

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY, FEBRUARY 27, 2018, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jay Ogle, Chairman  
Tony Kyker  
Jeff Dodgen  
Tom Marsh  
Stephen Houser  
Jerry Clark  
Laurie Taylor

MEMBERS ABSENT

OTHERS PRESENT

David Taylor, Brandon Williams, Mark Miller, Sammy Ownby, Jerry Hanson, Jeff Farrell, Perry Smith, Paula King, Gary Fields, Mike Suttles, Ned Vickers, Devin, Koester, Fred Frishe, Guy Wantiez, Matt Sprinkle, Mimi Kulp, Michael Price, Martin Roberts, Grant Hensley, others.

Cindy Wyrick – City Attorney  
Joe Barrett

**BOARD OF ZONING APPEALS**

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

**A. Use Permitted on Review to allow an amusement C-6 district per Section 711.3.7, Rocky Top Mountain Coaster – 3208 Teaster Lane, Mike Suttles – Land Surveying Services.**

Mr. Suttles was present.

STAFF RECOMMENDATIONS

Staff Planner Taylor stated that the site plan was in order but that a lighting and sound permit would be needed meeting requirements of Section 711.3.7 before any building permits are issues.

ACTION TAKEN

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

ADJOURNMENT

Chairman Ogle adjourned the BZA 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 from January 23, 2018. Commissioner Taylor seconded and all voted in favor.

OLD BUSINESS

NEW BUSINESS

**City of Pigeon Forge Items**

***A. Special Events***

- 1. Titanic Museum Attraction, The Color Run 5k (walk), Saturday, July 21<sup>st</sup>, 2018, Start at Titanic to Christmas Tree Lane via Parkway (and return), Christina Swemley (Public Property).**

STAFF RECOMMENDATION

Mr. Taylor stated the request was in order and that the city department administrative review committee recommends this event. They will need

\$1,000,000 of liability insurance with the city listed as additional insured.

ACTION TAKEN

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

- 2. Kerbela Shriners – 42<sup>nd</sup> Annual Smokey Mountain Fun Fest and Parade, Saturday, May 12<sup>th</sup>, 2018, Parkway – Methodist Street to Jake Thomas Road, G. Michael Turner (Public Property).**
- 3. Knoxville Track Club – Sugarlands Shine Pigeon Forge Midnight 8k, Holiday Inn (3230 Parkway) – Parkway Race (between Jehu St. & Sharon Drive), Saturday, August 4<sup>th</sup>, 2018, Joni Alexander (Public Property)).**
- 4. Endurance Sports Management, Double Dip Sprint Triathlon, Saturday, April 14<sup>th</sup>, 2018, Pigeon Forge Community Center, Muna Rodriguez (Public Property).**
- 5. Reinhart Food Service, Food Show, Tuesday, March 6<sup>th</sup> & Wednesday, March 7<sup>th</sup>, 2018, LeConte Center Patio (2986 Teaster Lane), Jaclyn Garrison (Public Property).**

Staff Planner Taylor asked to discuss the items together as they are annual events.

STAFF RECOMMENDATION

Mr. Taylor stated the request was in order and that the city department administrative review committee recommends these annual events.

ACTION TAKEN

Commissioner Houser made a motion to approve the special event items 2-5. Commissioner Kyker seconded and all voted in favor.

- 6. Cooper Events – Corvette Expo Spring 2018, Friday, March 2<sup>nd</sup> & Saturday, March 3<sup>rd</sup>, 2018, LeConte Center (2986 Teaster Lane), Ronny (Public Property).**

STAFF RECOMMENDATION

Mr. Taylor stated the request was in order and that the city department administrative review committee recommends this event.

ACTION TAKEN.

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

**7. Game Truck Greater Knoxville – Good’s Private Birthday Party, Wears Farm Park, Sunday, March 4<sup>th</sup>, 2018, Devin Good (Public Property).**

STAFF RECOMMENDATION

Mr. Taylor stated that this event was not directed at the general public and would be private. He said the request was in order and that the city department administrative review committee recommends this event.

ACTION TAKEN

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

**8. MCS Promotions – Pigeon Forge Rod Run Spring (Thursday, April 19 – Saturday, April 21, 2018) and Fall (Thursday, September 13<sup>rd</sup> – Saturday, September 15<sup>th</sup> 2018), LeConte Center (2986 Teaster Lane), Rod Milligan (Public Property).**

Mr. Milligan was present.

STAFF RECOMMENDTION

Staff stated that the special event committee had more questions about this event. More information has been requested on what is included at the Black Fox Lodge the host hotel. Some of the trailers will be eliminated. The event may need to come back to Planning Commission.

ACTION TAKEN

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

- 9. Shades of the Past Rod Run, Friday, September 7<sup>th</sup> & Saturday, September 8<sup>th</sup>, 2018, Dollywood Splash Country Parking Lot (2700 Dollywood Parks Blvd), Dan Draper (Appeal of Administrative Review Decision).**

This special event was withdrawn before the meeting.

***B. Subdivisions***

- 1. None**

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

- 1. Final PUD Plan for Cove Falls Apartments (192 Units) & Site Plan for Cove Falls Convenience Store, Dollywood Lane near McMakin Way, Kacie Huffaker – Norvell and Poe Engineers.**

Kacie Huffaker, David Proctor and Lonnie Privette were present for this item.

STAFF RECOMMENDATION

Staff Planner Taylor explained that mostly minor revisions were made to the site plan since preliminary approval including adding a 2000 sq. ft. convenience store in the front. He said a final drainage plan for the off-site drainage will need to be submitted before any building permits being issued. He recommended in favor of final PUD plan.

ACTION TAKEN

Commissioner Houser made a motion to grant final PUD plat approval. Commissioner Dodgen seconded and all voted in favor.

***D. Site Plans***

- 1. Dollar General Store, Site Plan, 2970 Parkway, Kacie Huffaker – Norvell and Poe.**

Kacie Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor explained that Section 402.19 allows off-site parking within 400 feet of the main entrance of the principal use. The Dollar General is proposing off-site parking off Willow Street. He said this basic design (including the off-site parking) has been approved by Planning Commission in the past. Staff recommended in favor of the site plan.

ACTION TAKEN

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

**2. Dollywood – 2019 Capital Improvements, Site Plan, Dollywood (near Thunderhead Coaster), Matt Sprinkle – CEC.**

Matt Sprinkle and Guy Wantiez were present for the request. Guy Wantiez from Dollywood explained that the expansion will be in two phases with features and attractions to include roller coasters, restaurants and indoor outdoor play areas.

STAFF RECOMMENDATION

Staff Planner Taylor stated that the plan is in order.

ACTION TAKEN

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

**3. Lumberjack Attraction at Walden’s Landing, Revised Site Plan, 2528 Parkway, Chris Golliher – Fulghum, MacIndoe, & Associates, Inc.**

Ned Vickers was present. Upon request, Mr. Vickers pointed out the exits for the attraction area for the Planning Commissioners.

STAFF RECOMMENDATION

Staff Planner Taylor stated that the site plan is in order. He explained that a designated “fall zone” is not needed in the C-2 District. He continued that signage will be done administratively. He also said that TDOT will not

approve the proposed ingress/egress and this latest design reflects that. Staff recommended the site plan.

ACTION TAKEN

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

**4. Pine Mountain Shopping Center, Revised Site Plan, 3152 Parkway, Michael D. Price – Architect.**

Michael Price was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that the footprint of the site is the same, but they are re-designing some of the units. He said they are adding landscaping and redesigning the parking in the right-of-way. Staff recommended in favor.

ACTION TAKEN

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

**5. Rocky Top Mountain Coaster, Site Plan, 2940 Veterans Boulevard, Mike Suttles – Land Surveying Services.**

Mike Suttles and Deven Koester were present.

STAFF RECOMMENDATION

Staff Planner Taylor explained that this is a site plan for an alpine coaster. He said the evacuation plan is in order. He continued that a driveway cut was eliminated on Veterans for safety. Staff recommended in favor.

ACTION TAKEN

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

***E. Requests for Rezoning***

- 1. Martin Roberts (Mary Morton Properties), approximately 2 acres over two parcels (Tax Map 73, Parcels 10.00 & 09.02) & approximately 300 feet of R-O-W of Middle Creek Road, 1864 Middle Creek Road, R-1 (Low Density Residential) to C-6 (Mixed-Use Commercial) District.**

Martin Roberts was present.

STAFF RECOMMENDATION

Staff Planner Taylor said the properties are located at 1864 Middle Creek Road at the eastside city limits. He stated the zoning map has always showed a portion of this property to be zoned commercial. Staff researched past ordinances and was unable to find any rezoning since it was R-1 at annexation. He said the property owner is requesting C-6 for the entire property and an adjacent lot. Staff recommended the requested.

ACTION TAKEN

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

- 2. Jedd and Elizabeth Perl & Others, approximately 6 acres over seven parcels (Tax Map 940, Group A, Parcels 1.00, 2.00, 3.00, 4.00, 5.00, 6.00, & 6.01) and about 1000 feet of R-O-W of Pine Mountain Road, Includes addresses 924, 926, 928, 940, 950, & 960 Pine Mountain Road & 3356 Pine Peak Way, R-1 (Low Density Residential) to R-2 (High Density Residential) District.**

Several individuals were present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor stated these seven properties are the only R-1 zoned properties in the area and surrounded by R-2 and C-4 properties. Staff recommended in favor of the request.

ACTION TAKEN



Commissioner Marsh made a motion to recommend the zoning map amendment to City Commission. Commissioner Taylor seconded and all voted in favor.

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

**1. Request for a temporary sign, Gaucho Urbano Restaurant – 111 Valley Drive, Fred Frische.**

Mr. Frische was present.

STAFF RECOMMENDATION

Staff Planner Taylor explained that temporary signs have been allowed in the past. A permanent sign permit would need to be applied for when the restaurant is opened and the temporary one removed. Staff recommended the request.

ACTION TAKEN

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

**Planning Region Items**

***A. Subdivisions***

**1. Preliminary Subdivision of The Summit on Bluff Mountain, Phase 3 (Lots 162 – 193), Smoky Bluff Trail, Mike Suttles – Land Surveying Services.**

**2. Final Subdivision of The Summit on Bluff Mountain, Phase 3 (Lots 162 – 193), Smoky Bluff Trail, Mike Suttles – Land Surveying Services.**

Mr. Suttles was present.

STAFF RECOMMENDED

Staff Planner Taylor explained that the preliminary subdivision was approved in 2008 and the approval is only good for one year. He said most

of the work has been completed. Staff recommended in favor of an extension of the preliminary and in favor of final approval.

ACTION TAKEN

Commissioner Taylor made a motion to approve Item 1 and 2 under Subdivisions. Commissioner Marsh seconded and all voted in favor.

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

**1. Final PUD Plan for Parkside Resort Phase 2b, Little Cove Road, Tim Howell – Tennessee Land Survey.**

Grant Hensley was present of the request.

STAFF RECOMMENDATION

Staff Planner reminded the commission of this agenda item which has been before them previously. He explained that all the roads have been re-grade and are under 15% grade as required. He stated that a bond or letter of credit must be received within 10 days for the paving of the roads. Staff recommended in favor.

ACTION TAKEN

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

***C. Site Plan***

**1. None.**

***D. Requests for Rezoning***

**1. None.**

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

ADJOURNMENT

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

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

\_\_\_\_\_  
Jay Ogle, Chairman

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