

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY, MAY 22, 2018, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

Jerry Clark

OTHERS PRESENT

David Taylor, Brandon Williams, Mark Miller, Sammy Ownby, Brandon Williams, Jerry Hanson, Paula King, Matt Sprinkle, David Proctor, Kacie Huffaker, Lori Wood, Jimmy Taylor, Mike Suttles, Dixon Greenwood, Bill Delozier, Mimi Kulp, Guy Wantiez, Jim Headrick, David Fee, Mike Smelcer, Robin Turner, others.

Cindy Wyrick – City Attorney  
Joe Barrett

**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 April 24, 2018. Commissioner Kyker seconded and all voted in favor.

OLD BUSINESS

Staff Planner Taylor reported that an item on last month's BZA agenda (Frizzle Chicken Sign) was changed to be incorporated as part of the building and met sign regulations. He said it was approved administratively as a sign.

NEW BUSINESS

**City of Pigeon Forge Items**

***A. Special Events***

- 1. None.**

***B. Subdivisions***

- 1. None**

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

- 1. None.**

***D. Site Plans***

- 1. Arby's Restaurant Redevelopment, Site Plan, 3652 Parkway, Jeffery A Tibbets – CESO.**

Jordan Fleischman was present to represent the request. He said that there are two existing Parkway cuts for the existing Arby's. He said that TDOT would like them to see if they can reduce it to one, but are not requiring it.

STAFF RECOMMENDATION

Staff Planner Taylor said that the existing Arby's is proposed being removed and re-built. He said the site plan was in order. He did say that a ROW sublease needed to be signed before building permits are issued. He recommended the site plan, but said there could be changes depending on TDOT's recommendation.

ACTION TAKEN

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

**2. Fun Time Trolley Offices, Site Plan, Old Mill Avenue, Robert G. Campbell & Assoc.**

Mike Smelcer was there to represent the request. He answered questions and said the building is proposed being raised six feet to meet flood regulations.

STAFF RECOMMENDATION

Staff Planner Taylor said the site plan was in order. He said they have just received the "no-rise" certificate, which needs further review. He recommended approval of the site plan.

ACTION TAKEN

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

**3. Hatfield & McCoy Theater – Dog Kennel, Revised Site Plan, 119 Music Road, Jimmy Taylor – ADG.**

Jimmy Taylor was there to represent the request.

STAFF RECOMMENDATION

Staff Planner David Taylor said this is a site plan revision to add a dog kennel. He said the site plan is in order and recommended the site plan revision. Commissioner Houser asked if the rest of the property was in compliance based on past problems with regulations compliance. Jimmy Taylor said that to his knowledge they are in compliance.

ACTION TAKEN

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

**4. National Enquirer Museum, Revised Site Plan (and revised theming plan), 2115 Parkway, Kacie Huffaker – Norvell and Poe.**

Kacie Huffaker and others were there to represent the request.

STAFF RECOMMENDATION

Staff Planner Taylor reported that a site plan and theming plan has already been approved which utilized an existing building on-site. He continued that they are now proposing removing the building, building a new 17,769 sq/ft building, and changing the layout of the parking lot and grounds. He said it is a better design and that the site plan was in order. He did say that a Parkway ROW sublease needed to be signed before building permits are issued. He also said that TDOT would need to approve the Parkway ROW design. He lastly said the theming plan was similar to that previously approved and he recommended that as well.

ACTION TAKEN

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

**5. Pancake House Restaurant (former China One), Revised Site Plan, 3909 Parkway, Kacie Huffaker – Norvell and Poe.**

Kacie Huffaker was present for the request. She said the owners plan to remove the encroachment into the Parkway ROW.

STAFF RECOMMENDATION

Staff Planner Taylor said that they are proposing adding 46 seat patio to this existing restaurant. He said the site plan is in order, but continued that there is an existing encroachment into the Parkway ROW at the entrance to the building of about two feet. He reported that TDOT says they must purchase the land of the encroachment or remove the encroachment. He also said that a Parkway ROW sublease needed to be signed before building permits are issued.

ACTION TAKEN

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

**6. Diamond Resorts – Xtreme Building, OPC Site Plan Approval, Four locations: Faststop – 2586 Parkway, Shell Convenience Store – 2570 Parkway, Faststop – 2540 Veterans Blvd, & IHOP – 3636 Parkway, Logan Lemmond.**

Mr. Lemmond was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that two of these request were new locations and two were locations which had issues with a different owner. Sammy Ownby said that the issues were from employees not staying at the kiosk and approaching cars at the business. He said that the new owners were informed that this is not allowed. The site plan and location were shown for each kiosk and Mr. Taylor said that Fire and Police departments have reviewed the locations as well. He recommended in favor.

ACTION TAKEN

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

***E. Requests for Rezoning***

- 1. None.**

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

- 1. Request for annexation, approximately 29.28 acre portion of parcel of MacAllan Ridge Development (Tax Map 093, Parcel 122.07), between Wears Valley and Lost Branch Roads, Matt Sprinkle.**

Mr. Sprinkle and others were there for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said this property will be part of a 136 acre mixed use development, 56 acres of which is currently in the city. He stated this annexation request adjoins property in the city that fronts Wears Valley Road. He said they are requesting annexation of this portion (of a larger tract of land) since it will be part of the first phases of development. He continued that they likely will request annexation of the rest of the property (which fronts Long Branch Road) at a future date. Staff recommended the annexation.

ACTION TAKEN

Commissioner Marsh made a motion to recommend the annexation to City Commission. Commissioner Clark seconded and all voted in favor.

- 2. Request for annexation, approximately 10 acres off Jess Wilson Road (Tax Map 082, Parcels 140.00 & 140.01 and approximately 730 feet of ROW of Jess Wilson Road), Jack Parton – Sevier County Board of Education.**

Someone was there for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this annexation request was for a future intermediate school. He said that there is currently a traffic study being conducted as this will increase traffic to the area. He said that a plan of services will need to be development and approved by the Commission for the property. Staff recommended in favor.

ACTION TAKEN

Commissioner Dodgen made a motion to recommend the annexation to City Commission. Commissioner Taylor seconded and all voted in favor.

- 3. Proposed amendment to the City of Pigeon Forge Zoning Text Article IV (General Provisions) by adding Section 408.6.4.1. regarding additional graphics to businesses, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor reminded the Commission that this ordinance was reviewed and recommended to City Commission. He said that City Commission passed it on first reading, but has sent it back to them for further study. He reminded the Commission that these proposed graphics would be in addition to the requirements of the sign ordinance. He continued that the recommendation was for display of up to 10% (of the front building façade) additional graphics for each business, with no one graphic exceed 2.5% of the front façade. He said the City Commission has asked that Planning Commissioner research a higher percentage of graphics. Mr. Taylor displayed examples of 10, 15, and 20 percent graphics

and what that could look like on a business. He discussed that at 10% for an average business this could be as much as graphics as that currently allowed through sign ordinance and could be a "billboard" more graphics, and 20% could be two to three billboard more graphics. Discussion ensued. Commissioner Taylor said there are 382 businesses on the Parkway and this could dramatically change the landscape of the Parkway. Commissioner Houser said that 2.5% limit could limit artistic creativity. City Attorney Wyrick said that this was returned to them for a fresh recommendation.

ACTION TAKEN

Commissioner Taylor made a motion to leave the recommendation at 10% of the front façade additional graphics, but withdrew the motion for more discussion.

Commissioner Dodgen made a motion to recommend the amendment to City Commission at 10% of the front façade additional graphics, but with the statement of no one graphic exceeding 2.5% (of front façade) removed. Commissioner Houser seconded the motion. Chairman Ogle asked for a roll call vote with Commissioners Houser, Clark, Taylor, Dodgen, and Kyker voting for the motion. No commissioners voted against.

**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***

ADJOURNMENT

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

The meeting was adjourned at 4:35 p.m.

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Jay Ogle, Chairman

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