

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY, OCTOBER 27, 2015, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

Jeff Dodgen

OTHERS PRESENT

David Taylor, Karl Kreis, Brandon Williams, Sammy Ownby, Jerry Hanson, Scott Tillery, Sophia Conery, Danielle Steckley, Janet Donaldson, Joseph Blackburn, Clyde Cummins, Robert Johnson, Randy Harper, Bob Wilcoxon, Mike Smelcer, Kacie Huffaker, 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 Clark made a motion to approve the minutes. Commissioner Harrell seconded and all voted in favor.

OLD BUSINESS

NEW BUSINESS

**City of Pigeon Forge Items**

***A. Special Events***

**1. American Cancer Society – Relay For Life, Friday, June 3<sup>rd</sup> and Saturday, June 4<sup>th</sup>, 2016, Patriot Park, Sophia Conerly.**

Ms. Conerly was present. She said they are adding more vendors this year.

STAFF RECOMMENDATION

Staff recommended in favor of this annual request.

ACTION TAKEN

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

**2. Relay For Life of Sevier County – Running Cancer Out of Town 5k Glow Run, Friday, June 3<sup>rd</sup>, 2016, 9 P.M., Patriot Park, Ann Marie Atchley.**

Sophia Conerly represented this request. She reported the event is June 3<sup>rd</sup> not June 4<sup>th</sup> as in the agenda.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

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

**3. Titanic Museum Attraction – Holiday Show Kickoff Event, Thursday, November 26<sup>th</sup>, 2015, 2134 Parkway, Danielle Steckley.**

Danielle Steckley was present.

STAFF RECOMMENDATION

Staff reported the event is mostly the same as last year and the fireworks have been approved by the Fire Department.

ACTION TAKEN

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

**4. Titanic Museum Attraction – Days of Our Lives – Book Signing, Saturday, October 31<sup>st</sup>, 2015, 2134 Parkway, Danielle Steckley.**

Danielle Steckley was present. She said the event entails a tent for a book signing for soap opera actors.

STAFF RECOMMENDATION

Staff stated that the request is in order.

ACTION TAKEN

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

**5. The Christmas Place at Bell Tower Square – Extended Dates for Celebrate Fall/Celebrate Christmas, Monday, October 26<sup>th</sup> through Thursday, November 26<sup>th</sup>, 2015, 2470 Parkway, Teresa Hughes.**

Ms. Janet Donaldson was present and explained that because of the weather the tent had not been taken down from a previously approved event. She asked that the time of the event be extended to November 26.

STAFF RECOMMENDATION

Staff Planner Taylor said that this request combined with previously approved request would have the tent up for 62 straight days. He stated that would be precedence, as no special event had ever been held for so long. He said the next longest is Rotary's non-profit fundraiser which is 30 days. Discussion ensued. There were varying opinions by the Board, but most were afraid of approving a tent event on the Parkway for so long. One idea was to allow an extension of this event to November 8<sup>th</sup>, at which time, the tent must come down. However, the tent could go back

up again for the already approved event from November 27<sup>th</sup> to December 14<sup>th</sup> 2015. They thought this would at least break up the events.

ACTION TAKEN

Commissioner Houser made a motion to extend the current event to November 8<sup>th</sup> 2015, after which the tent must come down until the November 27<sup>th</sup> event. Commissioner Marsh seconded and all voted in favor.

**6. Music Road Convention Center – The 16<sup>th</sup> Annual Pontiacs in Pigeon Forge Car Show, Friday June 3<sup>rd</sup> through Sunday June 5<sup>th</sup>, 2016, 303 Henderson Chapel Road, Joseph Blackburn.**

Mr. Blackburn was present. He reported no changes from last year.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

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

**7. Comedy Barn – Kickin’ Chicken 5k Run and Fun Walk, Saturday, September 3<sup>rd</sup>, 2016, The Island Drive/Greenway, Clyde Cummins.**

Mr. Cummins was present. She said it would be the same as previous years.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

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

**8. Old Mill Square – Brunch with Santa, Saturday, December 5<sup>th</sup>, 2015, 3341 Old Mill Street, Marvelle Sewell.**

No one was present for this event.

STAFF RECOMMENDATION

Staff said that this is an annual event and staff had no objections to the event.

ACTION TAKEN

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

***B. Subdivisions***

- 1. None.**

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

- 1. Revised Preliminary PUD Plan of The Lodges at the Great Smoky Mountains (Formerly Grand Crowne Resorts), Phase 2B-2F, Music Mountain Drive, Robert Johnson.**

Mr. Johnson and Bob Wilcoxon were present. He said they removed some of the Yerts and added some new buildings to these Phases. He said they are planning to get final plan on phases 2B and 2C soon.

STAFF RECOMMENDATION

Staff Planner Taylor explained that this was the 6<sup>th</sup> revised preliminary plan in 7 years. He said no finals were applied for and no construction happened in 2015. This was after the Commission strongly encouraged them to apply for finals after last year's revised preliminary. He reported staff continues to receive complaints from timeshare buyers about lack of progress. Mr. Johnson said the project has new management/owners that are committed to moving the project forward. Bob Wilcoxon acknowledged they are committed to build units. However, Mr. Taylor felt assurances were needed for them to move forward. Discussion ensued. Many (including City Attorney Gass) were in favor of approval of the revised preliminary plan subject to a building permit being issued on this project within 6 months of today. Others thought a footers permit should

be in place by May 1<sup>st</sup> 2015 or the revised preliminary is no longer valid.

ACTION TAKEN

Commissioner Houser made a motion to approve the request subject to a footers permit being in place by May 1, 2015 or the revised preliminary is no longer valid. Commissioner Harrell seconded and all voted in favor.

***D. Site Plans***

**1. Econo Lodge – Indoor Pool, Revised Site Plan, 2905 Parkway, Marcus Whaley.**

Mr. John Hammonds was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said the revised site plan basically uses the same footprint as the existing building. He recommended in favor.

ACTION TAKEN

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

**2. Kroger Fuel Center #U536, Site Plan, McGill St. and Community Center Drive, Perry Engineering.**

Randy Harper from Perry Engineering was present. He explained the site plan. He said they recently turned in a detention plan, but he maintained if the lot (structures on it) had not been demolished that no detention plan would have been necessary.

STAFF RECOMMENDATION

Staff Planner Taylor explained features to the site plan and changes from the first submittal. He explained the original detention plan was based on the predevelopment condition being the car wash which was once there. He showed pictures of the current site, which is a vacant lot. He maintained that a detention plan should be done based on the current status and not on the site when it was a car wash. He continued that was expressed to Mr. Harper in the staff comments. He said that no changes

were made to the plans on resubmittal. However, he said staff has just received an unstamped detention plan based the current state (vacant lot), but staff has not had time to fully review it. Stormwater Staff Brannon Williams said on quick review it appears to work. Discussion ensued. Commissioners felt detention should be based on current site. Some wondered whether the site plan could be approved contingent on staff reviewing and approving the updated detention plan. City Attorney Gass reminded the Commission that they are in ligation over this issue and that action (conditional approval) would not be consistent with previous Commission/Board actions. Commission Harrell mentioned the possibility of a special call meeting. She maintained this would allow staff time to review the detention plan and to receive stamped/sealed plans. Others agreed. A special call meeting was tentatively set for next Thursday, November 5, 2015. Mr. Harper agreed that the item be deferred.

#### ACTION TAKEN

This item was deferred.

### **3. Lumberjack Adventure (Current Lumberjack Fuel), Revised Site Plan, 2713 Parkway, Kacie Huffaker.**

Mike Smelcer was present to represent the site plan. He explained the revisions to site plan. He said there are some additions to the front and back of the theater. He said a hotel is being removed to expand their parking.

#### STAFF RECOMMENDATION

Staff Planner Taylor reported that the site plan was in order. He said that there were some late changes (at staff's request) to their proposed ROW parking additions; this was to make the parking spaces more accessible to the general public. He recommended in favor of the site plan with the aforementioned ROW revisions.

#### ACTION TAKEN

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

**4. Proposed Retail Development (Former Holiday Terrace Inn), Site Plan, 2631 Parkway, Kacie Huffaker.**

Ms. Huffaker was present for the site plan. She briefly explained the site plan.

STAFF RECOMMENDATION

Staff Planner Taylor said they have been working through details of this site plan for a while. He said that the ingress/egress is no longer dependent on the Payless Shoes property, but the two properties still have off-street access to each other. He recommended in favor of the site plan.

ACTION TAKEN

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

**5. Rental Unit for: Charles Taylor, Site Plan, 1090 Pinyon Circle, Mike Smelcer.**

Mike Smelcer was present to represent the site plan. He explained the revisions to site plan. He said it was a former school to overnight rental conversion. He said that they recently completed the engineer plans to hook to sewer.

STAFF RECOMMENDATION

Staff Planner Taylor said the property was recently rezoned to C-6, which allows overnight rentals. He said the site plan was in order.

ACTION TAKEN

Commissioner Clark made a motion to approve the request. 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. None.

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

Staff Planner Taylor reminded the Board that the next meeting will be December 8, 2015 at 3:00 PM.

4. Adjournment

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

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Jay Ogle, Chairman

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