

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY SEPTEMBER 24, 2013, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley, Chairman  
Robert Young, Vice Chair  
Jerry Clark  
Judy Harrell  
Jay Ogle  
Jeff Dodgen

MEMBERS ABSENT

None

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Dennis Clabo, Sammy Ownby, Ralph Chance, Laura Howard, Kacie Huffaker, Marcus Whaley, Mary Brown, Kevin Maha, Rod McCarter, Ann Marie Atchley, Clyde F. Cummins, James Tomiczek, Guy Wantiez, Mimi Kulp, Ashli Arden, others.

Jim Gass – City Attorney  
Midge Jessiman – Planning Advisor East Tennessee Development District

**PLANNING COMMISSION**

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the August 27, 2013 meeting were approved on a motion by Commissioner Young. Commissioner Clark seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

**City of Pigeon Forge Items**

***A. Special Events***

- 1. Sevier County Right to Life – Memorial Walk for the Unborn , Saturday, October 5, 2013, Community Center/Parkway, Terry Aparicio.**

Someone was present for this event.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

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

- 2. Titanic Tennessee, LLC. – Holiday Snow Event Kickoff and Firework Show, Thursday, November 28 and Friday 29 and Saturdays, November 30, December 7, 14, 21, & 28, 2013, 2134 Parkway, Lorene Boatner.**

Ashli Arden was present and explained the event.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

- 3. Sevier County Right to Life – Rally/March, Saturday, January 12, 2014, Country Tonite Theater/Parkway, Terry Aparicio.**

Someone was present for this event.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

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

- 4. Wounded Warrior – 10 Miler and 5k, Saturday, March 1<sup>st</sup>, 6a.m.-10a.m., Riverstone Resort and Spa, 212 Dollywood Lane, Frank Damante.**

Mr. Damante was present and explained the event.

STAFF RECOMMENDATION

Staff Planner Taylor reported that the course was out Dollywood Lane/Veterans Blvd to Sevierville and back. Staff recommended in favor of the request.

ACTION TAKEN

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

- 5. American Cancer Society –Relay For Life, Saturday, June 7, 2014, 10 a.m. - 2 p.m. Patriot Park, Ann Marie Atchley.**

Ms. Atchley was present for the request.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

- 6. Comedy Barn – Kickin Chicken 5K Run and Fun Walk, Loop from The Island Drive to Old Mill area and back, Saturday, August 31, 2014, 7 a.m. -10 a.m., Clyde F. Cummins.**

Clyde F. Cummins was present for this request. He said they just had this year's event and it went well.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

***B. Subdivisions***

**1. Preliminary Subdivision Plat of Lots 1 through 14 of Cornerstone Subdivision, Willa View Drive and Keegan Drive, Jackie Huskey, Marcus Whaley, WC Whaley, Inc.**

Mr. Whaley was present and explained the plat to the Commission. He described it as a small lot subdivision.

STAFF RECOMMENDATION

Staff Planner Taylor agreed that the lots were small and meeting the very minimum of the standards. He said, as such, no setback variances could be recommended and should not be granted. He also said a maintenance agreement needs to be in place for detention areas and documentation from geological engineer on stabilization of steep slopes are needed before final plat approval. He recommended in favor of preliminary plat approval with the previous mentioned conditions by final.

ACTION TAKEN

Commissioner Young made a motion to approve preliminary plat approval per staff's recommendations. Commissioner Dodgen seconded and all voted to approve it.

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

**1. Final PUD Plan of The Island in Pigeon Forge, Phase II and Revised Final PUD Plan of The Island in Pigeon Forge, Phase I,**

**250 Island Drive, James Tomiczek, Vision.**

Mr. Tomiczek was present and explained the site plan revised. He said they are removing a temporary parking area and placing a fountain there. He continued that all the building and utilities for the rest of this phase(s) already exist.

STAFF RECOMMENDATION

Staff reported the site plans was in order and recommended final PUD plan for Phase 2 and a revised final PUD plan for Phase 1.

ACTION TAKEN

Commissioner Harrell made a motion to approve final PUD plan for these phases. Commissioner Ogle seconded and all voted in favor.

**2 Final PUD Plan of Grand Crowne Resorts PUD, Phase 2A, Whistling Wind Way, Rod McCarter.**

Mr. McCarter was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that preliminary PUD plan was approved in March. He said this phase proposes a 12 unit building that replaces a recreation building originally proposed. He said he could recommend final PUD plan for this phase with the condition that a bond for paving (top coat) of Whistling Wind Way (this phase portion) be received within 10 days. He also recommended that Phase 2 and 2A be completed before going forward with other phases and that a revised preliminary PUD plan be submitted for the entire development.

ACTION TAKEN

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

***D. Site Plans***

**1. The Dollywood Company – Dreammore Resorts, Site Plan, 2700 Dollywood Parks Boulevard off Veterans Boulevard, Guy Wantiez,**

**Vision.**

Mr. Wantiez was present and explained this site plan. He said it was going to be a 300 room resort with views of Mount LeConte. He said that details with the City and State are being worked on transfer of a portion of Veterans Blvd R-O-W to use for detention.

STAFF RECOMMENDATION

Staff Planner Taylor reports that the site plan is in order, but details between Dollywood and the City for land transfer would have to be worked out or the detention for the development will have to be changed.

ACTION TAKEN

Commissioner Clark made a motion to approve the request per the R-O-W land transfer being successful. Commissioner Harrell seconded and all voted in favor.

**2. Smoky Mountain Opry Storage Addition, Revised Site Plan, 2046 Parkway, Jimmy Taylor, ADG, Inc.**

Mr. Taylor was not present.

STAFF RECOMMENDATION

Staff Planner Taylor said that this was a minor site plan revision; place a storage area on an existing deck. He recommended in favor of the request.

ACTION TAKEN

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

***E. Requests for Rezoning***

**1. Larry and Sherry Howard, approximately 1.44 acres parcel of Tax Map 94, Parcel 32.08, C.A. King Boulevard, C-6 (Mixed Use Commercial) to C-2 (Tourist Commercial) District.**

No one was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said is this was property was at the back of Red Roof Mall adjoining the parking lot. He said the rest of the Mall is zoned C-2 and the rest of the parcels on the same (northeast) side of C.A. Boulevard/Florence Drive to Wears Valley Road is currently zoned C-2. He felt C-2 is an appropriate zoning classification moving forward.

ACTION TAKEN

Commissioner Ogle made a motion to recommend the zoning map request to the City Commission. Commissioner Harrell seconded and all voted in favor.

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

**1. Proposed amendment to Pigeon Forge zoning text section 317(a).1 – Theming by adding to current definition, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor reported that staff has been working on this theming issue for months. He said it is a very complex issue and that staff has been full circle with going from minor rewrites; to a four page proposal regulating theming. He said that staff is now proposing a rewrite of the existing definition for theming. He said that this is a first submittal and fully expects that changes will be made to it. He said the major change is that "structural integrated" and "architectural integrated" have been added to the definition. He said staff feels to be theming there needs to be more than simple pictures painted on a build. He said that the graphics should be part of the building itself and not easily inserted or removed. Discussion ensued.

ACTION TAKEN

Commissioner Young made a motion to table the item for further review. Commissioner Harrell seconded and all voted in favor.

**2. Proposed amendment to Pigeon Forge zoning text by adding Section 408.6.4.1 – Additional Graphics (relating to signage) by allowing some additional graphics to wall facades of a business, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor said that this proposed ordinance change is to allow business some additional graphics without it be counted as signage. He said this would cover graphics both inside and outside of windows, which is becoming a growing issue for staff. He said letters would not be allowed as part of this additional graphics and all letters would continue to be covered under signage requirements. He said again that this is a first submittal and fully expects that changes will be made to it. Discussion ensued.

ACTION TAKEN

Commissioner Harrell made a motion to table the request. Commissioner Young seconded and all voted in favor.

**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. Review of the Resolution by the Sevier County Commission to amend the Zoning Resolution for Sevier County Tennessee by amending Article IV Section 403 and adding 601.1 and 601.2. regarding lots of record and building setbacks, County Planning Staff.**

Brooke Keyes from Sevier County Planning was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor stated that there is not any major changes, but lots of record prior to zoning, that don't meet zoning requirements, could be issued building permits without BZA action. He explained some of the other minor changes as well. Ms. Keyes agreed that the changes had been explained correctly

ACTION TAKEN

Commissioner Harrell made a motion to recommend the zoning text changes to County Commission. Commissioner Young seconded and all voted in favor.

**2. Additional Miscellaneous Issues.**

Chairman Bradley brought up that a date needs to be set for the November/December meeting. He reminded the Commission that the last couple years the two meetings have been combined and held in early December. Discussion ensued. It was reported that it has been the second Tuesday, which is December 10<sup>th</sup>. All agreed to have the meeting December 10<sup>th</sup>.

Planner Midge Jessiman told the Commission that there is a training in Jefferson City on September 30<sup>th</sup> and in Oak Ridge on October 1<sup>st</sup> on Stormwater.

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

**BOARD OF ZONING APPEALS**

CALL TO ORDER

Chairman Bradley opened the Board of Zoning Appeals Meeting.

NEW BUSINESS

**A. Smoky Mountain Opry, Interpretation of Section 709.2 and/or request for a "Special Exceptions" under Section 709.2.2 and 709.2.3 in a C-5 District, 2046 Parkway, Jimmy Taylor of Associated Design Group, Inc.**

This item was withdrawn before the meeting. No action was necessary.

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

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Bill Bradley, Chairman

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