

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, FEBRUARY 26, 2019, 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, Don Collier, Marcus Whaley, Jack Maples, Dixon Greenwood, Summer Blalock, Stephanie Bailey, Bryon Cooper, Rod Milligan, Anita King, Howard Reagan, Paula King, Matthew Sprinkle, Mimi Kulp, Paul Williams, others.

Cindy Wyrick – City Attorney
Joe Barrett – Staff Planner
David Taylor – City Planner
Karl Kreis – Assistant City Planner

PLANNING COMMISSION

CALL TO ORDER

Chairman Houser called the meeting to order.

APPROVAL OF MINUTES

It was pointed out that Commissioner Marsh should have been listed absent in the minutes. Commissioner Kyker made a motion to approve the Planning Commission minutes for the meeting from January 22, 2019. Commissioner Taylor seconded and all voted in favor with the minor correction.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Knoxville Track Club – Pigeon Forge Midnight 8k, Ramsey Hotel (3230 Parkway) – Parkway Race (between Jehu St. & Sharon Drive), Saturday, August 3rd, 2019, Stephanie Bailey (Public Property).**

Stephanie Bailey was present for the request.

STAFF RECOMMENDATION

Staff Planner Kreis said that this is an annual event and that the city department administrative review committee recommends the event.

ACTION TAKEN

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

- 2. Cooper Events – Corvette Expo Spring 2019, Friday, March 15th & Saturday, March 16th, 2019, LeConte Center (2986 Teaster Lane), Bryon Cooper (Public Property).**

Bryon Cooper was present.

STAFF RECOMMENDATION

Staff Planner Kreis said that it is just the outdoors parts of the events that the Commission is reviewing. He mentioned that there will be a "cruise" as part of this event for which PD will need to provide support getting on Teaster Lane from city parking lot. He said this is an annual event and that the city department administrative review committee recommends the event.

ACTION TAKEN

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

3. Fear This, Inc. – National Firefighter’s Day 5k Run, Saturday, May 4th, 2019, City Park, Greenway, Community Center Drive, Woodrow Gaines (Public Property).

Woodrow Gaines was present.

STAFF RECOMMENDATION

Staff Planner Kreis explained that due to Patriot Park closure for construction, that the administrative review committee is proposing a temporary PD approved 5k route that begins and ends at City Park and utilizes the greenways. He explained the new route and said that the city department administrative review committee recommends this event using the new route.

ACTION TAKEN

Commissioner Marsh recommended in favor of the request. Commissioner Maples seconded and all voted in favor.

4. MCS Promotions – Pigeon Forge Rod Run Spring: (Thursday, April 11th to Saturday, April 13, 2019) and Fall: (Thursday, September 12th to Saturday September 14th, 2019), T-shirt trailer – Black Fox Lodge, Parkway & LeConte Center (2986 Teaster Lane), Rod Milligan (Public Property).

Rod Milligan was present.

STAFF RECOMMENDATION

Staff Planner Kreis said that the Commission is only approving a t-shirt trailer at Black Fox Lodge like last year. He said that the trailer needs to be back from the Parkway ROW as to not cause problems with parking. Mr. Milligan was fine with that. Mr. Kreis stated the city department administrative review committee recommends the one trailer.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the one t-shirt trailer. Commissioner Marsh seconded and all voted in favor.

5. Titanic Museum Attraction – The Color Run 5k Run, Saturday, July 20th, 2019, Start at Titanic to Christmas Tree Lane via Parkway (and return), Christina Collins (Public Property).

This item was withdrawn before the meeting.

B. Subdivisions

1. Final Re-Subdivision Plat of Mayes Subdivision of Lots 9R, 10R, 11R, & 12 R, Mayes Loop Road, Mike Suttles – Land Surveying Services.

Paul Williams was there for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said they are proposing combining five lots into four lots. He said that a site plan for these townhouses was also on the agenda. He said the plat was in order and recommended with all required signatures.

ACTION TAKEN

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

C. Planned Unit Developments (PUD)

1. Revised Final PUD Plan of Brook’s Landing Development, Keagan and Willa View Drives, WC Whaley – WC Whaley, Inc.

Marcus Whaley was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor that they are proposing revising their development to add some triplexes. He said they have revised their stormwater for the additional development. He reported that a couple of parking spaces have been striped that are not on the site plan. He said these spaces (when

parked in) are interfering with solid waste pickup and must be removed and striped islanded instead. He recommended that this change occur before a CO is granted.

ACTION TAKEN

Commissioner Taylor made a motion to grant revised final PUD plan approval. Commissioner Maples seconded and all vote in favor.

D. Site Plans

1. Gatlinburg Falls – Multi-Unit Rental Buildings, Site Plan, Mayes Loop Road, Paul Williams – Best & Associates.

Paul Williams was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said they are proposing four – 11 bedroom units on four different lots. He said the land is floodable but that everything is being proposed out of the floodway. He said that this is mostly in order but that the proposed solid waste didn't work as they are proposing backing in the public ROW, which is unsafe. He recommended that no building permits be issued until this issue is resolved. Mr. Williams said he would work with the sanitation department to resolve the issue.

ACTION TAKEN

Commissioner Taylor made a motion to approve the request per no building permits be issued until sanitation issues are resolved. Commissioner Maples seconded and all voted in favor.

2. Mountain Cove Trading Post, Revised Site Plan, 3410 Parkway, Mike Smelcer – SRA Architects.

Howard Reagan was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that the signage issues have been resolved since one has been removed. He said that it is unclear if the solid waste plan will work and that minor issues can be worked out in the field as needed.

ACTION TAKEN

Commissioner Maples made a motion to un-table the item from last month's agenda. Commissioner Taylor seconded and all voted in favor of un-tabling. After discussion and Staff's recommendation, Commissioner Taylor made a motion to approve the site plan revision. Commissioner Maples seconded and all voted in favor.

3. Mountain Valley Vineyards, Revised Site Plan, 2174 Parkway, Gary Norvell – Norvell & Poe Engineers.

Don Collier and Mike Smelcer were present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that they are expanding the winery and adding a warehouse for storage and a bottling area. He said that the site plan shows removing an existing building that is currently being used for a cart rental business. He told the Commission that the development would need to be a PUD if the building were to remain. He recommended that no building permits for the addition be issued until the building is removed.

ACTION TAKEN

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

4. Pink Jeep Adventure Tours, Site Plan, 4020 Parkway & Riverview Mall - Teaster, Matthew Sprinkle – CEC Engineering.

Matthew Sprinkle was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this tour company involves two sites. He said that the offices and jeep storage would be at Riverview Mall; and, a touring four wheeling experience area would be at the former Z-Buda campground site. He said both site plans were in order and recommended approval.

ACTION TAKEN

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

E. Requests for Rezoning

1. None.

F. Miscellaneous Requests or Required Actions

1. **Request for additional graphics under Section 408.6.4, Margaritaville Island Inn Hotel – Parkway and The Island Drive, Bob McManus.**

No one was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is one of the first request for additional graphics under the new ordinance. He stated (and it was displayed) that they are requesting a picture of a palm tree. He explained how it was measured and said the request is for 10% (of measured front façade) in additional graphics and they could have up to 20% additional graphics per the ordinance. He recommended the request.

ACTION TAKEN

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

2. **Discussion of additional graphics under Section 408.6.4 as it relates to Maples Motor Lodge - Parkway, Jack Maples.**

Jack Maples was present for the request. He said he would like a large mural facing the river of a nature scene.

STAFF RECOMMENDATION

Staff Planner Taylor explained a graphic providing by Mr. Maples showing 10% graphic compared to what he would like. Mr. Taylor said that the one he wanted would be more than 100% of the front façade. Some Commissioners liked the larger mural and wondering if such a thing could

be allowed under certain conditions. City Attorney Wyrick said that the item should be withdrawn and workshopped.

ACTION TAKEN

No action was necessary as Mr. Maples withdrew the item.

- 3. Request for annexation of 47 acre portion of the Montgomery Property (Tax Map 72, Parcel 109.00) and 1,500 feet of ROW of River Divide Road & 1,100 feet of ROW of Henderson Road, 540 Henderson Road, Daniel Moore.**

This item was withdrawn before the meeting.

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 3:50 p.m.

BOARD OF ZONING APPEALS

CALL TO ORDER

A. Request for interpretation of Section 706 as to whether a distillery is allowed as a permitted use in C-4 district, Dixon Greenwood.

Dixon Greenwood and Summer Blalock was present for the request. Ms. Blalock said that the business would be high end spirits and food in a restaurant with retail setting.

STAFF RECOMMENDATION

Staff Planner Taylor said that distilleries are permitted uses in the C-6 & C-7 district, but that C-4 does not list many uses as other districts. He said the district is about flexibility in design, but has been administrated to include most commercial uses. He said that there is some C-4 on the Parkway, but that (State) law prohibits distilleries up to 400 feet from the Parkway. He said this would be more than 400 feet from the Parkway. City Attorney Wyrick said that this is one of those cases that she could easily argue for or against since the ordinance is not clear. Commissioner Maples said he felt comfortable that the Parkway protected from distillery through the State law. Some Commissioners felt like it sounded like a restaurant with some retail and that many are already located in a C-4 district.

ACTION TAKEN

Commissioner Maples made a motion that interpretation of the ordinance is that the C-4 district was meant to include restaurants, retail, and the like including distilleries. Commissioner Kyker seconded and all voted in favor.

The meeting was adjourned at 4:20 p.m.

Stephen Houser, Chairman

Attest: _____