

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY AUGUST 25, 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.

State Planner- Bart Hose

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the meeting July 28, 2009 were approved on a motion by Commissioner Young. Commissioner Clark seconded and all voted in favor.

OLD BUSINESS

The Planning Commissioners were given a copy of the May 2009 minutes to review. Mr. Taylor explained that the site plans had been ommitted from the minutes and were corrected after staff realized the error.

The minutes of the May 26, 2009 meeting were approved on a motion by Commissioner Howell and seconded by Commissioner Young. All voted in favor.

NEW BUSINESS

**PLANNING COMMISSION**

**A. SPECIAL EVENTS**

- 1. Sevier County Marine Corp League #1206 – Parking Cars Fundraiser, Thursday, September 10<sup>th</sup> through Sunday, September 13<sup>th</sup>, 2009 and Saturday, September 19<sup>th</sup> and Sunday, September 20<sup>th</sup>, 2009, Red Roof Mall Parking Lot, John Linnert.**

Mr. Linnert was present.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

- 2. 32nd Annual Pigeon Forge Rotary Club - Craft Fair, Patriot Park, Saturday October 3 through Saturday, October 31, 2009, Fred Frische.**

Mr. Frische was present.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

- 3. Relay For Life – Yard Sale, 3347 Butler Street, Saturday, August 29<sup>th</sup>, 2009, Marvella Sewell.**

Ms. Sewell was present.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

- 4. The Christmas Place at Bell Tower Square – Annual Department 56 Event, Saturday, November 7<sup>th</sup> & Sunday, November 8<sup>th</sup>, 2009, and Labor Day Weekend Sidewalk Sale, Saturday, September 5<sup>th</sup> through Monday, September 7<sup>th</sup>, 2009, 2470 Parkway, Teresa Hughes.**

Ms. Hughes was present.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

- 5. Valley View Church – Younger Youth Fundraiser, Country Mill Crafts (3333 Parkway), Saturday, September 5<sup>th</sup> and Sunday, September 6<sup>th</sup>, 2009, Tim Rimel.**

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.

- 6. Belz Factory Outlet World – Columbus Day Truckload Sale, Thursday, October 8<sup>th</sup> through Monday, October 12<sup>th</sup>, 2009 and Halloween Egg Hunt, Thursday, October 29<sup>th</sup>, 2009, 2655 Teaster Lane, Amanda Fox.**

Ms. Fox was present.

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.

- 7. Rocky Top Outfit - Smoky Mountain Trout Tournament, Patriot Park, Saturday, September 26th through Sunday, September 27th and Saturday, April 3rd, 2010 through Sunday, April 4th, 2010, Greg Ward.**

Mr. Ward 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.

**D. SITE PLAN**

- 1. The Restaurant at Christmas Place (formerly Bob Evans Restaurant, Revised Site Plan, 2480 Parkway, James Temple.**

Mr. Temple was present.

STAFF RECOMMENDATION

Mr. Taylor stated that the revised site plan shows some changes to circulation of traffic in front of the building but remains mostly the same. Staff recommended in favor of the site plan request.

ACTION TAKEN

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

**E. REQUESTS FOR REZONING**

- 1. Harvey Abernethy/Mountain Reflections, LLC., approximately 340 acres on six parcels (Tax Map 95, Parcel 56; Tax Map 106, Parcels, 38, 39, 39.01, 39.02, & 42), Between Highway 441 (the Spur) & Upper Middle Creek Road, R-1 (Low Density) to C-4 (Planned Unit Development) District.**

STAFF RECOMMENDATION

David Taylor explained that there had been several meetings and City Commission workshops on this request. Staff recommended in favor of the C-4 zoning. He stated that out of those workshops the agreement with the City has been changed which included C-4 zoning. Staff felt the property could be developed under C-4 which allows a mix of commercial and residential uses.

ACTION TAKEN

Commissioner Howell made a motion to recommend the rezoning request to City Commission. Commissioner Ogle seconded and all voted in favor.

**PLANNING REGION ITEMS**

**K. MISCELLANEOUS REQUESTS OR REQUIRED ACTIONS**

**1. Jeff Ownby, County Planner, discussion of participation of Sevier County National Flood Insurance Program.**

Mr. Ownby explained that the role of each Regional Planning Commission in the county is to recommend for or against changes to County zoning text. He explained that the ordinance they had will be added to the zoning text. He said this will allow the county to participate in the National Flood Insurance Program. Some Commissioners were concerned that they have not had long to review the ordinance. Mr. Ownby addressed their concerns.

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.

\_\_\_\_\_  
Bill Bradley, Chairman

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