

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY, JANUARY 28, 2020, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser, Chairman  
Laurie Taylor  
Tony Kyker  
Ken Maples  
Jeff Dodgen  
Mark Rutledge

MEMBERS ABSENT

OTHERS PRESENT

Kacie Huffaker, Mimi Kulp, Don Hutsell, Don Draper, Joe Kenner, Jeremy Puckett, Guy Wantiez, Butch Helton, Matt Sprinkle, Mike Suttles, Aaron Sams, Tom Marsh, David Beverly, others.

Nathan Rowell – City Attorney  
Joe Barrett – Staff Planner  
David Taylor – City Planner  
Karl Kreis – Assistant City Planner

**BOARD OF ZONING APPEALS**

CALL TO ORDER

- A. Request for variance to allow a 12 feet side yard setback instead of the required 15 feet in an R-1 district, Iron Mountain Subdivision, Lot 2B – 801 Iron Mountain Road, John Porter.**

Mr. Porter was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said this was built in 1992 and they recently discovered an encroachment when looking to add an addition. He stated this encroachment concerned the owner how this may affect him over time. Mr.

Taylor said that there is no grounds to grant variance and that a variance (if granted) would be with the property forever. He continued in similar situations (in the past), a letter was written that the city would not take any action on the encroachment. He recommended the same type letter.

#### ACTION TAKEN

Commissioner Dodgen made a motion for staff to write a letter of no action against the encroachment and no variance of setback be granted. Commissioner Kyker seconded and all voted in favor.

**B. Request for interpretation/variance of Section 508 if a “pool house” is customary accessory building, and if so, can it be allowed in a side yard in residential district, Whaley Hills Subdivision, Lot 19 (Tax Map 84I, Group A, Parcel 6.00), Chuck Smith.**

This item was withdrawn.

**C. Request to have a vehicle rental facility in a multi-tenant building with a substandard site plan with an adjoining day care in the city limits, 1156 Wears Valley Road, Crispin Schnur.**

Joe Keener was present for the request. He said the applicant does not plan more than five vehicles for rent.

#### STAFF RECOMMENDATION

Staff Planner Taylor said that there is currently a daycare and (in the past) rented office space. He said that the proposed business would like to rent the office space and park jeeps for rent. He reported the site plan is substandard as the site was developed before it was annexed. He showed pictures of the site, including the gravel parking not allowed per zoning. He said there are concerns about jeeps next to the daycare, but he showed pictures of the fenced in play area at the daycare. He said that the Board has limited the number of vehicles in the past and he felt that should be done. Staff recommended five vehicles for rent and that they be parked along the building as far from the daycare as possible.

#### ACTION TAKEN

Commissioner Maples made a motion to approve the jeep rental business at this location with five vehicles for rent and that they be parked along the

building as far from the daycare as possible. Commissioner Rutledge seconded and all voted in favor.

The meeting was adjourned at 3:05p.m.

## **PLANNING COMMISSION**

### **CALL TO ORDER**

Chairman Houser called the meeting to order.

### **PUBLIC COMMENT FROM CITIZENS**

No one came forward for public comment.

### **APPROVAL OF MINUTES**

Commissioner Rutledge made a motion to approve the Planning Commission minutes for the meeting from December 11, 2018. Commissioner Dodgen seconded and all voted in favor.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

#### **City of Pigeon Forge Items**

##### ***A. Special Events***

- 1. Pigeon Forge Office of Special Events, 13<sup>th</sup> Annual Chuck Wagon Cookoff, Saturday, April 4<sup>th</sup>, 2020, Stages West, Clabough's Campground and The Ramsey Hotel and Convention Center, Butch Helton (Public Property).**
- 2. Pigeon Forge Office of Special Events, 30<sup>th</sup> Annual Wilderness Wildlife Week and Fishing Tournament, Tuesday, May 5<sup>th</sup> through Saturday, May 9<sup>th</sup>, 2020, LeConte Center, Butch Helton (Public Property).**
- 3. Pigeon Forge Office of Special Events, 30<sup>th</sup> Annual Patriot**

**Festival/ Froggin' in the Forge, Saturday, July 4<sup>th</sup>, 2020, Patriot Park, Butch Helton (Public Property).**

- 4. Pigeon Forge Office of Special Events, 7<sup>th</sup> Annual Veterans Homecoming Parade, Saturday, August 8<sup>th</sup>, 2020, River Road onto Methodist Street and Northbound on Parkway to Light #5, Butch Helton (Public Property).**
- 5. Pigeon Forge Office of Special Events, 3<sup>rd</sup> Annual Music in the Mountains Spring Parade, Friday, May 1<sup>st</sup>, 2020, River Road, light #7 to light #3, Butch Helton (Public Property).**

Butch Helton was present for the requests. He was asked to discuss the items together as there are very little changes to these annual events. He went on to explain the minor changes to the events.

#### STAFF RECOMMENDATION

Staff Planner Kreis said that these are annual events and that the city department administrative review committee recommends all the events.

#### ACTION TAKEN

Commissioner Taylor made a motion to approve the special event items 1-5. Commissioner Maples seconded and all voted in favor.

- 6. Shades of the Past Rod Run, Thursday, September 10<sup>th</sup> - Saturday, September 12<sup>th</sup>, 2020, Dollywood Splash Country Parking Lot (2700 Dollywood Parks Blvd), Don Hutsell.**

Mr. Hutsell and Mr. Draper were present. He said they plan to park and ride from the LeConte/City Parking Lot and shuttle to the event if Loveday property is not available while under construction.

#### STAFF RECOMMENDATION

Staff Planner Kreis said that the t-shirt vending at Dollywood was approved by Planning Commission the last two years. He said that they are proposing just the one trailer like that approved the last two years. He reported the city department administrative review committee had uneasiness with the fact that development may be occurring in some of their past event parking along Veterans Blvd and unsure of the importance

of this parking area. He said the administrative review recommended the event if they have a plan for overflow parking, repair damage to greenway, and the one vending trailer.

ACTION TAKEN

Commissioner Rutledge made a motion to approve the event with organizers repairing all damage to greenway and allowing one vending t-shirt trailer site at Dollywood property on Parkway. Commissioner Taylor seconded and all voted in favor.

***B. Subdivisions***

1. None.

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

1. **Final PUD Plan for Riverwalk Commons, Teaster Lane, Jeremy M. Puckett – CEC Engineering.**

Jeremy Puckett was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said this is a two building commercial PUD looking for final PUD plan. He said detention will be to the large detention area approved for the entire development. He said one of the only changes from preliminary is the solid waste location, which has Sanitation Department approval. He continued they must maintain the right in/right out at Teaster Lane as approved for the entire development. He recommended final PUD plan.

ACTION TAKEN

Commissioner Maples made a motion to approve final PUD plan for the development. Commissioner Taylor seconded and all vote in favor.

2. **Preliminary PUD Plan for Smoky Mountain RV Park & Resort, Phase 2 (formerly Eagles Nest Campground), 1111 Wears Valley Road, Gary Norvell – Norvell & Poe Engineers.**

Ms. Huffaker was present for the request.

### STAFF RECOMMENDATION

Staff Planner Taylor said (to this point) nothing has been approved in the Floodway. He stated that Phase 1 was for the structures outside the floodway. He reported that they have obtained a no-rise certificate from TEMA. He said that they are proposing RV pads over a sewer easement. He said by final they will need a hold harmless agreement with the city that if work needs to be done in the sewer easement area, that the city is not responsible. Staff recommended preliminary PUD plan.

### ACTION TAKEN

Commissioner Dodgen made a motion to approve preliminary PUD plan for the request, with a hold harmless agreement with the city for any development proposed in utility easements. Commissioner Kyker seconded and all voted in favor.

### **3. Preliminary PUD Plan for Loveday One – Employee Housing Complex, Jere Loveday Property, Lots 2 & 3, David Beverly – Project Engineer.**

David Beverly and others were present for the request.

### STAFF RECOMMENDATION

Staff Planner Taylor reminded the Commission that there was a workshop item on this proposed development. He said there are six two-level buildings proposed for J-1 housing. He said the plan shows recreation and surplus parking, which could be reduced since most tenants won't have cars. Some Commissioners expressed concerns over street crossings, possible crosswalks and/or changed light cycles on Veterans Blvd. Staff would investigate and recommended preliminary PUD plan.

### ACTION TAKEN

Commissioner Taylor made a motion to approve preliminary PUD plan. Commissioner Rutledge seconded and all voted in favor.

### ***D. Site Plans***

**1. 2021 Indoor Attraction – Dollywood, Site Plan, McCarter Hollow Road, Mathew Sprinkle – CEC Engineering.**

Matt Sprinkle was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that a 23,000 square foot building is being proposed for an indoor attraction. Staff recommended in favor of the request.

ACTION TAKEN

Commissioner Taylor made a motion to approve the site plan request. Commissioner Maples seconded and all voted in favor.

**2. Proposed Apartments for Danny Blalock Property, Site Plan, 2030 Ridge Road, Donna Cantrell – Cantrell Engineering & Survey.**

This item was withdrawn.

***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. None.**

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

- 1. None.**

ADJOURNMENT

Commissioner Taylor made a motion to adjourn. Commissioner Maples seconded and all voted in favor.

The meeting was adjourned at 3:45 p.m.

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Stephen Houser, Chairman

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