

**MINUTES OF  
CITY COMMISSION MEETING  
MONDAY, MARCH 14 2011, 5:30 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

Mayor Whaley called the meeting to order with the following in attendance: Vice Mayor McClure, Commissioner Brackins, Commissioner Robinson, Commissioner Wear, City Manager Teaster, City Recorder Clabo, City Attorney Gass, members of the press and interested citizens.

Mayor Whaley opened the meeting and Vice Mayor McClure led in the pledge of allegiance.

**PUBLIC HEARING 1**

A public hearing to receive public comment regarding a proposed amendment to the zoning map of Pigeon Forge, Tennessee, by rezoning a portion of parcels 32 & 32.06 on tax map 94 located on CA King Boulevard, owned by Bill Delozier, from C-2 (tourist commercial) district to R-1 (low density residential) district. (Ordinance No. 918)

There being no comments received, the public hearing was closed.

**PUBLIC HEARING 2**

A public hearing to receive public comment regarding a proposed amendment to the zoning map of Pigeon Forge, Tennessee, to rezone certain property located along both sides of the Parkway in the North city limits from C-2 (tourist commercial) district & C-4 (planning unit- commercial) district to C-5 (commercial amusement park) district. (Ordinance No. 920)

There being no comments received, the public hearing was closed.

**PUBLIC HEARING 3**

A public hearing to receive public comment regarding a proposed amendment to section 709.4 ("area requirements" for C-5 commercial amusement park district) of the text of the zoning ordinance of Pigeon Forge, Tennessee. (Ordinance No. 921)

There being no comments received, the public hearing was closed.

**REGULAR MEETING**

The minutes were unanimously approved following motion by Vice Mayor McClure and second to motion by Commissioner Wear.

Mayor Whaley asked if there were any comments from citizens.

No comments were received.

The authorization for the payment of bills was presented for approval. On a motion by Commissioner Wear, second by Commissioner Brackins, it was approved to accept the bills as noted. Commissioner Robinson noted that he was for the normal bills but opposed items in question that are not bid.

### **Old Business**

**Ordinance No. 918** to amend the zoning map of Pigeon Forge, Tennessee, by rezoning a portion of parcels 32 & 32.06 on tax map 94 located on CA King Boulevard, owned by Bill Delozier, from C-2 (tourist commercial) district to R-1 (low density residential) district was presented on the second reading. Community Development Director Taylor briefly discussed the ordinance and noted that it had been recommended for approval by the Planning Commission. On a motion by Commissioner Brackins, second by Vice Mayor McClure, and with all voting “aye” the motion was approved on the second reading.

**Ordinance No. 920** to amend the zoning map of Pigeon Forge, Tennessee, to rezone certain property located along both sides of the Parkway in the North city limits from C-2 (tourist commercial) district & C-4 (planning unit- commercial) district to C-5 (commercial amusement park) district was presented on the second reading. Community Development Director Taylor briefly discussed the ordinance and noted that it had been recommended for approval by the Planning Commission. On a motion by Vice Mayor McClure, second by Commissioner Brackins, and with all voting “aye” the motion was approved on the second reading.

**Ordinance No. 921** to amend section 709.4 (“area requirements” for C-5 commercial amusement park district) of the text of the zoning ordinance of Pigeon Forge, Tennessee was presented on the second reading. Community Development Director Taylor briefly discussed the ordinance and noted that it had been recommended for approval by the Planning Commission. On a motion by Commissioner Wear, second by Vice Mayor McClure, and with all voting “aye” the motion was approved on the second reading.

### **New Business**

**Ordinance No. 922** to amend the zoning map of Pigeon Forge, Tennessee, by rezoning a portion of parcels 103 & 103.01 on tax map 83 located at the intersection of Showplace Blvd. and the Parkway, owned by Richard O’Donnell, from C-4 (planning unit – commercial) district to C-2 (tourist commercial) district was presented on the first reading. Community Development Director Taylor noted that the front of this property is currently zoned C-2 and the back is zoned C-4. This request will make all the property to be zoned C-2. On a motion by Vice Mayor McClure, second by Commissioner Wear, and with all voting “aye” the motion was approved on the first reading.

**Ordinance No. 923** to add section 711 (C-6 mixed-use commercial district) and related amendments to article III (definitions) and article VIII (area, yard, and height requirements) to the text of the zoning ordinance of Pigeon Forge, Tennessee was presented on the first reading. Community Development Director Taylor spoke noting the purpose of the ordinance was to encourage mixed use. Also addressed would be signage, landscaping, outdoor lighting, and sound ordinance. On a motion by Commissioner Wear, second by Vice Mayor McClure, and with all voting “aye” the motion was approved on the first reading.

**Ordinance No. 924** to amend the zoning map of Pigeon Forge, Tennessee, to rezone certain property located throughout the City but mainly along Veteran’s Blvd., Wears Valley Road, and some commercial property that does not front the Parkway from C-1 (general commercial) & C-2 (tourist commercial) district to C-6 (mixed use commercial) district was presented on the first reading. Community Development Director Taylor spoke generally and noted that letters had been sent to those that would be impacted and have comment sheets to solicit information regarding proposal. On a motion by Commissioner Wear, second by Vice Mayor McClure, and with all voting “aye” the motion was approved on the first reading.

Discussion and consideration to accept a bid for concession supplies for the Parks and Recreation Department from Sysco Knoxville and JBA Vending was presented for approval. Parks and Recreation Director Wilbanks discussed that bids were opened on March 2, 2011 and JBA Vending Company was lowest bidder that met bid specifications on candy products at a cost of \$5,957.10. Sysco Knoxville LLC was the lowest bid to meet bid specifications on food products at a cost of \$16,793.17. On a motion by Commissioner Brackins, second by Vice Mayor McClure, it was unanimously approved to accept the bid as presented.

Discussion and consideration of city streets to be paved and striped was presented for approval. Public Works Director Miller stated that the roads recommended for paving were: E. Wears Valley Road – 820’ X 37’ at a cost of \$40,500; Section of Pine Mountain Road – 1,020’ X 22’ at cost of \$24,400; and Rena Street – 1,320’ X 26’ and 1,640’ X 20’ at a cost of \$72,500. On a motion by Commissioner Brackins, second by Vice Mayor McClure, it was unanimously approved to accept the request as presented.

Manager’s report included the following:

1. There will be a Planning Commission meeting on March 22, 2011 at 3:00 p.m. in the council room of city hall.
2. The Department of Tourism will be hosting the Guest Excellence program on March 30, 2011 and March 31, 2011.
3. The City will celebrate its 50<sup>th</sup> anniversary on April 4, 2011 beginning at 1:00 p.m. at the Community Center.

- 4. There will be a Beer Board meeting on March 23, 2011 at 1:00 p.m. in the council room of city hall.
- 5. The construction plans are back from the State on the Dry Fork Interceptor.
- 6. There will be a public hearing on Ordinance Number 922, 923, and 924 on April 11, 2011.
- 7. The Mill Creek Interceptor study is completed. Would like to have a work session to discuss and also discuss county waterline agreement.

Mayor Whaley asked for comments from the board.

Assistant City Manager Brackins asked commissioners if they wanted the wastewater plant to be LEED certified. Mayor Whaley asked to check with SSR and see if it would be included with original scope of work.

Parks and Recreation Director Wilbanks mentioned having two outstanding grants on trails and the possibility of combining the two grants with TDOT approval. He further mentioned the possibility establishing a Park Foundation. Wilbanks also requested discussion regarding altering the fountain at Patriot Park. Council generally agreed to have items discussed further at an upcoming work session.

Commissioner Wear commended the Department of Tourism for recognition in Trip Advisor.

Vice Mayor McClure congratulated the Pigeon Forge Lady Tigers for their recent success in basketball.

Having no other comments received, the meeting was duly adjourned at 6:10 p.m.

APPROVED: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY RECORDER