

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY JULY 22, 2014, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley, Chairman  
Jay Ogle  
Jerry Clark  
Jeff Dodgen  
Judy Harrell  
Stephen Houser  
Tom Marsh

MEMBERS ABSENT

OTHERS PRESENT

David Taylor, Karl Kreis, Midge Jessiman, Jerry Hanson, Sammy Ownby, Jake Old, Jake O'Donnell, Marvelle Sewell, Cory Ginter, Guy Wantiez, James Tomiczek, Tony Lee Rast, Mimi Kulp, others.

**PLANNING COMMISSION**

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the June 24, 2014 meeting were approved on a motion Commissioner Clark. Commissioner Harrell seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

None

## City of Pigeon Forge Items

### *A. Special Events*

- 1. Knoxville Track Club – Pigeon Forge Midnight 8K Road Race, Holiday Inn, 3230 Parkway, Saturday, August 2, 2014, Bobby Glenn.**

No one was present.

#### STAFF RECOMMENDATION

Mr. Taylor recommended in favor of this annual event.

#### ACTION TAKEN

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

- 2. Weekend Live Music at the Forge Mall – 2828 Parkway, Fridays and Saturdays, August 2, through November 22, 2014, D. Jean Osborne.**

No one was present.

#### STAFF RECOMMENDATION

Mr. Taylor said that the request should be represented. He said the request is new and he does not feel comfortable with making a recommendation on an event for every week through end of November. He would like someone to explain the event. Chairman Bradley gave them until the end of the meeting to show, at which time he deferred it until August due to lack of representation.

#### ACTION TAKEN

No action was taken.

- 3. Smoky Mountain Resorts - Smoky Mountain Civil War and Relic Show, 4010 Parkway, Thursday, August 21 – Sunday, August 24, 2014, Pete Smith.**

No one was present.

STAFF RECOMMENDATION

Mr. Taylor stated that this is a reoccurring event and recommended in favor.

ACTION TAKEN

Commissioner Harrell made a motion to approve the event. Commissioner Ogle seconded and all voted in favor.

**4. Alzheimer's Association – Motors, Music and Memories, Saturday, September 6 and Saturday, September 13, 2014, Citizens National Bank – 2661 Parkway, Jake O'Donnell.**

Mr. O'Donnell was present.

STAFF RECOMMENDATION

Mr. Taylor recommended in favor of this non-profit fundraising event.

ACTION TAKEN

Commissioner Ogle made a motion to approve the special event. Commissioner Harrell seconded and all voted in favor.

**5. Old Mill Square – 11<sup>th</sup> Annual Old Mill Heritage Day, 175 Old Mill Avenue/ Butler Street, Saturday, September 27, 2014, Marvelle Sewell.**

Ms. Sewell was present.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

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

**6. Smoky Mountain Alzheimer's Tennessee WALK – Smoky Mountain Walk, Saturday, September 27, 2014, Pigeon Forge High School – 414 Tiger Drive, Kay Watson.**

No one was present.

STAFF RECOMMENDATION

Staff recommended in favor of the reoccurring event.

ACTION TAKEN

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

**7. Bottled Water Sales , Huck Finns Restaurant, 3330 Parkway, Thursday, September 4 - Saturday, September 6, and Thursday, September 11 - Saturday, September 13, 2014, 12 p.m.- 9 p.m., Karen Moore.**

No one was present.

STAFF RECOMMENDATION

Staff stated that they could not recommend in favor of this request, because it is a new event and no one is present to represent it to Planning Commission. Mr. Taylor said that it was proposed during Rod Run weekends and he did not know if it was a non-profit fundraiser. Chairman Bradley deferred the item until August.

ACTION TAKEN

No action was taken.

**8. Smoky Mountain Pink Heals Tour – Pigeon Forge Fire Department, The Island, 130 Island Drive, Sunday, August 24, 2014, Cory Ginter.**

Mr. Ginter was present and explained the event to the Planning Commission.

STAFF RECOMMENDATION

Staff recommended in favor of the event subject to working with the police department on details of the event.

ACTION TAKEN

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

***B. Subdivisions***

- 1. None.**

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

- 1. None.**

***D. Site Plans***

- 1. Revised Site Plan, The Dollywood Company, 2015 Parking Improvements, 2700 Dollywood Parks Blvd. Guy Wantiez, Vision Engineering.**

Mr. Wantiez was present. He explained the site plan revision. He said they were adding a guest parking lot with 690 new parking spaces. He continued they are replacing the Tram station and relocating restrooms.

STAFF RECOMMENDATION

Mr. Taylor said that a blue line stream was involved with the site plan revision. Mr. Wantiez said that they have received the ARAP for work near the stream. Staff recommended in favor.

ACTION TAKEN

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

- 2. Revised Site Plan, The Island at Pigeon Forge, LeConte Village LLC., The Island Drive, James Tomiczek.**

Mr. Tomiczek was present. He explained the site plan revisions.

STAFF RECOMMENDATION

Mr. Taylor said that an engineered "no-rise" certificate was still needed for work proposed in the floodway. He said no building permits should be issued until staff receives the no-rise.

ACTION TAKEN

Commissioner Houser made a motion to approve the request subject to staff recommendation. Commissioner Dodgen seconded and all voted in favor.

***E. Requests for Rezoning***

- 1. Jones Property, Veterans Blvd and Lee Cardwell Circle, (Tax Map 84P A, Parcel 5.00) W.C. Whaley R-2 (High Density Residential) district to C-6 (Mixed Use Commercial) district.**

No one was present.

STAFF RECOMMENDATION

Mr. Taylor reported that the landowners agreed to be present to explain the request. He recommended the item be deferred until August.

ACTION TAKEN

Commissioner Houser made a motion to defer the item until August. Commissioner Harrell seconded and all voted to defer.

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

- 1. Request for annexation, approximately 10.5 acres at Little Valley Road, (Tax Map 93, Parcel 27.01), Tony Lee Rast.**

Mr. Rast was present. He requested that his RV campground be annexed into the city. He said that a sewer line is near the property. He reported that he plans to increase density of the development and needs sewer to accomplish this. He responded to questions about not installing detention areas as they would not work properly due to the low lying nature of the land and floodability.

STAFF RECOMMENDATION

Mr. Taylor said that this annexation request was denied in 2009 and sewer capacity was an issue at the time; but sewer is not an issue now. He said the land is floodprone. He continued that if the land was annexed into the city, and did not meet our flood program regulations, the city could be dropped from the FEMA program. Staff needs documentation/site plan (on file) that the property meets city's flood regulations for future FEMA audits. Furthermore, he reported that if the property were annexed the city could not receive any taxes for 15 years, yet would have to provide services (per State annexation law). Additionally, Mr. Taylor said that the detention areas on the approved site plan were never installed. Mr. Rast feels they are not necessary, but Mr. Taylor wanted that studied by an engineer. He stated that the landowner and his engineer have provided older information about the property, but recent information from an engineer is needed. He produced a letter from David Carver with the Sevier County Stormwater Department that was sent to Mr. Rast. The letter stated that the detention was never built and Mr. Carver recommended consultation with an engineer to determine if stormwater retention was necessary. Mr. Taylor summarized that before staff could recommend this item, documentation, such as, as-built site plan/no-rise certificates showing and/or stating that the developed property meets the city's flood ordinance. Additionally, he said the stormwater issues would need to be resolved.

#### ACTION TAKEN

No action was necessary, the item was withdrawn by Mr. Rast.

### **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. None.

**BOARD OF ZONING APPEALS**

1. Call to order
1. Old business
2. New business

**A. Interpretation of section 711.3.5, Warehouse Façade (Rear), Teddy Jones Property, Veterans Blvd and Lee Cardwell Circle, W.C. Whaley.**

No one was present.

**STAFF RECOMMENDATION**

Mr. Taylor explained that this item relates to the rezoning that has been deferred until August. After brief discussion the item was deferred until August.

**ACTION TAKEN**

No action was taken.

4. Adjournment

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

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

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