

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY, AUGUST 22, 2017, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jay Ogle, Chairman  
Jeff Dodgen  
Tom Marsh  
Tony Kyker  
Stephen Houser

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, others.

Midge Jessiman  
Jim Gass – City Attorney

**BOARD OF ZONING APPEALS**

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

**A. Request for a low speed vehicle rental facility in the city limits,  
Collier Winery - 2174 Parkway, Jay Stewart.**

Mr. Stewart was present for the request.

STAFF RECOMMENDATIONS

Staff Planner Taylor reminded the Board that this was deferred after the City Commission considered regulation to prohibit or restrict such vehicles. He said the City Commission decided not to pursue this route. He recommended allowing these rentals as a permitted use in a C-2 district, if the vehicles are

street legal. Discussion ensued. Commissioners Dodgen and Kyker did not like the idea of these vehicles on the street especially if they could not go at least 25 miles per hour. Mr. Taylor explained that low speed vehicles are 25 mile per hour to 30 miles and medium speed vehicles are 30 to 35 miles per hour. Commissioners felt medium speed vehicles should be added to the request. City Attorney Gass said they can rent them, but they cannot drive them where prohibited - if prohibited, that the renter would have to be aware of where they could use them.

ACTION TAKEN

Commissioner Houser made a motion to amend the request to add medium speed vehicles and approve the rental of low and medium speed in the city limits. Commissioner Dodgen seconded and all voted in favor.

ADJOURNMENT

Commissioner Houser made a motion to adjourn the BZA. Commissioner Dodgen seconded and all voted in favor.

The meeting was adjourned at 3:15 p.m.

**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 July 25, 2017. Commissioner Houser seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

**City of Pigeon Forge Items**

***A. Special Events***

**1. Adrenaline Sports Management – Santa Hustle in the Smokies' Half Marathon & 5k, Sunday, December 10<sup>th</sup>, 2017, Parkway, Heather Frayn (Public Property).**

No one was present for this event.

STAFF RECOMMENDATION

Staff Planner Taylor said that the applicant was at the meeting last month to represent the request. He said it is an annual event that has not changed. Mr. Taylor stated 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 listed as "additional insured." Staff recommended in favor.

ACTION TAKEN

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

**2. Old Mill Square – 14<sup>th</sup> Annual Old Mill Heritage Day, Saturday, September 23<sup>rd</sup>, 2017, 10 a.m.-7 p.m., 175 Old Mill Avenue/ Butler Street, Marvelle Sewell.**

Ms. Sewell was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor stated this annual event where they close Butler Street. He said 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 listed as "additional insured." Staff recommended in favor.

ACTION TAKEN

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

***B. Subdivisions***

- 1. None.**

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

- 1. Revised Final PUD Plan for The Island in Pigeon Forge – Spinning Coaster, The Island Drive, LeConte Village, LLC/James Tomiczek – CEC, Inc.**

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

***D. Site Plans***

- 1. Fairfield Inn, Site Plan, Teaster Lane and Music Mountain Drive, Matthew Sprinkle – CEC, Inc.**

Mr. Sprinkle was present.

STAFF RECOMMENDATION

Staff Planner Taylor reported they are proposing a 109 unit hotel and the site plan is in order. He said the parking is adequate, including the utility plan being approved by Public Works. He said that the one ingress/egress is shared with adjoining property and it has been platted that way. He said there are no new median cuts on Teaster Lane. He recommended in favor.

ACTION TAKEN

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

- 2. Duplexes for Lots 10 & 11 of Willow View Subdivision, Site Plan, Willa View Drive, Marcus Whaley – W.C. Whaley, Inc.**

Mr. Whaley was present.

STAFF RECOMMENDATION

Staff Planner Taylor said the request has been revised to just the duplex on Lot 11. He said Lot 10 is dependent on City Commission closing some R-O-W of Willa View Drive, which is on the agenda but will need to be

approved by City Commission. He said the setbacks are wrong and need to be corrected. He recommended site plan approval for Lot 11.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the site plan for Lot 11 only and subject to setbacks being corrected on site plan. Commissioner Marsh seconded and all voted in favor.

***E. Requests for Rezoning***

- 1. None.**

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

- 1. Request for consideration to close approximately 2,500 sq/ft portion of unused R-O-W for Willa View Drive, Marcus Whaley – W.C. Whaley, Inc.**

Mr. Whaley was present.

STAFF RECOMMENDATION

Staff Planner said that the R-O-W closing being requested is part of a cul-de-sac left over from when Villa View was extended. He said the property owners adjoining the cul-de-sac plan a duplex on the property and this area would become part of the front setback. Public Works concurred that the R-O-W is unused and no longer necessary to the city. Staff recommends the closing of the R-O-W to be returned to Lots 10 & 11 of Willa View Subdivision.

ACTION TAKEN

Commissioner Marsh made a motion to recommend the R-O-W closure to City Commission. Commissioner Dodgen seconded and all voted in favor.

- 2. Discussion of proposal to add additional graphics to businesses, Staff.**
- 3. Amendment to Article IV (General Provisions) by adding Section 408.6.4.1. regarding additional graphics to businesses, Staff.**

Chairman Ogle acknowledged staff's desire to have these two items discussed together.

STAFF RECOMMENDATION

Staff Planner Taylor reminded the Commission all the discussion and workshops regarding theming and adding more graphics to business. He said that from those workshops it has been agreed that Section 317(a).1 (Theming) should be removed from the zoning ordinance due to the vagueness that many have complained about. He recommended adding a Section 408.6.4.1 to the zoning ordinance, which will add some graphics to businesses, but in a definable/measurable way that can be easily administered. He said the graphics added are based on a percentage of the front façade of a business (10 percent), yet keeping each graphics small (no one graphic larger than 2.5 percent). Staff recommended that Section 317(a).1 (Theming) should be removed from the zoning ordinance and adding a Section 408.6.4.1 (Additional Graphics).

ACTION TAKEN

Commissioner Houser made a motion to recommend to City Commission the removal of Section 317(a).1 (Theming) from the zoning ordinance and adding a Section 408.6.4.1 (Additional Graphics) as presented by staff. Commissioner Dodgen seconded and all voted in favor.

**Planning Region Items**

***A. Subdivisions***

- 1. None.**

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

- 1. Final PUD Plat and Plan of Parkside Resort PUD Development, Phase 2b (Lots 65 – 74), off Parkview Vista Way and Little Cove Road, Tim Howell.**

No action was necessary; this item was withdrawn before the meeting.

***C. Site Plan***

- 1. None.**

***D. Requests for Rezoning***

- 1. None.**

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

Staff Planner Taylor said that Jerry Clark has been appointed as the new Planning Commissioner. He updated the Commissioners about the plan for the Parkway. He said that the survey is near completion and will be distributed through hardcopy and on the City's internet site.

***E. Requests for Rezoning***

- 1. None.**

ADJOURNMENT

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

The meeting was adjourned at 4:05 p.m.

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Jay Ogle, Chairman

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