

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY JUNE 26, 2012, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley, Chairman  
Robert Young, Vice Chair  
Jerry Clark  
Jay Ogle  
Kevin McClure  
Judy Harrell

MEMBERS ABSENT

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Terry Witt, Jim Soule, Mike Suttles, Jihad Hillany, Bill Delozier, Mimi Kulp, others.

Jim Gass  
Midge Jessiman

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the meeting May 22, 2012 were approved on a motion by Commissioner Young. Commissioner Clark seconded and all voted in favor.

NEW BUSINESS

**PLANNING COMMISSION**

**City of Pigeon Forge Items**

**A. Special events**

**1. Knoxville Track Club – Pigeon Forge Midnight Road Race, Holiday Inn, 3230 Parkway, Saturday, August 4, 2012, David Morris.**

No one was present.

STAFF RECOMMENDATION

Mr. Taylor stated that this course is the same as last year and it has been a good event for the City.

ACTION TAKEN

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

**2. Endurance Sports Management – Double Dip Sprint Triathlon, Saturday, August 25, 2012, Pigeon Forge Community Center and surrounding area, Kevin Mahan.**

No one was present.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

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

**3. Sevier County Marine Corp League #1206 – Rod Run Parking Fundraiser, Thursday, September 6 through Sunday, September 9 & Thursday, September 13 through Sunday, September 16, 2012, Red Roof Mall Parking Lot, Terry Witt.**

Mr. Witt was present.

STAFF RECOMMENDATION

Mr. Taylor stated that staff recommended in favor of the request. However, he stated that the league could not charge for parking in the Parkway ROW.

ACTION TAKEN

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

- 4. First Baptist Church of Pigeon Forge – Rod Run Fundraiser, Friday, September 7 through Saturday, September 8 and Saturday, September 15 through Monday, September 17, 2012, First Baptist Church & French's Shoes & Boots – Parkway, Faith Pearcey.**

STAFF RECOMMENDATION

Staff Planner Taylor stated that they are adding a location (French's Boots) from last year. Staff has reviewed the site plan and it is fine. Staff recommended in favor of the request.

ACTION TAKEN

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

- 5. Reinke Sports Group –Smokies Half Marathon, Sunday, September 30, 2012, Old Mill District, Dean Reinke, Jr.**

No one was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that he has been working with organizers of the event on details of the event. He said that they want to start and end in the Old Mill. However, there are other activities there that time of year as well. He said that parking is the biggest concern, but feels they found a solution. He 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.

- 6. Duncan Donuts – Grand Opening, Monday, July 2 through Wednesday, July 4, 2012, Parkway, Jim Soule.**

Mr. Soule was present.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

Commissioner Harrell made a motion to approve the grand opening. Commissioner McClure seconded and all voted in favor.

**D. Site Plans**

**1. Smoky Mountain Alpine Coaster, Site Plan, Wears Valley Road, Mike Suttles.**

Mr. Suttles and Mr. Rutherford were present.

STAFF RECOMMENDATION

Mr. Taylor said that this site plan/attraction is proposed partly in the city and part in the county, so action would have to be taken for both the city site plan and county site plan requirements. He reminded them that different regulations apply to the different areas. Furthermore, he said that the BZA will also need to take action on a "Use on Review" for amusements in a C-6 district. Therefore, this attraction is on the agenda three times. He explained that the parking is adequate for our regulations, but he said they left room for further expansion of parking. He said they would need an engineered "no-rise certificate" for everything proposed in the floodway. Staff discussed safety concerns to the Commission's satisfaction and recommended in favor of the request. Mr. Rutherford and Suttles also explained the attraction in detail.

ACTION TAKEN

Commissioner Ogle made a motion to approve the request for city site plan. Commissioner McClure seconded and all voted in favor.

**2. Cheddar's Café Site Plan, Site Plan, 3620 Parkway, Paul Puckett, (Vision Engineering, Lexington, KY).**

Mr. Jihad Hallany was present.

STAFF RECOMMENDATION

Mr. Taylor explained the details of the site plan. He said that it met site plan requirements. He did say that they need to submit a subdivision plat

for approval that separates the Cheddar's from Sevier County Bank property, before any building permits are issued.

ACTION TAKEN

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

**F. Miscellaneous Requests or Required Actions**

**1. Request for annexation, approximately 2.34 acres at 1317 Americana Drive (Tax Map 82, Parcel 92), Cornelius Vantwuyver.**

Mr. Vantwuyver was not present.

STAFF RECOMMENDATION

Staff stated that they could not recommend in favor of the request. He said that the property is served by a county road. He continued that in order for the trash to be picked up by the city the trucks would have to go outside the city limits and into the county to reach his driveway.

ACTION TAKEN

Commissioner Young made a motion to deny the request. Commissioner Clark seconded and all voted to deny it.

**With no other business Chairman Bradley adjourned the Planning Commission meeting.**

Mr. Delozier was present and asked to speak to the Planning Commission. He had submitted final PUD Plan of the Warehouse Complex Site Plan in March. At that time, it was brought up by staff that trailers and debris were in the floodway in violation of the City's flood ordinance. The Planning Commission made a condition that the property must have everything removed from the floodway before it was put on the agenda for final PUD approval. Mr. Taylor stated that as of today, the lot had not been cleared. Staff recommended that Mr. Delozier resubmit the site plan in July.

**BOARD OF ZONING APPEALS**

CALL TO ORDER

Chairman Bradley opened the Board of Zoning Appeals Meeting.

**A. Smoky Mountain Alpine Coaster, Use on Review (Section 711.3.7) to allow an amusement in a C-6 district, Wears Valley Road, Mike Suttles.**

Mr. Suttles was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that a note was put on the site plan stating it would meet the requirements of Section 711.3.7. However, he would like them to submit a detailed light plan when building plans are submitted showing they meet the requirements.

ACTION TAKEN

Commissioner Harrell made a motion to approve the amusement per staff's recommendation. Commissioner McClure seconded and all voted in favor.

**B. Grand Hotel, Request for interpretation as to whether a building approved for temporary use can be reviewed for permanent site plan, Parkway, Aaron Maples.**

No one was present.

STAFF RECOMMENDATION

Mr. Taylor explained that Mr. Maples requested that this be removed from the agenda. However, he stated that he would like for the Board to act on it. He stated that this building has been a long standing problem for staff and the board's ruling will go a long way to avoiding further problems. Mr. Taylor said that the building is "mobile" which is not allowed in the city and it was approved as "temporary" over 10 year ago. He said staff has a site plan for this building, but feels they cannot recommend a permanent site plan for a temporary building. Chairman Bradley said that it was to be removed when the chapel was removed, but the chapel is gone and this office building still stands. Other Commissions wondered if the building would be removed no matter what action the Board takes. City Attorney Gass said the city could take action, but first it would need to be established as a temporary building.

ACTION TAKEN

Commissioner Clark made a motion to deny the request, that the building is temporary and should be removed. Commissioner Young seconded and all voted to deny it.

**County Planner Jessiman explained that free training for the Planning Commissioners will be held July 30<sup>th</sup> in Jefferson City from 6p.m. – 8p.m.**

**The meeting was adjourned at 3:50 p.m.**

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

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