

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY, DECEMBER 11, 2018, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser, Chairman  
Laurie Taylor  
Tony Kyker  
Ken Maples  
Jeff Dodgen  
Tom Marsh

MEMBERS ABSENT

OTHERS PRESENT

Sammy Ownby, Brandon Williams, Kacie Huffaker, Robert Johnson, Jerry Hanson, Mike Shular, Dixon Greenwood, Mimi Kulp, others.

Cindy Wyrick – 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 interpretation and/or variance of The Tower Shops sign plan, Teaster Lane, Dixon Greenwood.**

Mr. Greenwood was present for the request. He reported his plans to add false façade to the front of the old Belz buildings for a more modern look. He maintained that if the Belz was built today it would have had higher ceiling and more front façade for signage calculation. He feels that without being able to include the false façade in the signage calculation that the signs will not be large enough to be seen from Teaster Lane.

STAFF RECOMMENDATION

Staff Planner Taylor said that part of the request was to place signs on the false façade above the roof line. He said that is not a problem and has been allowed in the past. However, he continued that false façade has not been allowed in the calculation for the amount of wall signage granted. He reminded the Board that wall signage in a C-4 district is 10 percent of the front wall façade measured from under the roof to the ground and from side wall to side wall. He said that past BZA ruling have not allowed false façade in the calculations. He also showed the Board pictures of signs on existing businesses at Belz (without any added façade) are easily seen from Teaster Lane. He also stated that a sign plan for the development might help in maximizing the wall signage from business to business. Discussion ensued. Board Member Kyker said that the Board has held to not including false façade, and that (in some instances) could equate to a tremendous amount of extra signage if allowed. Chairman Houser said that variance of signage would not work, that this must be an interpretation. City Attorney Wyrick agreed with staff and the Board comments and advised the applicant to withdraw the request in their best interest.

ACTION TAKEN

After much discussion, the item was withdrawn.

The meeting was adjourned at 3:20p.m.

**PLANNING COMMISSION**

CALL TO ORDER

Chairman Houser called the meeting to order.

APPROVAL OF MINUTES

Commissioner Dodgen made a motion to approve the Planning Commission minutes for the meeting from October 23, 2018. Commissioner Marsh 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, 12<sup>th</sup> Annual Chuck Wagon Cookoff, Saturday, March 2<sup>nd</sup> and Sunday, March 1<sup>st</sup>, 2019, Clabough's Campground and Stages West, Butch Helton (Public Property)**
- 2. Pigeon Forge Office of Special Events, 29<sup>th</sup> Annual Wilderness Wildlife Week, Tuesday, May 7<sup>th</sup> through Saturday, May 11<sup>th</sup>, 2019, approval for fishing and some outside vending, LeConte Center, Butch Helton (Public Property).**
- 3. Pigeon Forge Office of Special Events, 29<sup>th</sup> Annual Patriot Festival, Wednesday, July 4<sup>th</sup>, 2019, Patriot Park, Butch Helton (Public Property).**
- 4. Pigeon Forge Office of Special Events, 6<sup>th</sup> Annual Veterans Homecoming Parade, Saturday, August 10, 2019, Parkway to Jake Thomas and River Road, Butch Helton (Public Property).**
- 5. Pigeon Forge Office of Special Events, 2<sup>nd</sup> Annual Music in the Mountains Spring Parade, Friday, May 3, 2019, River Road, light #7 to light #3, Butch Helton (Public Property).**

Mr. Helton was present for the request. He explained the annual events one at a time and explained the minor changes to each.

STAFF RECOMMENDATION

Staff Planner Kreis stated the requests 1 through 5 from the Office of Special Events were in order and that the city department administrative review committee recommends these events.

ACTION TAKEN

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

**6. Personal Best Racing – Smoky Mountain Sprint Triathlon (Formerly Double Dip), Saturday, April 13, 2019, Community Center Greenway, Wears Valley/Walden Creek Roads, Muna Rodriguez (Public Property).**

No one was present for the request.

STAFF RECOMMENDATION

Staff Planner Kreis reported that this annual event is being proposed during Rod Run in 2019. He said that it has been before the city department administrative review committee and at the meeting the Police Department indicated that (being during Rod Run) will work well for them because they will have a lot of extra staff on duty and the event will be before they will be needed for the Rod Run activities. He continued that the PD did ask that the cones for the bike section of the race be cleared by 9:30 AM from all city streets. Mr. Kreis said that he has talked with Ms. Rodriguez who is fine with that and plans to also advise participates that it is Rod Run weekend. He continued that the city department administrative review committee recommends this event.

ACTION TAKEN

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

**7. Holy Cross Catholic Church – Celebration of Our Lady of Guadalupe, 144 Wears Valley Road, Wednesday, December 12<sup>th</sup>, 2018, Terry Aparicio (Public Property).**

No one was present for the request.

STAFF RECOMMENDATION

Staff Planner Kreis this is an annual event with no changes. He said it mostly involves PD assistance at intersections which they are fine with. He said the city department administrative review committee recommends this event.

ACTION TAKEN

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

***B. Subdivisions***

- 1. None.**

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

- 1. None.**

***D. Site Plans***

- 1. Clabough's Campground, Revised Site Plan, 405 Wears Valley Road, Kacie Huffaker, Norvell & Poe Engineers, LLC.**

Ms. Huffaker was present.

STAFF RECOMMENDATION

Staff Planner Taylor said the request was to remove an existing structure and replace it with a new building and pavilion area. He said the site plan revision was in order and staff recommends it.

ACTION TAKEN

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

- 2. The Island Reverse Time Ride, Site Plan, The Island Drive, Robert Johnson, Civil & Environmental Consultants, Inc.**

Mr. Johnson was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is a proposed ride on The Island. He stated it changes the emergency access and staff has received an updated emergency access that includes removable bollards. He said the Fire Department has reviewed and staff can recommend the site plan revision.

ACTION TAKEN

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

**3. Sunliner Diner, Site Plan, 2302 Parkway. Alan Grissom, Cannon & Cannon, Inc.**

Mr. Grissom was present for the request. He explained the site plan including the proposed road improvements to Henderson Chapel Road and the revised drainage at the intersection at Henderson Chapel Road with the Parkway.

STAFF RECOMMENDATION

Staff Planner Taylor explained some of the recently resolved issues with proposed sanitation collection and more information with the changes to Henderson Chapel Road. Commissioners had questions with the road improvement understanding the importance of this addition to the busy intersection. They were pleased with the changes (adding lanes) to get off Henderson Chapel Road to the Parkway, but worried about backups turning off the Parkway onto Henderson Chapel Road and quickly turning left into the restaurant. Mr. Grissom said they added a turn lane for the restaurant but the situation would need monitoring to see if further improvements are necessary. Staff recommended the site plan.

ACTION TAKEN

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

**4. Pirates Voyage, Revised Site Plan, 2671 Smoky Drive, Kacie Huffaker, Norvell & Poe Engineers, LLC.**

Ms. Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said they are adding two small additions to the existing building, one for pool equipment and one for sea lion/bird habitat. Staff recommended in favor of the site plan revision.

ACTION TAKEN

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

***E. Requests for Rezoning***

- 1. Thomas C. and Nanabelle Runion, approximately 3 acres portion of Tax Map 95I, Group B, Parcel 23.16 & private drive, Old Gate Road, R-1 (Low Density Residential) to R-2 (High Density Residential) District.**

Mr. Wilson was present to represent the request.

STAFF RECOMMENDATION

Staff Planner Taylor said the property is located on Old Gate Road near Hitching Post Road. He stated it is part of a larger tract that is already R-2 and surrounded by R-2 or commercial zoning on three sides. He said the land is currently undeveloped. He reported the start of Old Gate Road is a city street, but the part through this section is private and gravel. Staff recommended in favor of the request.

ACTION TAKEN

Commissioner Dodgen made a motion to recommend the rezoning to the City Commission per staff's recommendation. Commissioner Marsh seconded and all voted in favor.

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

- 1. Request for City of Pigeon Forge (housekeeping) zoning text amendment to fix two past amendments assigned the same section number (Section 415), Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor said it was discovered while updating the zoning ordinance that two separate amendments were assigned the same section number (415). He stated the "Off-Premise Canvassing Stations" amendment was second so staff recommends it be renumbered (416).

ACTION TAKEN

Commissioner Dodgen made a motion to recommend the minor zoning text amendment to City Commission. Commissioner Marsh seconded and all voted in favor.

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

The meeting was adjourned at 3:40 p.m.

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Stephen Houser, Chairman

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