

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY, MAY 24, 2016, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jay Ogle, Chairman  
Jeff Dodgen  
Jerry Clark  
Judy Harrell  
Tom Marsh  
Stephen Houser  
Tony Kyker

MEMBERS ABSENT

OTHERS PRESENT

David Taylor, Karl Kreis, Brandon Williams, Jerry Hanson, Sammy Ownby, Kacie Huffaker, Mike Shular, Mike Suttles, Mike Smelcer, Lynn Scott, Pete Broockman, Dwayne Hodge, Kelly Hodge, Carol Muszik, Mimi Kulp, others.

Jim Gass, City Attorney  
Midge Jessiman

**PLANNING COMMISSION**

CALL TO ORDER

Chairman Ogle noted that a quorum was present.

APPROVAL OF MINUTES

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

OLD BUSINESS

None

NEW BUSINESS

**City of Pigeon Forge Items**

***A. Special Events***

- 1. Pigeon Forge Football and Cheer – 2<sup>nd</sup> Annual Tigers on the Prowl 5k, Saturday, September 24<sup>th</sup>, 2016, Wears Farm Park – Wears Valley Road, Sheena Cole.**

Renee Howard was present.

STAFF RECOMMENDATION

He reported the administrative review staff recommended in favor of this annual event.

ACTION TAKEN

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

- 2. Gary Puckett Ministries – Gospel Concert, Saturday, July 16<sup>th</sup>, 2016 (four shows), Patriot Park, Lisa Rayburn.**

Gary Puckett was present. He said that he would like to do concerts in Patriot Park and handed staff some promotional materials.

STAFF RECOMMENDATION

Staff reported the administrative review staff recommended in favor subject to \$500,000 liability insurance with The City of Pigeon Forge listed as additional insurance, a \$500 bond for potential damages to the park, cannot approach people already in the Park, paid sound permit, and must obtain a City business license to sell items, and no passing out flyers outdoors.

ACTION TAKEN

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

**3. Smoky Mountain Jeep Club – Smoky Mountain Jeep Invasion, Saturday, August 27<sup>th</sup>, 2016, LeConte Center Park Lot, Pete Broockman.**

Mr. Pete Broockman was present.

STAFF RECOMMENDATION

Staff Planner Taylor said this is a LeConte Center staff approved event. He reported the administrative review staff also recommended in favor.

ACTION TAKEN

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

**4. Marble Hill Church of God – Cross Walk, Saturday, June 11<sup>th</sup>, 2016, Parkway Sidewalk, Dwayne and Kelly Hodge.**

Mr. and Ms. Hodge were present. They briefly explained their walk. They reported they would not require police assistance since they did not plan any crossings of major intersections.

STAFF RECOMMENDATION

He reported the administrative review staff recommended in favor.

ACTION TAKEN

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

***B. Subdivisions***

**1. None.**

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

**1. None.**

***D. Site Plans***

**1. Country Cascades, Revised Site Plan, 204 Sharon Drive, Kacie Huffaker – Norvell and Poe.**

Ms. Huffaker was present. She explained the revised site plan, which was adding another hotel building and water park for guests.

STAFF RECOMMENDATION

City Planner Taylor explained that the new hotel will be 98 units. He said the structure is in the floodplain, but the plan shows compliance with flood regulations. He said that there is already enough parking on site to accommodate this building. He also said the detention facility will be underground and is designed to meet regulations. He reported that staff has just received an updated plan with a new dumpster area. He stated that would need to be checked by Sanitation Department, but appears to work. Staff recommended in favor.

ACTION TAKEN

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

**2. Waldens Landing – Chugga Choo Choo Train Ride, Revised Site Plan, Parkway, Mike Suttles - Land Surveying Services.**

Mr. Suttles was present. He explained the site plan revision, which is adding a children's train circling the development.

STAFF RECOMMENDATION

Staff Planner Taylor said that the train would be travelling in the pedestrian circulation areas. He continued that it should not be a problem in most areas, but staff did have concerns at the front of the development where the sidewalk is narrower. Mr. Suttles said that the front sidewalk is 9 feet wide and the train is 4 feet wide. He felt there was plenty of room for both. Staff showed the Commission pictures of the sidewalk and also thought there was enough room. Staff recommended in favor.

ACTION TAKEN

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

**3. Hatfield and McCoys, Revised Site Plan, 119 Music Road, Jimmy Taylor – Associated Design Group, Inc.**

This item was withdrawn before the meeting.

**4. The Challenge Dome – Climbing Wall, Revised Site Plan, 115 Conner Heights Road, Carol Muszik.**

Ms. Muszik was present. She said they are proposing adding a climbing wall to this development. She was detailed in her explanation of the revised plan. She said that although the wall will be located inside the Dome, it would not be attached to the Dome in any way.

STAFF RECOMMENDATION

Staff Planner Taylor said that although there has been ongoing concerns about the engineering of the Dome, the Commission is only tasked with approve of the site plan revision. However, he thought that these concerns need to be address before issuing a building permit. City Attorney Jim Gass said he wants an engineer to take responsibility for the structural integrity and safety of the Dome. He said that he wants a letter from an engineer (to this effect) that he can review and is satisfied with before any building permits are issued.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the request subject to the City Attorney’s recommendation. Commissioner Marsh seconded and all voted in favor.

***E. Requests for Rezoning***

- 1. None.**

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

**1. Courtyard Marriott, Request for a 30 feet high sign under Section 408.2.9.2 of the zoning text due to topography or congestion, Community Center Drive, Mike Suttles – Land Surveying Services.**

Mr. Suttles was present. He explained projected graphics showing the proposed sign in relation to the Parkway. He felt this information showed the need for the sign height increase as the land is 11.5 feet below the level of the Parkway.

STAFF RECOMMENDATION

Staff Planner Taylor said that the ground sign height limit is 25 feet in a C-2 district. However, he continued that under this section of the ordinance a sign can be raise up to a height of 30 feet if there is “topography or congestion” issues. He said that this section has been administered by the Commission to allow a sign height increase of 1 foot for every foot of elevation the ground level is below the Parkway (up to 5 feet). He said that Mr. Suttles provided document showing this to be 11.5 feet below the Parkway. However, he said that the maximum under this section is a 5 feet sign height increase (30 feet high sign) and that is what staff recommends.

ACTION TAKEN

Commissioner Marsh made a motion to approve the request, that the sign can be raise 5 feet to a height of 30 feet from ground level. Commissioner Dodgen seconded and all voted in favor.

**Planning Region Items**

***A. Subdivisions***

**1. Final Minor Re-Subdivision of a 1.82 acres portion of The Douglas Properties, LLC (Tax Map 105, Parcel 87,00) into the Sherwood Forest PUD Resort, Phase 4, Unit 1 (Tax Map 105B, Group L, Parcels, 5.00), Sherwood Heights Way, Brennon Garrett.**

Ms. Kacie Huffaker was present.

STAFF RECOMMENDATION

City Planner Taylor explained that this plat is adding land to the Sherwood Forest PUD development, Phase 4, Unit 1. He said this plat was part of Commission's condition of Preliminary approval. He said they have all required signatures. Staff recommended in favor.

ACTION TAKEN

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

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

**1. Final PUD Plan of Sherwood Forest Resort, Phase 4, Unit 1 (Tax Map 105B, Group L, Parcels, 5.00), Sherwood Heights Way, Brennon Garrett.**

Ms. Kacie Huffaker was present. She said that they received preliminary PUD plan last month and are now looking for final approval.

STAFF RECOMMENDATION

Staff Planner Taylor said that they have provided the information/changes that were conditions of preliminary approval and requirements of final approval. He said these included getting a bond for paving and a letter that detention issues are resolved. Staff recommended in favor.

ACTION TAKEN

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

***C. Site Plan***

**1 None.**

***D. Requests for Rezoning***

**1. Parkside Investments, approximately 20 acres over four parcels (Tax Map 105, Parcel 6.00, 6.01, 6.02, 6.03), Pine Mountain Road near the intersection with Little Cove Road, R-1 (Rural Residential) District to R-2 (High Density Residential) District.**

This item was withdrawn before the meeting.

**2. Lynn Scott – Northstar Investments, approximately 1.82 acres portion of Tax 105, Parcel 87.00, Sherwood Heights Way off Rush Branch Road, R-1 (Rural Residential) District to R-2 (High Density Residential) District.**

Mr. Scott was present.

STAFF RECOMMENDATION

Staff Planner Taylor said this property was just incorporated into the Sherwood Forest PUD development by plat and received final PUD plan earlier in the meeting. He reported that the rest of the development is already R-2. He continued that this phase utilizes (or extents) the same infrastructure as the rest of the development and only makes sense that it is all the same zoning. Staff recommended in favor.

ACTION TAKEN

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

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

**1. None.**

4. Adjournment

The meeting was adjourned at 3:34 p.m.

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Jay Ogle, Chairman

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