

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY MARCH 22, 2011, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley  
Robert Young  
Jay Ogle  
Judy Harrell

MEMBERS ABSENT

Kevin McClure  
Jerry Clark

OTHERS PRESENT

David Taylor, Mark Miller, Karl Kreis, Laura Howard, Beth Penland, Dick Wellons, Danny King, 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 March 22, 2011 were approved on a motion by Commissioner Young. Commissioner Harrell seconded and all voted in favor.

OLD BUSINESS

NEW BUSINESS

**PLANNING COMMISSION**

**A. SPECIAL EVENTS**

- 1. The Christmas Place at Bell Tower Square – Job Fair Tent, Sunday, April 17<sup>th</sup> through Tuesday, April 19<sup>th</sup> 2011, 2470 Parkway, Teresa Hughes.**

**2. The Christmas Place at Bell Tower Square - 25<sup>th</sup> Anniversary Celebration, Wednesday, June 15<sup>th</sup>, 2011, 2470 Parkway, Janet Donaldson.**

Ms. Donaldson was present for Items #1 and #2.

STAFF RECOMMENDATION

Staff recommended in favor of the requests and suggested that they both be vote on in one motion.

ACTION TAKEN

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

**3. Chevy Classic – The Inn at Christmas Place, Friday, May 20 – Saturday, May 21<sup>st</sup>, 2011, 119 Christmas Tree Lane, Ray Ogle.**

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

**4. Kerbela Shrine Center – 35<sup>th</sup> Annual Smoky Mountain Fun Fest Parade, Saturday, May 7<sup>th</sup>, 2011, Parkway, Bill Pavlis.**

STAFF RECOMMENDATION

Staff recommended in favor of the parade.

ACTION TAKEN

Commissioner McClure made a motion to approve the request. Commissioner Clark seconded with Commissioner Young abstaining from the vote.

**5. King of the Smoky's – Triathlon Sporting Event, Saturday, August 27<sup>th</sup>, 2011, Pigeon Forge Community Center, 170 Community Center Drive and City Park Greenway, William J. Wilkins.**

Mr. Wilkins was present.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

6. **Sevier Heights - South Dakota Mission Fund Raiser, Friday, April 15<sup>th</sup> & Saturday, April 16<sup>th</sup>, 2011, Conner Hill Motor Lodge, 3921 Parkway, Rheta Chambers.**

STAFF RECOMMENDATION

Mr. Taylor explained that this was a small non-profit fund raiser during the Rod Run. He said it is a type of thing that would qualify for administrative review, but staff received the application in time to put on the agenda. He said that they have expressed that this will be off the State ROW for the Parkway.

ACTION TAKEN

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

7. **Vietnam Veterans Line Haul Reunion, Monday, May 16<sup>th</sup> through Sunday, May 22<sup>nd</sup>, 2011, Twin Mountain Inn and Suites, 4120 Hitching Post Lane, Rich Cahill.**

STAFF RECOMMENDATION

Mr. Taylor reported that this is a new event before the board. He reported that it is in a commercial district but near some residents. He reported that they still need a sound permit. He said staff could recommend it and see how it goes.

ACTION TAKEN

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

8. **The 26<sup>th</sup> Annual Dolly's Homecoming Parade, Friday, May 6<sup>th</sup>, 2011, 6 p.m., Parkway (from River Road to Wears Valley Road), Butch Helton.**

Mr. Helton was present and explained that the parade of 103 entries will be approximately 2 hours long starting at 5 p.m on River Road. The Traffic will be diverted to one way around 2 p.m.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

9. **American Foundation for Suicide Prevention Community Walk, Saturday, October 1<sup>st</sup>, 2011 7:00 a.m., City Lot, City Greenway, and Old Mill Area, Regina Barnes Barzycki.**

STAFF RECOMMENDATION

Mr. Taylor that this was a new special event and that all the city department have reviewed it. He said some minor changes will have to be made to the route, but that will not pose a problem for the police department.

ACTION TAKEN

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

**C. Planned Unit Developments (PUD)**

1. **Preliminary PUD Plan of Warehouse Complex, Commercial PUD Site Plan, corner of CA King and Keegan Drive, Tim Howell/Bill Delozier.**

STAFF RECOMMENDATION

Mr. Taylor explained that staff has been reviewing this for a couple of months. He reported that the latest version still does not comply with the city's regulation and staff cannot recommend it.

ACTION TAKEN

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

**2. Joy Restaurant Group, Commercial PUD Site Plan, corner of Lafollette Circle and Parkway, Kacie Huffaker – Norvell and Poe.**

STAFF RECOMMENDATION

Mr. Taylor explained the details of the site plan to the board. He reported that this site plan is in order for staff to recommend preliminary PUD site plan. Staff will need more information before final approval can be recommended.

ACTION TAKEN

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

**D. Site Plans**

**1. Dollywood Attraction 2012, Site Plan, Dollywood, Guy Wantiez – Vision.**

STAFF RECOMMENDATION

Mr. Taylor reported that staff reviewed the site plan and it was in order for staff to recommend. Mr. Wantiez explained the site plan in more detail.

ACTION TAKEN

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

**2. Duncan's Clothing, Site Plan, 2668 Parkway, Donna Cantrell – Vision.**

STAFF RECOMMENDATION

Mr. Taylor reports that although this property fronts the Parkway, the site is designed so you have to enter the required parking through the rear on Florence Drive. Staff finds that situation awkward, but he reports there are no regulations against this design. He said the site plan was in order for staff to recommend.

ACTION TAKEN

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

**3. Furniture Store, Site Plan, Veterans Blvd, Tim Howell/Ron Ogle.**

STAFF RECOMMENDATION

Mr. Taylor reports that the latest site plan that staff has received has multiple regulation violations and inadequacies, including some activities being proposed in the State's ROW and lacks a drainage plan. He said that staff cannot recommend at this time.

ACTION TAKEN

Commissioner Young made a motion to deny the request. Commissioner McClure seconded and all recommended denial of the request.

**F. Miscellaneous Requests or Required Actions**

**1. Minor zoning text amendments to the proposed C-6 Mixed Use Commercial District, Staff.**

STAFF RECOMMENDATION

Mr. Taylor explained that this amendment has already gone to City Commission; however, staff is recommending some minor changes to the text. He explained each of the changes. Most were changes to text to clarify (or simplify) for administrative proposes. He stated that "low impact development" is being stressed, "wineries" and "banks" were added to permitted uses, and day care center of more than 25 children are allowed on arterial streets.

ACTION TAKEN

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

### **BOARD OF ZONING APPEALS**

**1. River Road Pancake House, Appeal of staff's decision regarding the administration of Sections 408.2.4 & 408.6.2 regarding businesses having two signs of different types, BP Gas Super-center Complex – Parkway, Myong Yang.**

STAFF RECOMMENDATION

Mr. Taylor stated the sign ordinance clearly states that a development may have two signs of different types. He said that this development already has a ground sign and wall signs for each business. He said Mr. Yang now is requesting a roof sign. Mr. Yang representative says that his proposed sign is a wall sign. A picture of the proposed sign was shown to the board showing the sign supported by the roof well above the top of the roof. The definition of a "roof sign" was read to the board stating "any sign erected or constructed wholly upon and over the roof of any building and supported entirely on the roof structure." Board member expressed that the pictured sign matched the definition.

ACTION TAKEN

No action was necessary. The item was withdrawn.

**2. Riverstone Resorts, Request for increase sign height limit under Section 408.2.9.2, Dollywood Lane, Mike Shular.**

STAFF RECOMMENDATION

Mr. Taylor reminded the board about this section of the sign text where a sign can be raised from 25 to 30 feet for "congestion." He stated that the current sign is visible at 25 feet high and that any blocking of the sign is caused by vegetation that the petitioner planted. He said staff cannot recommend this request.

ACTION TAKEN

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

3/22/11

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

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Bill Bradley, Chairman

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