

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY, FEBRUARY 28, 2017, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jay Ogle, Chairman  
Jeff Dodgen  
Tom Marsh  
Tony Kyker

MEMBERS ABSENT

Judy Harrell  
Stephen Houser

OTHERS PRESENT

David Taylor, Karl Kreis, Brandon Williams, Mark Miller, Jeff Farrell, Sammy Ownby, Jerry Hanson, Mimi Kulp, Mike Smelcer, Paul Williams, Eric Kelch, Brian Pierce, Gary Norvell, Jimmy Taylor, Kacie Huffaker, Brennon Garrett, Mike Suttles, Ralph Hamblin, Taylor Minnick, Anderson Gass, others.

Midge Jessiman  
Jim Gass – City Attorney

**PLANNING COMMISSION**

CALL TO ORDER

Chairman Ogle noted that a quorum was present.

APPROVAL OF MINUTES

Commissioner Marsh made a motion to approve the January 24, 2017 Planning Commission Meeting. Commissioner Dodgen seconded and all voted in favor.

OLD BUSINESS

NEW BUSINESS

**City of Pigeon Forge Items**

***A. Special Events***

**1. Relay for Life – Running Cancer Out of Town 5k, Friday, June 2<sup>nd</sup>, 2017, 9 P.M. – 10 P.M. Patriot Park, Ann Marie Atchley.**

STAFF RECOMMENDATION

Staff explained that the request was in order and that the city department administrative review committee recommends the event with \$1,000,000 liability insurance with the city list as “additional insured.”

ACTION TAKEN

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

**2. Endurance Sports Management – Double Dip Sprint Triathlon, Sunday, June 4<sup>th</sup>, 7 A.M. – 11 A.M., Community Center, Muna Rodriguez-Taylor.**

STAFF RECOMMENDATION

Staff explained that the request was in order and that the city department administrative review committee recommends the event with \$1,000,000 liability insurance with the city list as “additional insured.”

ACTION TAKEN

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

***B. Subdivisions***

- 1. None.**

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

- 1. Preliminary PUD Plan for KOA Campground, Phase II, 3122 Teaster Lane, Marcus Whaley – WC Whaley, Inc.**

Marcus Whaley was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that the buildings are a modular type

construction and should be setback 10 feet from the property line. Staff recommended preliminary PUD approval.

ACTION TAKEN

Commissioner Dodgen made a motion to approve preliminary PUD plan for Phase II and to setback the modular type building 10 feet from property line by final. Kyker seconded and all vote in favor.

**2. Preliminary PUD Plan for Pigeon Forge Workforce Housing, 3602 Householder Street, Alicia McAuley – Michael Brady, Inc.**

Brian Pierce was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that there are two buildings proposed with one and two bedroom units – 128 units in total. He said that the land is currently going through the rezoning process and recommended that process be successfully completed by final. He said a landscaping plan is needed by final that has no trees or vegetation blocking east of the ingress/egress by final. Staff recommended preliminary PUD with the previously stated conditions.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the preliminary PUD plan with the land successfully rezoned by final and that the landscape plan shows no trees or vegetation blocking egress/ingress by final. Commissioner Marsh seconded and all voted in favor.

**3. Preliminary PUD Plan for Proposed Hotel and Retail Commercial Site, 2519 Teaster Lane, Gary Norvell – Norvell and Poe.**

Gary Norvell was present.

STAFF RECOMMENDATION

Staff Planner Taylor explained the details of the plan. He said there was adequate parking for the number of rooms. He said the drive to the hotel is fairly steep, but there is enough benching at the egress/ingress. He did say that there are some utility issues that need to be worked through. He

continued this project is 175 feet from water and sewer and they are in the process of gaining easements to get connected. He recommended preliminary PUD plan with solving utility issues by final.

ACTION TAKEN

Commissioner Kyker made a motion to approve preliminary PUD plan with obtaining the necessary utility easements by final. Commissioner Dodgen seconded and all voted in favor.

**4. Final PUD Plan for TRU by Hilton, Teaster Lane (Pigeon Falls Subdivision, Lot 10), Jimmy Taylor –Associated Design Group, Inc.**

Mr. Jimmy Taylor was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is part of a larger plan of development that has preliminary PUD approval. He said the Home2Suite phase has final PUD approval and under construction. He said that parking and drainage are handled through the larger plan of development and everything is in order for final PUD plan approval for this phase.

ACTION TAKEN

Commissioner Marsh made a motion to approve final PUD plan for the request. Commissioner Kyker seconded and all voted in favor.

**5. Final PUD Plan for Mill Creek Resort RV Campground, 119 W. Mill Creek, Kacie Huffaker – Norvell and Poe Engineers.**

This item was withdrawn before the meeting.

***D. Site Plans***

**1. Alpine Hiway Campground Bathhouse, Revised Site Plan, Spring Valley Road, Brennon Garrett – The Land Surveyors.**

Mr. Garrett was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated they are adding an addition to an existing building. He recommended the site plan addition.

ACTION TAKEN

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

**2. Landscape Depot, Site Plan, 2002 Ridge Road, Mike Suttles – Land Surveying Services.**

Mr. Suttles was present.

STAFF RECOMMENDATION

Staff Planner Taylor said this is a proposed site plan for a landscaping business. He said this included a small office building with nine mulch bins and said that most business will be of drive-thru type. He said the property is zoned C-6 and that this use is permitted in the C-6 district. However, he felt M-1 zoning is a more appropriate district for the property moving forward. He said the owners would likely rezone the property to M-1. Mr. Taylor said there is only a force main sewer at the property, which can't be hooked to, so they are proposing an on-site system. Staff recommended in favor of the request.

ACTION TAKEN

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

**3. Pigeon Forge Snow, Site Plan, Teaster Lane, Paul Williams – Best and Associates Architects.**

This item was withdrawn before the meeting.

**4. Smoky Mountain Fun Stop, Revised Site Plan, 3311 Parkway, Donna Cantrell – Cantrell Engineering and Surveying, LLC.**

Ralph Hamblin was present.

STAFF RECOMMENDATION

Staff Planner Taylor explained that there are several drainage easements (both existing and proposed) on the property that has yet to be recorded. He recommended that before a Certificate of Occupancy was issued that the easements be platted and recorded. He also said that the city is not responsible for any damages that may occur if event the drainage pipes need to be repaired or replaced.

ACTION TAKEN

Commissioner Marsh made a motion to approve the request with all drainage easements platted and recorded before issuing a Certificate of Occupancy and that the city is not responsible for any damages that may occur if event the drainage pipes need to be repaired or replaced. Commissioner Dodgen seconded and all voted in favor.

**5. The National Enquirer, Site Plan, 2115 Parkway, Gary Norvell – Norvell and Poe.**

Mr. Norvell was present.

STAFF RECOMMENDATION

Staff Planner Taylor explained the site plan. He said the site plan itself is not much different from the one that already exist on the site. He said there is adequate parking on the site. He reminded the Commission that past theming plans for the site have been denied. However, he said that the current one was in keeping with the regulations and similar to other themed building in the city. He did say that some of the theming illustrations appear to encroach the front setback, and all encroachment must be removed. Mr. Norvell assured that there are no encroachments in the setbacks.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the site plan and no encroachments in the setbacks would be allowed. Commissioner Kyker seconded and all voted in favor.

***E. Requests for Rezoning***

1. None.

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

1. None.

**Planning Region Items**

***A. Subdivisions***

1. None.

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

1. None.

***C. Site Plan***

1. None.

***D. Requests for Rezoning***

1. **Eric Minnick, approximately 60 acres over two parcels (Tax Map 84, Parcels 127.00 & 127.01), 2204 Seaton Springs Road, R-1 (Rural Residential) District to A-1 (Agricultural) District.**

Taylor Minnick was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that it was deferred last month due to lack of representation. He said they likely wish to add Ag businesses to their property. He said the proposed map amendment should be recommended to the County Commission.

ACTION TAKEN

Commissioner Marsh made a motion to recommend the proposed map amendment to the County Commission. Commissioner Dodgen seconded and all voted in favor.

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

**1. None.**

4. Adjournment

The meeting was adjourned at 4:45 p.m.

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Jay Ogle, Chairman

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