

9/22/09

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY SEPTEMBER 22, 2009, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley  
Robert Young  
Jerry Clark  
Bill Howell  
Jay Ogle

MEMBERS ABSENT

Kevin McClure

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Joe Dunn, Jerry Hanson, Fred Frische, John Linnert, Marvelle Sewell, Teresa Hughes, Amanda Fox, Greg Ward, James Temple, Jeff Ownby, 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 September 22, 2009 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. The Track – Winterfest Decorations and Santa, Thursday, November 5, 2009 through February 28, 2010; 2575 Parkway, Wendy Fox.**

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

- 2. Girl Scouts of Smoky Shadows - Make a Difference Day Walk for Animals, Saturday, October 24, 2009, City Park Pavillion, Carol Keathley.**

Ms. Keathley was present.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

- 3. Pine Mountain Mall - Sidewalk Sale, Friday October 9, 2009 through Sunday, October 11, 2009, 3152 Parkway, Eddie Whitaker.**

STAFF RECOMMENDATION

Staff recommended in favor of the request. Chairman Bradley suggested that a sound permit may need to be obtained at the Public Works Department.

ACTION TAKEN

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

**4. Pigeon Forge Office of Special Events, 20<sup>th</sup> Annual Winterfest Kickoff Event, Patriot Park, Thursday, November 5<sup>th</sup> 2009, Leigh Ellington.**

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

**5. Vacation Lodge, Motorcycle Gathering, Tuesday, September 22nd 3p.m.- Thursday, September 24, 2009, Akhil Banker.**

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

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

**B. SUBDIVISIONS**

**1. Final Minor Subdivision of the Vernon Fain Estate property into Lots 1 – 4 (Tax Map 83 Parcel 93, District 5), Teaster Lane, Howard Dawson.**

Nicky McCarter was present.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

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

**F. MISCELLANEOUS REQUESTS OR REQUIRED ACTIONS**

**1. Proposed amendments to the zoning ordinance regarding C-4 districts, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor explained to the Commission that there are several proposed amendments to different sections of the zoning all regarding C-4 districts (Planned Unit Commercial District). He said the hope is that these amendments will work in harmony to approve the quality of planned unit developments within the zone and more attractive to quality development. He continued that the proposed amendments are to Article VI, Section 706, Article IV, Section 408.8.2, Article VIII, and Section 801, all of which were in their packets. Staff recommended in favor of the request. Mr. Taylor stated that additional language had been added to clarify the wording.

ACTION TAKEN

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

**PLANNING REGION ITEMS**

**G. SUBDIVISIONS**

**1. Final Plat Revisions of Wild Briar Subdivision, (Tax Map 96, Parcel 11, District 13), Upper Middle Creek Road, Rod McCarter.**

Mr. McCarter was present.

STAFF RECOMMENDATION

Mr. Taylor explained that this subdivision was first granted final by PC in 2005 and the streets within were to be public roads. During construction of the roads, the Sevier County Road Department had safety concerns about the "side road" because of poor site distance and said they could not accept that road. The "side road" was added so the developers would not exceed cul-de-sac length. After several meetings with planners, developers/their engineers, and County Road Department it was agreed that the safest thing to do for the public is to close the road to the development and only allow it to be used as a local road for existing houses along the road (built before the

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development). Mr. Taylor explained that this and other minor changes are reflected on the plat. The Staff recommended in favor.

ACTION TAKEN

Commissioner Howell made a motion to approve the subdivision subject to no further changes or additions being made.

- 2. Final Minor Re-Subdivision of the John McCarter Family Property into Lots 1 – 5 (Tax Map 92, Parcel 20.02), McMahan Sawmill Road and Brianna Leigh Lane, John McCarter/Mike Suttles.**

STAFF RECOMMENDATION

Mr. Taylor stated that lot #5 does not perk and will be retained as a common area for the whole development and not to be built on. He said it is so noted on the plat. Staff recommended in favor.

ACTION TAKEN

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

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

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Bill Bradley, Chairman

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