

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY, FEBRUARY 23, 2016, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jay Ogle, Chairman  
Jeff Dodgen  
Tom Marsh  
Tony Kyker

MEMBERS ABSENT

Jerry Clark  
Judy Harrell  
Stephen Houser

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Brandon Williams, Jerry Hanson, Carol Muszik, Rod Milligan, Dan Draper, Jack Hatfield, Edward Navarro, Pete Smith, Jimmy Taylor, Charles Kevin Miller, Mimi Kulp, others.

Jim Gass, City Attorney  
Midge Jessiman

**BOARD OF ZONING APPEALS**

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

**A. Request for interpretation of ground signage location, The Challenge Dome (Tax Map 106A, Group B, Parcels 1 – 14), Carol Muszik.**

Ms. Muszik was present. She mentioned that their business has two locations, the office on Conner's Heights Drive and on a hill in back where the Dome is located. She asked the Board to be able to put her ground sign near the Dome and an existing billboard and not near the office. She said showed the Commission pictures of the sign with a zipline through the proposed ground sign. The sign graphic also showed two different graphics on each side of the sign.

STAFF RECOMMENDATION

Staff Planner Taylor explained that the property is in two zoning districts. He said the office is in C-6 district and the Dome is in C-2 district. He continued that the C-2 allows more signage than the C-6. He said there is already a 50 sq/ft wall sign on the office and under the C-2 they could have a 300 sq/ft ground sign. He said that it would be unusual for the ground sign to be behind the business and so far away from the main building. He said that in the zoning text it says all structures should be 20 feet from each other. He reported that signs are define as structures in the ordinance. He also had safety concerns about people ziplining through a sign. He also pointed out that signs aren't permitted to have different graphic on different sides. Discussion ensued. The Board also had safety concerns about a zipline through a sign. Also, there were concerns that a 300 sq/ft sign next to a non-conforming use (an existing billboard) looks like an expansion of a non-conforming use. Lastly, there were concerns that this large of a sign overlooking the Parkway could someday be licensed as a billboard. City Attorney Gass recommended that if the sign is allowed, it should be with the condition that it never be State licensed as a billboard.

#### ACTION TAKEN

Commissioner Kyker made a motion to approve a sign near the Dome part of the business with the conditions that it cannot have two different graphics on each side, must be 20 feet away from all structures (including other signs), it cannot have a zipline or any other ride/attraction running through it, and that it must be done as a ground or monument sign meeting all Pigeon Forge zoning and municipal regulations as such and can never be Tennessee State licensed as a "billboard." Commissioner Dodgen seconded and all voted in favor.

#### 4. Adjournment

The meeting was adjourned at 4:15 p.m.

### **PLANNING COMMISSION**

#### CALL TO ORDER

Chairman Ogle noted that a quorum was present.

#### APPROVAL OF MINUTES

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

OLD BUSINESS

**None.**

NEW BUSINESS

**City of Pigeon Forge Items**

***A. Special Events***

- 1. Puppy Dog Tail – Children’s Consignment Sale, Wednesday, March 16<sup>th</sup> through Saturday, March 19<sup>th</sup>, 2016, Pigeon Forge Factory Outlet Mall, Suite 14, 2850 Parkway, Mary Brooks and Amanda Hemphill.**

Mary Brooks was present. She explained her event and pointed out where the banner sign would be located.

STAFF RECOMMENDATION

Staff Planner Taylor explained that the Commission’s part is for the banner sign only. He said that the event is held inside the Red Roof Mall and they are working with the Building Codes Department.

ACTION TAKEN

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

- 2. Pigeon River Crossings – 2016 Sidewalk/Truckload Sales, Wednesday, April 6<sup>th</sup> through Wednesday, April 13<sup>th</sup>, Wednesday, May 11<sup>th</sup> through Wednesday, May 18<sup>th</sup>, Wednesday, June 15<sup>th</sup> through Wednesday, June 22<sup>nd</sup>, Wednesday, July 13<sup>th</sup> through Wednesday, July 20<sup>th</sup>, Wednesday, August 10<sup>th</sup> through Wednesday, August 17<sup>th</sup>; Wednesday, August 31<sup>st</sup> through Wednesday, September 6<sup>th</sup>, Wednesday, October 12<sup>th</sup> through Wednesday, October 19<sup>th</sup>, Wednesday, November 2<sup>nd</sup> through Wednesday, November 9<sup>th</sup>; 2016, 2717 Teaster Lane, Russell Carr.**

No one was present.

STAFF RECOMMENDATION

Staff recommended the event be tabled because no one was present.

ACTION TAKEN

Commissioner Kyker made a motion to table the request until March meeting. Commissioner Dodgen seconded and all voted in favor.

- 3. Pigeon Forge Rod Run 2016 (Spring & Fall), Spring (Thursday April 14<sup>th</sup> through Saturday, April 16<sup>th</sup>) and Fall (Thursday, September 15<sup>th</sup> through Saturday, September 17<sup>th</sup>), 2016, LeConte Events Center – 2986 Teaster Lane, Rod Milligan.**

Mr. Milligan was present and explained this annual event.

STAFF RECOMMENDATION

City Planner Taylor stated that the DJ Trailer location at the Kenjo Market may be in ROW and asked Mr. Milligan to check it and make sure it is not. Mr. Taylor noted that the trailer must be behind the gas canopy to be out of the Parkway ROW.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the request subject to the trailer being moved from the ROW. Commissioner Kyker seconded and all voted in favor.

- 4. Shades of the Past Rod Run, Dollywood Splash Country, Friday, September 9<sup>th</sup> through Saturday, September 10<sup>th</sup>, 2016, Dan Draper.**

Mr. Draper was present and explained this annual event.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

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

**5. Smoky Mountain Banjo Academy, Friday, May 6<sup>th</sup> through Sunday, May 8<sup>th</sup>, 2016, 315 Laurelwood Lane, Jack Hatfield.**

Mr. Hatfield was present and explained his event.

STAFF RECOMMENDATION

Mr. Taylor said that this event is located near residents. He continued it was approved for the first time last year on a trial basis by the Commission. He said that Staff did not receive any complaints from last year's event. Staff recommended in favor again this year.

ACTION TAKEN

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

**6. Kerbela Shriners – 40<sup>th</sup> Annual Smoky Mountain Fun Fest and Parade, Saturday, May 7<sup>th</sup>, 2016, Parkway – Methodist Street to Jake Thomas Road, Edward Navarro.**

Mr. Navarro was present and said everything was the same as previous years.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

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

**7. GWRRA – Gold Wings Rally Spring Fling and Parade, Thursday, April 28<sup>th</sup> through Sunday, May 1<sup>st</sup>, 2016, Smoky Mountain Resorts – 4010 Parkway & Country Cascades – 204 Sharon Drive, Gary Hamilton.**

Mr. Pete Smith was present and explained his event.

STAFF RECOMMENDATION

Mr. Taylor said that the parade was moved from Saturday to Thursday. He said that Mr. Smith still needs to meet with the Police Department to work out details of that parade. Staff recommended in favor.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the request subject to the Police Department reviewing the parade route. Commissioner Kyker seconded and all voted in favor.

***B. Subdivisions***

- 1. None.**

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

- 1. Preliminary PUD Plan for Home2 Suites, Teaster Lane, Pigeon Falls Subdivision, Lot 10, Jimmy Taylor – Associated Design Group, Inc.**

Mr. Jimmy Taylor was present and explained this proposed development. He said the development would be done in three phases, one for each of the two hotels and a phase to build 350 feet of public road to support this and neighboring future development. He said that this area is part of the old Jake Thomas development property; as such, the stormwater/water quality must meet Knox County standards as it was permitted at first State approval. He said they are working with the City to extend sewer to it.

STAFF RECOMMENDATION

Staff Planner Taylor stated that the PUD is in order and recommended in favor of the Preliminary PUD Plan.

ACTION TAKEN

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

***D. Site Plans***

1. None.

***E. Requests for Rezoning***

1. None.

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

Chairman Ogle asked staff questions about the handling of special events and the Planning Commission role moving forward. Commissioner Marsh said he gets questions/complaints from the public over burdensome administration. Staff Planner Taylor reported that staff is working on changes to the process and will present them to the Commission soon. He stressed that it is important that the City continue to review special events for the safety of the public and the awareness of special events between City Departments fosters the likelihood of success at these events.

**Planning Region Items**

***A. Subdivisions***

1. **Final Minor Re-Subdivision of the Charles Kevin Miller into Tracts 1 – 4, 2903 Crestview Court, Charles Kevin Miller.**

Mr. Miller was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that the plat has all the required signatures. He said this included the County Road Superintendent signature for a new section of Crestview Court. Staff recommended in favor.

ACTION TAKEN

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

2. **Final Minor Re-Subdivision of the Ted C. Miller, ET UX Property into Tracts 1 & 2, Crestview Court, Ted C. Miller.**

This item was withdrawn before the meeting.

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

**1. None.**

**C. *Site Plan***

**1 None.**

**D. *Requests for Rezoning***

**1. None.**

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

**1. None.**

4. Adjournment

The meeting was adjourned at 3:35 p.m.

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Jay Ogle, Chairman

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