

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, JUNE 23, 2015, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jay Ogle, Chairman
Jerry Clark
Judy Harrell
Tom Marsh
Stephen Houser
Tony Kyker

MEMBERS ABSENT

Jeff Dodgen

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Brandon Williams, Jerry Hanson, David Hurst, Phil Campbell, Franke Damante, Rex McCarter, Sheena Cole, Steven Hall, Penny Ward, Mike Smelcer, Mimi Kulp, others.

Jim Gass, City Attorney
Midge Jessiman

BOARD OF ZONING APPEALS

1. Call to order
2. Old business
3. New business
4. Adjournment

PLANNING COMMISSION

CALL TO ORDER

Chairman Ogle noted that a quorum was present.

ELECTION OF OFFICERS

APPROVAL OF MINUTES

Commissioner Marsh made a motion to approve the minutes Commissioner Harrell seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. The Christmas Place at Bell Tower Square – Christmas in July, Friday, July 3rd through Saturday, August 1st, 2015, 2470 Parkway, Teresa Hughes.**
- 2. The Christmas Place at Bell Tower Square – Labor Day Tent Sale, Friday, September 4th through Sunday, September 13th, 2015, 2470 Parkway, Teresa Hughes.**
- 3. The Christmas Place at Bell Tower Square – Celebrate Fall, Friday, October 16th through Sunday, October 25th, 2015, 2470 Parkway, Teresa Hughes.**
- 4. The Christmas Place at Bell Tower Square – Secondary Market, Saturday, November 7th through Sunday, November 8th, 2015, 2470 Parkway, Teresa Hughes.**
- 5. The Christmas Place at Bell Tower Square – Celebrate Christmas, Friday, November 27th through Saturday, December 14th, 2015, 2470 Parkway, Teresa Hughes.**

No one was present. Chairman Ogle asked that these five items be handled together.

STAFF RECOMMENDATION

Staff Planner Taylor said that there were no issues with these events at

Christmas Place.

ACTION TAKEN

Commissioner Marsh made a motion to approve the requests.
Commissioner Clark seconded and all voted in favor.

6. Wounded Warrior Project – Warrior 10 mile and 5k Road Race, Saturday, March 12th, 2015, Veterans Boulevard and Teaster Lane (Start and Finish in Sevierville), Frank Damante.

Mr. Damante was present for this event. He said this was the third annual race and there were no changes to this year's event.

STAFF RECOMMENDATION

Staff recommended this event with the year corrected to 2016.

ACTION TAKEN

Commissioner Marsh made a motion to approve the request for the year 2016. Commissioner Houser seconded and all voted in favor.

7. Jesus Tent Rally – Youth Event, Wednesday, July 8th through Saturday, July 11th, 2015, Riverbend Campground (2479 Riverbend Loop), Rex McCarter.

Mr. McCarter was present for this request. He reported it was the same as previous years.

STAFF RECOMMENDATION

Staff recommended this request.

ACTION TAKEN

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

8. Pigeon Forge Football and Cheer - Tigers on the Prowl 5k, Saturday, October 3rd, 2015, Wears Farm Park – Wears Valley Road, Adam Leatherwood.

Sheena Cole was present for this request. She said that they would like to start and end at the football fields.

STAFF RECOMMENDATION

Staff Planner Taylor reported that this is a new date. He said the Park Department said that the first proposed date was in conflict with other activities booked at the park.

ACTION TAKEN

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

9. Retro Running – Weekend in the Smokies 5-plus Mile Run, Saturday, April 30th, 2016, Race Route – City Parking Lot/Teaster Lane/Veterans Boulevard/River Road/Parkway, Steven Hall.

Mr. Hall and others were present for this request. Mr. Hall gave the Commission much detail of the weekend's running related events. He felt the weekend was the first of its kind in Pigeon Forge or the nation.

STAFF RECOMMENDATION

Staff Planner stated that the event was reviewed and approved by the City Department Review Committee. He reminded the Commission that although Mr. Hall mentioned a full weekend of activities at The LeConte Convention Center; the 5k is the only event they needed to take action.

ACTION TAKEN

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

10. Knoxville Track Club – Pigeon Forge Midnight 8K Road Race, Holiday Inn, 3230 Parkway, Saturday, August 1, 2015, Kristy Altman.

Penney Ward represented the request. She stated this year's event had some challenges and potential conflicts however; the event is going off as planned with very little changes.

STAFF RECOMMENDATION

Staff recommended this annual event.

ACTION TAKEN

Commissioner Harrell made a motion to approve the requests.
Commissioner Marsh seconded and all voted in favor.

B. Subdivisions

- 1. LKM Properties LP, Lot 1 (Tax Map 83, Parcels, 47, 49, & 50 and ROW of Wears Valley Road), Wears Valley and Henderson Springs Roads, David Hurst.**

Mr. Hurst was present for the request. He said that (once combined) the land will become a Weigel's Convenience Mart.

STAFF RECOMMENDATION

Staff Planner Taylor said that the plat combines three lots and some TDOT R-O-W (for Wears Valley Road) into one lot. He said the R-O-W was a never used trolley turn-a-round. He stated that TDOT needed local approve before they will sign the plat. It was reported that TDOT must sell the land to the property owners. Staff said the plat needed required signatures.

ACTION TAKEN

Commissioner Harrell made a motion to approve the request subject to required signatures. Commissioner Marsh seconded and all voted favor.

C. Planned Unit Developments (PUD)

- 1. None.**

D. Site Plans

- 1. Dixie Stampede Offices Addition, Revised Site Plan, Nellie Street, Mike Smelcer.**

Mr. Smelcer was present for the request. He reported they are proposing an additional office building, connected to the main building with a covered walkway. He said the building requires eight spaces, with one handicap space on site and the other seven provided by adjacent Dixie Stampede Theater.

STAFF RECOMMENDATION

Staff Planner Taylor said the site plan revision was in order and recommended approval.

ACTION TAKEN

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

E. Requests for Rezoning

- 1. Teresa Miller, approximately 7.65 acres on Middle Creek and Jayell Roads (Tax Map 73, A portion of Parcel 13), R-1 (Low Density Residential) District to C-6 (Mixed-Use Commercial) District.**

No one was present.

STAFF RECOMMENDATION

Staff explained that since no one was present the planning commission should vote to table the request.

ACTION TAKEN

Commissioner Harrell made a motion to recommend the rezoning be tabled until next month. Commissioner Clark seconded and all voted to table the request.

F. Miscellaneous Requests or Required Actions

- 1. None.**

Planning Region Items

A. Subdivisions

1. None.

B. Planned Unit Developments (PUD)

1. None.

C. Site Plan

1. None.

D. Requests for Rezoning

1. **Ron C. Newcomb, approximately 50 acres on McCarter Hollow and Newcomb Hollow Roads (Tax Map 84, Parcels 118.00, 118.01, & 118.02), R-1 (Rural Residential) District to C-1 (Rural Commercial) District.**

This item was withdrawn before the meeting.

2. **Teresa Miller, approximately 130 acres on Jayell Road (Tax Map 73, A portion of Parcel 13), A-1 (Agricultural) District to C-1 Rural Commercial) District.**

No one was present.

STAFF RECOMMENDATION

Staff explained that this was the county portion of the rezoning request that was tabled earlier in the meeting.

ACTION TAKEN

Commissioner Harrell made a motion to recommend the rezoning be tabled until next month. Commissioner Clark seconded and all voted to table the request.

E. Miscellaneous Requests or Required Actions.

1. None.

4. Adjournment

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

Jay Ogle, Chairman

Attest: _____