

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY SEPTEMBER 28, 2010, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley  
Robert Young  
Jay Ogle  
Bill Howell  
Kevin McClure  
Jerry Clark

MEMBERS ABSENT

Keith Whaley

OTHERS PRESENT

David Taylor, Karl Kreis, Mary Brown, Carol Keathley, Joel Sandlin, Peggy Wilson, Butch Helton, Fred Frische, Gwen Ford, Jonathan Lyons, Sterling Webb, Ross Ogle, Jr., Lynn Hedrick,

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 August 24, 2010 and a special called meeting on September 9, 2010 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. Girl Scouts – Walk for the Animals, Saturday, October 23<sup>rd</sup>, 2010, City Park Pavillion, Carol Keathley.**

Ms. Keathley was present.

STAFF RECOMMENDATION

Mr. Taylor explained that it was an annual event. He said that the Parks Department would like proof of liability insurance and the park to be cleaned after the event. Ms. Keathley agreed. Staff recommended in favor.

ACTION TAKEN

Commissioner McClure made a motion to approve the event with staff's recommendations. Commissioner Young seconded and all voted in favor.

**2. Mellow Mushroom – VooDoo Tour, 2485 Parkway, Thursday, October 14<sup>th</sup>, 2010, Joel Sandlin.**

Mr. Taylor explained that Mr. Sandlin was running late. (He later arrived).

STAFF RECOMMENDATION

Staff had no problem with the event, but would like the banner to be under 36 square feet in size, to get a sound permit, and that the event not to go passed 11 pm. Staff recommended in favor of the event.

ACTION TAKEN

Commissioner Howell made a motion to approve the request with staff's recommendations. Commissioner Ogle seconded and all voted in favor.

**3. Heritage Carriage Rides and Pictures, (Waldens Landing: Friday and Saturday, October 1<sup>st</sup> & 2<sup>nd</sup>, Thursdays through Saturdays, 7<sup>th</sup> – 9<sup>th</sup>, 14<sup>th</sup> – 16<sup>th</sup>, 21<sup>th</sup> – 23<sup>rd</sup>, 28<sup>th</sup> – 30<sup>th</sup>), (Main Stay Suites: Tuesday, October 12<sup>th</sup>), (Black Bear Jamboree: Wednesday, October 13<sup>th</sup>) and (Patriot Park: Saturday, October 23<sup>rd</sup>) 2010, Peggy Wilson.**

Ms. Wilson was present.

STAFF RECOMMENDATION

Mr. Taylor explained that the applicant has been before Planning Commission before. At that time, the Commission allowed her to take pictures at various locations (with the horse and carriage), but did not approve any carriage rides. He explained that the current application is proposing rides for Patriot Park during a wedding. Much discussion ensued. Many commissioners had concerns about carriage rides being on public property and liability for the city. City Attorney Gass agreed and also had concerns about having private business being conducted on city property. Commissioner Howell stated that he didn't think that carriage rides should be held at Patriot Park, but he discussed the possibility of having rides on private property. Several commissioner and staff felt that this would require review of a detailed site plan (of the carriage route) to ensure public safety.

ACTION TAKEN

Commissioner Ogle made a motion to approve the request, but without the rides at Patriot Park. Commissioner Clark seconded and all voted in favor.

**4. Pigeon Forge Office of Special Events, 21<sup>st</sup> Annual Winterfest Kickoff Event, Patriot Park, Tuesday, November 9<sup>th</sup> 2010, Butch Helton.**

Ms. Helton was present.

STAFF RECOMMENDATION

Mr. Helton reported that everything is basically the same as last year. Staff recommended in favor of this yearly event.

ACTION TAKEN

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

**5. Pigeon Forge Rotary Club – 33<sup>th</sup> Annual Craft Fair, Patriot Park, October 2<sup>nd</sup> through October 30<sup>th</sup> 2010, Fred Frische**

Mr. Frische was present.

STAFF RECOMMENDATION

Mr. Frische reported that everything is basically the same as last year. Staff recommended in favor of this yearly event.

ACTION TAKEN

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

**6. God's Country 2010, Miracle Theater – 2046 Parkway, Sunday October 31<sup>st</sup> 2010, Gwen Ford**

Ms. Ford was present.

STAFF RECOMMENDATION

Ms. Ford briefly explained her non-profit event for the Commission. Mr. Taylor reported that staff reviewed the event and recommend that she get a sound permit and limit banner signs to one less than 36 square feet.

ACTION TAKEN

Commissioner McClure made a motion to approve the event with staff's recommendation. Commissioner Clark seconded and all voted in favor.

**PLANNING REGION ITEMS**

**D. SITE PLANS**

**1. Wears Valley Zip Lines, County Site Plan, 1911 Wears Valley Road, Jonathan Lyons/Will Morgan**

Mr. Lyons was present.

STAFF RECOMMENDATION

Mr. Taylor explained that staff had some issues with this site plan. Sight distance was a concern. However, he stated the site plan now proposes moving the entrance to give (an adequate) 230 feet of sight distance to the entrance. He continued that the applicant went to the County Board of Zoning Appeals to seek a height of 85 feet for the attraction (the height limit of the district is 35 feet). Mr. Taylor stated that no ruling was made by the BZA and it was tabled. The applicant now states they will stay under the 35 feet height limit. Staff recommends that if they go to the

County Board of Zoning Appeals to increase the height beyond the 35 feet limit, that they update their site plan accordingly.

ACTION TAKEN

Commissioner Young made a motion to approve the request with staff's recommendation. Commissioner Ogle seconded and all voted in favor.

**E. REQUESTS FOR REZONING**

**1. Lynn Hedrick, approximately a 4.6 acre portion of a tract at 1800 block of Smoky Cove Road (Tax Map 192, Parcel 3.00), R-1 (Rural Residential) to R-2 (High Density Residential) District**

Mr. Hedrick was present.

STAFF RECOMMENDATION

Mr. Taylor stated that the property is located off Bluff Mountain Road. It is served by public water and an alternative sewerage system that is adequate for county R-2 zoning. A portion of this property was also rezoned R-2 in 2006. Staff recommended in favor of the request.

ACTION TAKEN

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

**2. Lindsey & Lindsey Properties, approximately 0.77 acre tract on Lost Branch Road, (Tax Map 93, Parcel 113.03), R-1 (Rural Residential) to C-1 (Rural Commercial) District**

No one was present for this request.

STAFF RECOMMENDATION

Mr. Taylor stated that the site has been used for commercial in the past. Also, the tract adjoins C-2 commercial tracts that front Wears Valley Road. Staff recommended in favor of the request.

ACTION TAKEN

9/28/10

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

**F. MISCELLANEOUS REQUESTS OR REQUIRED ACTIONS**

Chairman Bradley wanted to start the discussion about the Planning Commission meeting(s) over the holidays. Discussion ensued. It was proposed considering having a combined November/December meeting in early December. Staff was instructed to find 3 or 4 locations for the get together that follows the meeting.

The meeting was adjourned at 4:00 p.m.

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Bill Bradley, Chairman

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