

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY JUNE 23, 2009, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley
Robert Young
Jerry Clark
Bill Howell
Joyce Brackins

MEMBERS ABSENT

Jay Ogle

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Joe Dunn, Jerry Hanson, Mike Teske, Barry Love, Derek Hodges, Tonya Young, Mimi Kulp, others.

City Attorney – Jim Gass
State Planner Bart Hose

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the meeting May 26, 2009 were approved on a motion by Commissioner Brackins. Commissioner Young seconded and all voted in favor.

NEW BUSINESS

PLANNING COMMISSION

A. SPECIAL EVENTS

- 1. Vacation Express, LLC., Request for a Temporary Use Permit (OPC Location), Mountain Manny's - 3068 Parkway, Debra Loss.**
- 2. Vacation Express, LLC, Request for a Temporary Use Permit (OPC Location), Pigeon Forge Best - Parkway Debra Loss.**

STAFF RECOMMENDATION

Mr. Taylor stated that the booths are in place and under the overhang of the building as is the policy of the City. Staff recommended in favor of Item 1 and 2, requests for Temporary Use Permits.

ACTION TAKEN

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

3. (19th Annual) Pigeon Forge Office of Special Events - Patriot Festival, Patriot Park, July 4, 2009, Leigh Ellington.

Ms. Ellington was present.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

4. Smoky Mountain Music and Heritage Series - Music at Old Mill Square, July 3, 2009, 6 p.m - 9 p.m., Marvelle Sewell.

5. Smoky Mountain Music and Heritage Series - Jammin at Old Mill Square, August 14, 7 p.m - 10 p.m., August 15, 12 noon - 5 p.m., Marvelle Sewell.

6. Smoky Mountain Music and Heritage Series - 6th Annual Old Mill Heritage Day, 175 Old Mill Avenue/ Butler Street, September 19, 8 a.m. - 8 p.m., Marvelle Sewell.

Ms. Sewell was present.

STAFF RECOMMENDATION

Staff requested that item #4, 5, and 6 under Special Events be voted on in one motion as they are all annual events. Commissioner Howell pointed out the Heritage Days are during a Rod Run weekend. The applicant explained it just happened to fall that way as it was scheduled a year in advance.

ACTION TAKEN

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

7. Christmas Place – Christmas in July, July 1 - 30, 2009, 2470 Parkway, Kathy Biggs Rodriguez.

Ms. Rodriguez was present.

STAFF RECOMENDATION

Ms. Rodriuez explained that they are going to place a tent at the former Bob Evans Restaurant site. She explained that the tent will be full of landscaping on the outside, enclosed, and look very appealing.

ACTION TAKEN

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

8. The Great Smoky Mountains - F-100 Run, Smoky Shadows Motel, Thursday, June 25th and Saturday, June 27th, 2009, Tonya Young.

Ms. Young was present.

STAFF RECOMMENDATION

Mr. Taylor asked that this be added to the agenda. He stated it was held in the past without incident.

ACTION TAKEN

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

C. PLANNED UNIT DEVELOPMENTS (PUD)

- 1. Final Re-Plat of lots 15, 16, 18R, 19R, 20R (includes the removal of lots 11, 12, 13, 14, and ROW for Sugar Way), of Mountain Park PUD (Map 94B, Group A, Parcel 4.00), off Country Oaks Drive, Michael Brady, Inc.**

This item was withdrawn before the meeting.

D. SITE PLANS

1. Dollywood Adventure Mountain, Site Plan, Dollywood Parks Boulevard, Vision Engineering/ Guy Wantiez.

Mr. Teske from Dollywood was present.

STAFF RECOMENDATION

Mr. Taylor explained that this was Dollywood's newest attraction and that the site plan was in order. Staff recommended in favor of the request.

ACTION TAKEN

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

F. MISCELLANEOUS REQUESTS OR REQUIRED ACTIONS

1. Discussion of work plan for the coming year.

Bart Hose discussed potential work projects for next year (2009-2010 Program year) and he handed the commission a list of potential projects. Some commissioners expressed moving comprehensive planning higher on the list. Mr. Hose mentioned that developing a guide for zoning may be helpful while comprehensive planning is developed. Some commissioners also wanted more trainings added the list.

PLANNING REGION ITEMS

G. SUBDIVISIONS

1. Minor Final Re-Subdivision of the Burch Property into Lots 1-3, Lones Branch Lane and Walker Trail Brennon Garrett.

Mr. Barry Love was present.

STAFF RECOMMENDATION

Mr. Taylor explained that this request was reviewed previously and denied at that time. The lots are extremely steep and a shared driveway is being proposed for 3 lots. Mr. Taylor stated that Planning Commission in the past has not allowed 3 lots to be served by one driveway. He also has concerns of lack of sight distance at the proposed drive. Staff cannot recommend in favor of the request. Commissioner Howell stated that was already a dangerous intersection without adding a new shared driveway.

ACTION TAKEN

Commissioner Young made a motion to deny the request.
Commissioner Clark seconded and all voted to deny it.

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

BOARD OF ZONING APPEALS

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

A. Lot 5B of the Robert W. and Cherry Rhines Property, Request for variance of zoning regulation to allow less than the required 30 foot front setback, Gold Dust Drive, Al Crumley.

B. Lot 5C of the Robert W and Cherry Rhines Property, Request for variance of zoning regulation to allow less than the required 30 foot front setback, Gold Dust Drive, Al Crumley.

Mr. Jerry King was present.

STAFF RECOMMENDATION

City Planner Taylor suggested that items A and B be voted on in one motion. He stated that the Planning Commission has allowed variances like this in the past. These items meet requirement because of the

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topography of the lots; as the petitioner has demonstrated through survey a greater than 30 percent slope for both lots.

ACTION TAKEN

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

The meeting was adjourned at 3:50 p.m.

Bill Bradley, Chairman

Attest:_____