

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY MAY 28, 2013, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley, Chairman  
Robert Young, Vice Chair  
Jerry Clark  
Judy Harrell

MEMBERS ABSENT

Kevin McClure  
Jay Ogle

OTHERS PRESENT

David Taylor, Karl Kreis, Mike Suttles, Mark Miller, Jerry Hanson, Joy Williams,  
  
Jim Gass  
Midge Jessiman

**PLANNING COMMISSION**

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the April 28, 2013 meeting were approved on a motion by Commissioner Young. Commissioner Harrell seconded and all voted in favor.

NEW BUSINESS

**City of Pigeon Forge Items**

The meeting started with Tom Simpson (Regional Urban Forester) giving the Commission a presentation of his City of Pigeon Forge Tree Canopy Report completed in April 2013. He reported that tree canopy in the city has increased while impervious surface has decreased. He congratulated the city as most cities in Tennessee are experiencing the opposite trend. He explained that more trees

and less pavement are beneficial for many reasons including better water quality, less thermal effect, improved air quality, and much more.

***A. Special events***

**1. Tennessee Spine (for boys and Girls Club – Color The Smokies 5K, Saturday, August 3, 2013, 7:15a.m. - 8:30a.m., Teaster Lane to Old Mill, Joy Williams.**

Ms. Williams was present and explained that the race will begin and end at the City Parking Lot and should finish around 10a.m. She reported this is a themed race where runners wear white and are sprayed with colored cornstarch as they run. She said there will be color cornstarch sites at the start and finish line and maybe one other area, but she assured the Commission they would stay away from the greenway and river. She did give staff a form showing the spray is environmental safe.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

Commissioner Clark made a motion to approve the event based on staff recommendation. Commissioner Harrell seconded and all voted in favor.

**2. ASAP Event Advertising/ O’Charley’s – Construction Banner, May 19, - May 25, 2013 and Grand Opening Banner May 25 – June 7, 2013, 2167 Parkway, Brittany Moe.**

Ms. Moe was not present.

STAFF RECOMMENDATION

Staff reported that they have held off this event pending approval, but would still like to run the banner from approval to June 7<sup>th</sup>. Staff recommended in favor.

ACTION TAKEN

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

**3. (23rd Annual) Pigeon Forge Office of Special Events – Patriot Festival, Patriot Park, July 4, 2013, Butch Helton.**

Mr. Helton was present and gave an overview and changes to this year's event.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

**4. Knoxville Track Club – Pigeon Forge Midnight Road Race, Holiday Inn, 3230 Parkway, Saturday, July 27, 2013, David Morris.**

Mr. Morris was not present.

STAFF RECOMMENDATION

Staff reported that the date has changed slightly due to a booking conflict at the Holiday Inn, but everything else is the same. Staff recommended in favor.

ACTION TAKEN

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

**5. Jesus Tent Rally XVII – Youth Event, Riverbend Campground (2479 Riverbend Loop), Wednesday, July 10 – Saturday, July 14, 2013, Rex McCarter.**

Mr. McCarter was present and said that the event is the same as last year and that they will go no later than 10:30 pm.

STAFF RECOMMENDATION

Staff recommended in favor and explained that a sound permit would be needed for this event.

ACTION TAKEN

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

**6. Adrenaline Sports Management – Santa Hustle in the Smokies' Half Marathon, Sunday, December 15, 2013, Parkway, Heather Frayn.**

Ms. Frayn was not present.

STAFF RECOMMENDATION

Staff said it was the same as last year and recommended in favor.

ACTION TAKEN

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

**7. 6th Annual Relay for Life – Crawfish Boil, Norma Dan Motel (3864 Parkway), Saturday, June 8, 2013, 11 AM – 6 PM, Donald Short.**

Mr. Short said it will be the same as last year. He said there may be people playing instruments, but there will not be amplified sound.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

**8. Rio Life – Mission Fundraiser, 2115 Parkway, Saturday, June 1, 2013, 7a.m. – 4p.m., Adam Adkins.**

Mr. Adkins was present and reported this was a first time event.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

**9. Stihl Timbersports Series – Lumberjack, (2713 Parkway), Friday, June 7 – Sunday, June 9, 2013, Andrew Mattison.**

Mike Downs was present.

STAFF RECOMMENDATION

Staff was in favor of the request.

ACTION TAKEN

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

***B. Subdivisions***

**1. Final Minor Re-Subdivision of Covered Bridge Resorts Clubhouse, Mountain Lodge and Summit View Ways (off Old Valley Road), Rod McCarter, Vision Engineering.**

Attorney Charlie Johnson was present. He said that the owners control the pool through the PUD documents. However, they lease the pool to the homeowner's association and plan to continue that.

STAFF RECOMMENDATION

Staff Planner Taylor said that this plat would separate the recreation area from the development and he wants to assure that the residents would still be able to use the facilities. City Attorney Gass recommended that it be subject to any and all rights of homeowners association and PUD homeowners of said property. Staff also said all required signatures were also needed.

ACTION TAKEN

Commissioner Harrell made a motion to approve the request subject to Staff's and Attorney Gass' recommendations. Commissioner Young seconded and all voted in favor.

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

1. None.

***D. Site Plans***

1. None.

***E. Requests for Rezoning***

- 1. Uzi Maman, approximately 1.23 acres in Flanagan Addition Subdivision (Lots 49 & 50) on Two View Road, (Tax Map 94F, Group G, Parcels 8.00 & 9.00), C-6 (Mixed Use Commercial) to C-1 (General Commercial) District.**

Cassie Huffaker represented the request. Said they would plant trees to buffer area.

STAFF RECOMMENDATION

Staff Planner Taylor stated that the land was C-1 before the city wide rezoning to C-6 for property off the Parkway. He showed pictures of the area and how the property is in close proximity to the parkway and a hill borders one side of the property. Staff recommended the property return to C-1 zoning.

ACTION TAKEN

Commissioner Harrell made a motion to refer the request to the City Commission. Commissioner Clark seconded and all voted in favor.

***F. Miscellaneous Requests or Required Actions***

1. None.

**Planning Region Items**

**A. Subdivisions**

1. None.

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

1. None.

**C. Site Plans**

1. None.

**D. Requests for Rezoning**

1. None.

**E. Miscellaneous Requests or Required Actions.**

**1. Request to maintain the roads in Starr Crest Resorts as private, rather than public roads, Charles Sexton.**

Attorney Sexton was present. He said that there have been many cabins burglarized and the residents would like to gate the development, but they cannot do that on a public road per County Road Department policies. He said the county has not put any public funds into the roads since taking over the roads.

STAFF RECOMMENDATION

Staff explained that due to criminal activity throughout the development the owners request that the roads in this PUD be private. He explained that per Pigeon Forge subdivision regulations roads in conventional subdivisions must be public, but PUDs can have private roads. He said that this situation is unusual in that the land was subdivided by conventional subdivision methods, yet functions more like a PUD. He said it is a cabin development with its own pool/recreation area and a great deal of open space that is controlled by a homeowners association, which is typical in PUDs. He stated the County Road Department is in favor of letting the roads become private. He said that the City has a water tank and water lines that would need easements. City Attorney Gass questioned if those water lines and tank would remain public. Public

Works Director Mark Miller said they will always be public. Parties agreed that for the roads to become private they would need to re-plat the entire development showing the roads at private and all water lines/tank platted in easements to public works satisfaction. Staff recommended in favor of the request subject to final subdivision platting with easements for water towers and lines being submitted.

ACTION TAKEN

Commissioner Harrell made a motion to approve the request subject to the replatting of the development per Staff's recommendations. Commissioner Clark seconded and all voted in favor.

The meeting was adjourned at 4:12 p.m.

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Bill Bradley, Chairman

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