

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY, OCTOBER 24, 2017, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jay Ogle, Chairman  
Jeff Dodgen  
Tom Marsh  
Tony Kyker  
Stephen Houser  
Jerry Clark  
Laurie Taylor

MEMBERS ABSENT

OTHERS PRESENT

David Taylor, Karl Kreis, Brandon Williams, Mark Miller, Sammy Ownby, Jerry Hanson, Marcus Whaley, Mimi Kulp, Jay Stewart, Matthew Sprinkle, Marvelle Sewell, Glenn Biggs, Michael Whaley, others.

Midge Jessiman  
Jim Gass – City Attorney

**PLANNING COMMISSION**

CALL TO ORDER

Chairman Ogle called the meeting to order.

APPROVAL OF MINUTES

Commissioner Marsh made a motion to approve the Planning Commission minutes for the meeting September 26, 2017. Commissioner Clark seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

**City of Pigeon Forge Items**

***A. Special Events***

- 1. Holy Cross Catholic Church – The Annual Our Lady of Guadalupe Procession/parade, Tuesday, December 12, 2017, Procession starting at 144 Wears Valley Road around the block to Parkway and return, Terry Aparicio (Public Property).**

No one was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that there was minimal PD support needed for this since the walk consists of circling the block. He stated the request was in order and that the city department administrative review committee recommends the annual event.

ACTION TAKEN

Commissioner Kyker made a motion to approve the event. Commissioner Houser seconded and all voted in favor.

- 2. Comedy Barn – 6<sup>th</sup> Annual Kickin’ Chicken 5k Run and Fun Walk, Saturday, September 1<sup>st</sup>, 2018, The Island Drive/Greenway, Clyde Cummins (Public Property).**

Mr. Cummins was present.

STAFF RECOMMENDATION

Mr. Taylor stated the request was in order and that the city department administrative review committee recommends this annual event.

ACTION TAKEN

Commissioner Marsh made a motion to approve the event. Commissioner Kyker seconded and all voted in favor.

***B. Subdivisions***

1. None.

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

1. None.

***D. Site Plans***

1. **Strip Retail Center (Lots 6 & 7 of Pigeon River Park Subdivision), Site Plan, Parkway and Indiana Avenue, Kacie Huffaker – Norvell and Poe Engineers, LLC.**

Ms. Huffaker was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that this site plan is for a 5 unit retail center totaling 7505 square feet. He said the solid waste plan has been worked out and drainage plan meets the ordinance. He said that there are proposed changes to the Parkway ROW that staff can recommend, but also need TDOT approval. Staff recommended in favor of the site plan.

ACTION TAKEN

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

2. **Biblical Times Theater, Revised Site Plan, 2391 Parkway, Mike Smelcer – SRA Architects, Inc.**

Mr. Smelcer was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that they propose redesigning the theater to remove some seats, but to add two restaurants. He said they have revised their parking plan to meet their needs and the ordinance. Staff recommended in favor of the revised site plan.

ACTION TAKEN

Commissioner Houser made a motion to approve the site plan revision. Commissioner Dodgen seconded and all voted in favor.

**3. Dollywood Capital Festival Plaza, Revised Site Plan, 2700 Dollywood Parks Boulevard, Guy Wantiez – Dollywood.**

Mr. Wantiez was present.

STAFF RECOMMENDATION

Staff Planner Taylor said they propose revising Splash Battle to include a "lodge" and an "arbor." He said overall they are reducing impervious surface. He recommended in favor of the site plan revision.

ACTION TAKEN

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

***E. Requests for Rezoning***

- 1. None.**

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

- 1. Proposed amendment to the Pigeon Forge Zoning Ordinance by adding Section 706.2.1 (Individual and Group Counseling Center or Services) in the C-4 district, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor reported that this proposed zoning text amendment stems from a proposed outpatient center for those battling addiction by Life Changers in the Shops at Pigeon Forge PUD. He read the proposed ordinance which states that they can only be in a commercial PUD within the C-4 district. The ordinance also listed under which conditions these facilities are allowed and that they must be approved by the BZA. There was representatives present from Life Changes who gave some background and expressed their approval the proposed zoning text change.

ACTION TAKEN

Commissioner Dodgen made a motion to recommend the proposed zoning text change to City Commission. Commissioner Kyker seconded and all voted in favor.

## **Planning Region Items**

### ***A. Subdivisions***

- 1. None.**

### ***B. Planned Unit Developments (PUD)***

- 1. Final PUD Plat of Eagle Crest, Lots 135R – 139R), Cabin Envelope Relocation, Billard Way, Glenn F. Biggs, Jr.**

Mr. Biggs was present to represent the request.

#### STAFF RECOMMENDATION

Staff Planner Taylor reported this plat was denied last month for lack of representation. He said they are re-platting five existing cabin sites in more suitable locations. Mr. Taylor said the plat was in order and recommended in favor.

#### ACTION TAKEN

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

### ***C. Site Plan***

- 1. None.**

### ***D. Requests for Rezoning***

- 1. Michael Whaley, approximately 3.7 acres at Tax Map 73, Parcels 66.07 & 66.08, Jayell Road (near Olympia Court), R-1 (Rural Residential) to C-1 (Rural Commercial) District.**

Mr. Whaley was there to represent the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this property is adjacent to a non-conforming commercial business in an R-1 district. He continued that it is near C-2 property including a commercial subdivision on Jayell Road. Staff recommended in favor of the proposed county map amendment.

ACTION TAKEN

Commissioner Marsh made a motion to recommend the rezoning to the Sevier County Commission. Commissioner Houser seconded and all voted in favor.

***E. Miscellaneous Requests or Required Actions.***

Staff Planner Taylor reminded the Commissioners about the Planning Commission meeting on December 12, 2017 at 3 PM and the dinner to follow. He also said a joint City Commission/Planning Commission workshop is being planned regarding Theming.

ADJOURNMENT

Commissioner Marsh made a motion to adjourn. Commissioner Dodgen seconded and all voted in favor.

The meeting was adjourned at 3:30 p.m.

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Jay Ogle, Chairman

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