

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY APRIL 22, 2014, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley, Chairman  
Jay Ogle  
Jerry Clark  
Jeff Dodgen  
Judy Harrell  
Stephen Houser  
Tom Marsh

MEMBERS ABSENT

OTHERS PRESENT

David Taylor, Midge Jessiman, Mark Miller, Jerry Hanson, Sammy Ownby, Tom Humble, Donnie Mashburn, Jim Arwood, Sophia Conner Lee, Rex McCarter, James Tomiczek, Mike Suttles, Ross Ogle, Steve Fritz, Brooke Keys, Brennan Garrett, Mimi Kulp, others.

City Attorney: Jim Gass

**PLANNING COMMISSION**

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the March 25, 2014 meeting were approved on a motion by Commissioner Clark. Commissioner Marsh seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

**1. Christmas Place – Tent Sale, Friday, May 9 through Sunday, June 8, 2014, 2470 Parkway, Teresa Hughes.**

Ms. Hughes was present.

STAFF RECOMMENDATION

Mr. Taylor explained that the event was submitted late and staff had not reviewed the site plan. He recommended in favor of the event subject to the site plan being approved.

ACTION TAKEN

Commissioner Ogle made a motion to approve the request subject to staff recommendation. Commissioner Houser seconded and all voted in favor.

**City of Pigeon Forge Items**

***A. Special Events***

**1. Pigeon Forge Police Dept. – Safety Day, Saturday, April 28, 2014, 10 AM to 2 PM, Walgreens, corner of Jake Thomas and Parkway, Officer Donnie Mashburn.**

Officer Mashburn was present.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

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

**2. Parkway Mission of Hope – Yard Sale to Benefit Mission, Friday, April 25-Saturday, April 26 and Friday, May 2-Saturday, May 3, 2014, 8 A.M. to 4 P.M., Thomas Compton.**

No one was present.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

**3. American Cancer Society – Sevier County Relay For Life, 5k Saturday, June 7, 2014, 9 A.M. to 10 A.M., Patriot Park, Ann Marie Atchley.**

Ms. Sophia Conner Lee was present.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

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

**4. Brittney Carr fundraiser- (Parking Area), Friday, July 4, 2014, 7 A.M. – 8 P.M., Old Mill Avenue, Brittney Carr.**

No one was present.

STAFF RECOMMENDATION

Staff recommended in favor of the event.

ACTION TAKEN

Commissioner Marsh made a motion to approve special events 2-4. Commissioner Harrell seconded and all voted in favor.

**5. Tennessee Education Technology Association – Summer Institute 2014, Tuesday, July 8, 2014, 7 A.M. -10 A.M., Patriot Park, Jerry Huskey.**

No one was present.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

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

**6. Jesus Tent Rally – Youth Event, Riverbend Campground (2479 Riverbend Loop), Wednesday, July 9 – Saturday, July 12, 2014, Rex McCarter.**

Mr. McCarter was present.

STAFF RECOMMENDATION

Staff recommended in favor and stated that a sound permit would be needed.

ACTION TAKEN

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

**7. Endurance Sports Management – Double Dip Sprint Triathlon, Saturday, August 23, 2014, Pigeon Forge Community Center and surrounding area, Kevin Mahan.**

No one was present.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

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

***B. Subdivisions***

**1. None.**

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

**1. Final PUD Plan of The Island in Pigeon Forge, Phase III, 250 Island Drive, James Tomiczek, Vision Engineering.**

Mr. Tomiczek was present.

STAFF RECOMMENDATION

Staff stated the site plan consisted of 61 parking spaces and will adjoin the municipal parking lot. Site plan approval would be subject to a buffer variance by the Sevier County Stormwater Committee.

ACTION TAKEN

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

***D. Site Plans***

**1. Alpine Campground, Revised Site Plan, Spring Valley Road, Kacie Huffaker, Norvell and Poe.**

Ms. Huffaker was present.

STAFF RECOMMENDATION

Mr. Taylor stated that the site plan is in order.

ACTION TAKEN

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

**2. Goats On The Roof & Mountain Adventure Park, Revised Site Plan, Wears Valley Road, Mike Suttles, Land Surveying Services.**

Mr. Suttles, and Ross Ogle were present.

STAFF RECOMMENDATION

Staff stated that the site plan was in order with the exception of the landscaping plan. Staff recommended approval subject to revising the plan and submitted a bond or letter of credit for paving and landscaping.

ACTION TAKEN

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

**3. Ripken Experience, Site Plan, Jake Thomas Boulevard, Barge Waggoner Sumner & Cannon, Inc.**

Steve Fritz was present and gave an overview of the project.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

***E. Requests for Rezoning***

- 1. None.**

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

- 1. Hospitality Marketing, Request for a Temporary Use Permit, (OPC Location), Blake Jones Racing Center, Byron Stanga.**
- 2. Hospitality Marketing, Request for a Temporary Use Permit, (OPC Location), Fast Tracks, Byron Stanga.**

No one was present.

STAFF RECOMMENDATION

Staff recommended postponing the requests because no one was present.

ACTION TAKEN

Commissioner Clark made a motion to postpone the request. Commissioner Harrell seconded and all voted to postpone the request.

**Planning Region Items**

***A. Subdivisions***

1. None.

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

1. None.

***C. Site Plans***

1. None.

***D. Requests for Rezoning***

1. **Bear Creek Crossing, Approximately 55 acres, Multiple Units, Tax Map 082B, Parcel 1.00, South New Era Road, R-1 (Rural Residential) to R-2 (High Density Residential), Sevier County Planning Staff.**
2. **Black Bear Ridge, Approximately 58 Acres, Multiple Units, Tax Map 93A 1.00, Lost Branch Road, R-1 (Rural Residential) to R-2 (High Density Residential), Sevier County Planning Staff.**
3. **Parkside Resort, Approximately 35 Acres, Multiple Units, Tax Map 105 Parcel 12.00, Little Cove Road, R-1 (Rural Residential) to R-2 (High Density Residential), Sevier County Planning Staff**
4. **Sherwood Forrest, Approximately 60 Acres, Multiple Units, Tax Map 105L B Parcel 1.00, Rush Branch Road, R-1 (Rural Residential) to R-2 (High Density Residential).**
5. **Wild Briar, Tax Map 96A B Parcels 1.00 – 40.00, 1.01 and 40.01, Wild Briar Trail, Sevier County Planning Staff.**

STAFF RECOMMENDATION

Brooke Keyes from the Sevier County Planning Department made a presentation stating each of these developments are high density developments and should be zoned R-2 rather than R-1. Staff agreed and recommended in favor of the request.

ACTION TAKEN

Commissioner Marsh made a motion to recommend items 1-5 rezoned from R-1 to R-2. Commissioner Houser seconded and the commission voted unanimously to recommend the rezoning to the County Commission.

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

**1. None.**

The meeting was adjourned at 3:30p.m.

**BOARD OF ZONING APPEALS**

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

**A. Today's Generation, Interpretation of Sign Ordinance and Square footage of Wall Signs, 3370 Parkway.**

Jim Arwood was present.

STAFF RECOMMENDATION

Mr. Taylor explained the graphic at the entrance of the building is approximately 350 square feet and considered signage according to the zoning ordinance and would be all the square footage allowed for this building.

ACTION TAKEN

Commissioner Harrell made a motion to approve the 350 sq. ft. graphic as the only sign allowed. Commissioner Ogle seconded and all voted in favor.

**B. Lot 8 Kings Hills, Front Setback Variance Request, Brennan Garrett.**

STAFF RECOMMENDATION

The front porch corner and landing of the house are in the setback area. The house was constructed several years ago before footer surveys were required. Mr. Taylor stated the BZA has in the past not granted variance but issued letters that the city would not force the removal of the structure.

ACTION TAKEN

Commissioner Houser made a motion to deny the variance request.  
Commissioner Dodgen seconded and all voted to deny it.

Commissioner Dodgen made a motion to approve the city sending the letter.

4. Adjournment

\_\_\_\_\_  
Bill Bradley, Chairman

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