda Merritt (Vision Engineering).

Mr. Wantiez was present.

STAFF RECOMMENDATION

Mr. Taylor said the site plan was in order. Staff recommended in favor.

ACTION TAKEN

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

3. Walden's Landing - Proposed theater, Revised site Plan, Community Center Drive, Ned Vickers (Holrob Investments, LLC).

Mr. Vickers could not attend the meeting. Commissioner Ogle abstained from voting and offered to answer any questions about the project.

STAFF RECOMMENDATION

Mr. Taylor stated that 6 shops will be removed and replaced with a movie theater. The solid waste plan will need to be revised and updated. Staff recommended in favor of the site plan with this change. Chairman Bradley commented on the entrance that opens up to Community Center Drive. He stated that it is dangerous and is sometimes blocked by traffic. Mr. Taylor stated that he would work with Public Works on this issue.

ACTION TAKEN

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

E. REQUESTS FOR REZONING

- 1. City of Pigeon Forge, a parcel totaling approximately 9.6 acres (Tax Map 84, Parcel 4.03), 2124 Veterans Blvd., R-1 (Low Density Residential) to C-2 (Tourist Commercial) District.**

STAFF RECOMMENDATION

Mr. Taylor stated that the parcel was the location of the proposed Pigeon Forge Fire Sub-Station on Veterans Boulevard. Due to the setback restrictions in an R-1 district, the architect has advised that the C-2 district would provide greater flexibility for the placement of the structure. Staff recommended.

ACTION TAKEN

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

F. MISCELLANEOUS REQUESTS OR REQUIRED ACTIONS

- 1. Set date and time for the December Planning Commission Meeting.**

STAFF RECOMMENDATION

Staff and Planning Commissioners agreed that the Planning Commission meeting in December is tentatively set for Tuesday, December 15th at 3:00 p.m.

PLANNING REGION ITEMS

G. SUBDIVISIONS

The meeting was adjourned at 3:45 p.m.

Bill Bradley, Chairman

Attest:_____