

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY, JUNE 25, 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  
Mark Rutledge

MEMBERS ABSENT

OTHERS PRESENT

Jeremy Pucket, Kacie Huffaker, Mike Shular, Jeff Farrell, Mimi Kulp, Phil Campbell, David Black, Matt Sprinkle, Hanna Dover, Terry Romans, Marcia Lucas, Scott Lucas, 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.

PUBLIC COMMENT FROM CITIZENS

No one came forward for public comment.

APPROVAL OF MINUTES

Commissioner Dodgen made a motion to approve the Planning Commission minutes for the meeting from May 28, 2019. Commissioner Taylor seconded and all voted in favor.

#### OLD BUSINESS

None.

#### NEW BUSINESS

### **City of Pigeon Forge Items**

#### *A. Special Events*

- 1. Smoky Mountain Jeep Club – Great Smoky Mountain Jeep Invasion, Friday, August 23 through Saturday, August 24, 2019, LeConte Center Parking Lot (Teaster Lane), Kevin Carlson (Public Property)**

Phil Campbell was present for the request. He explained it has grown to 16,000 people and 8,000 Jeeps that utilize both inside and outside the LeConte Center. He said that some of the parking lot expansion should be available this year for use. He said that an air horn vendor would like to demonstrate the air horn every 30 minutes like last year.

#### STAFF RECOMMENDATION

Staff Planner Kreis said that the event is similar as last year's. He stated the city department administrative review committee recommends the event.

#### ACTION TAKEN

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

- 2. Santa Hustle Race Series – Smokies Half Marathon and 5k, Sunday, December 15, 2019, Parkway (north end of the city to Community Center Drive and return), Austin Weil (Public Property).**

No one was present for the event.

#### STAFF RECOMMENDATION

Staff Planner Kreis said that they are using the same route as previous years. He stated the city department administrative review committee recommends the event.

#### ACTION TAKEN

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

- 3. Knoxville Track Club – Pigeon Forge Half Marathon and 5k, November 2<sup>nd</sup>, 2019, 7:30 AM to 11:00 AM, Start and finish at the Island at Pigeon Forge – route includes The Island Drive, East Wears Valley Rd, Teaster Lane, Veterans Blvd, Shirley Avenue, Butler Avenue/Greenway to The Island at Pigeon Forge, Saturday, David Black (Public Property).**

Mr. Black was present and discussed the event.

#### STAFF RECOMMENDATION

Staff Planner Kreis said that they have been working through details of this event for months. He said the event was moved from October to November when traffic is less. He continued that the half marathon route has been changed a few times to satisfy various city departments. He explained the basic route and explained some route details may still need to be worked through. He stated the city department administrative review committee recommends the event.

#### ACTION TAKEN

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

- 4. Southeastern Shrine Association – Parking and Obstacle Course for Parade Vehicles, Thursday, August 15<sup>th</sup>, 2019, City Parking Lot – Teaster Lane, Bruce Ridley (Public Property).**

Phil Campbell was present for the request.

#### STAFF RECOMMENDATION

Staff Planner Kreis said that this event will run around the time as their approved parade. He said that Eric Brackins has approved the use of the city

parking lot for this event. He stated the city department administrative review committee recommends the event.

#### ACTION TAKEN

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

### *B. Subdivisions*

1. None.

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

1. **Revised Preliminary PUD Plan for Blue Mist Mountain Resort PUD, Wears Valley Road at Waldens Creek, Matt Sprinkle – CEC, Inc.**

Matt Sprinkle and Scott Lucas were present for the request. Both spoke at length about the development and fielded questions about the revised plan.

#### STAFF RECOMMENDATION

Staff Planner Taylor said this plan is basically the same as that approved. He stated that the housing on Waldens Creek Road have been eliminated which has lessened their flood issues. He said the street crossover Wears Valley Road has been removed as well. He explained some of the changes to the roads and housing, but pointed out the density remains about the same. He said, as with the approved preliminary, there are still utility (and other) issues that must be worked through by final.

#### ACTION TAKEN

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

### *D. Site Plans*

1. **Avid Hotel Pigeon Forge, Site Plan, 308 Henderson Chapel Road, William Robinson – Randolph Architecture.**

This item was withdrawn.

**2. Smoky Mountain Station Rental, Site Plan, Marge Beck Property (Lot 1) – Hazelwood Lane and Veterans Boulevard, Brennon Garrett – The Land Surveyors.**

Hanna Dover was present for the request. She explained that she wants to use a train caboose as an overnight rental unit.

STAFF RECOMMENDATION

Staff Planner Taylor said that it is a small ROW remnant lot and should function well for this use. He said the site plan is in order and drainage letter has been provided.

ACTION TAKEN

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

**3. Capital Resorts Proposed Swimming Pool, Revised Site Plan, 222 Whistling Wind Way, Gary Norvell – Norvell and Poe Engineering.**

Kacie Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor stated that the recreation area for this development has been revised again. He continued that many things have been approved at that spot over time. He said the site plan is in order, but recommended that all previous approval be nullified by the approval of this site revision.

ACTION TAKEN

Commissioner Marsh made a motion to approve the revised site plan subject to all previous site plans be nullified. Commissioner Rutledge seconded and all voted in favor.

**4. Spirit of the Smokies Condo Lodge – Condo Addition, Revised Site Plan, 2385 Parkway, Terry Romans – Romans Engineering.**

Terry Romans was present for the request.

### STAFF RECOMMENDATION

Staff Planner Taylor said this site plan is for an addition to add 8 condo units and revise the parking. He continued that this development has been changed many times. He said the revision is in order and recommend that the approval of this site plan nullify all previous approval.

### ACTION TAKEN

Commissioner Dodgen made a motion to approve the site plan revision subject to all previous site plans be nullified. Commissioner Kyker seconded and all voted in favor.

#### **5. Smoky Mountain 5 Star Coffee, Art, Music & Film Festival, Site Plan, 430 Shirley Avenue, Donna Cantrell.**

Marcia Lucas was present for the request.

### STAFF RECOMMENDATION

Staff Planner Taylor said that she is proposing adding coffee and other low key activities to this location. He reported that a site plan was submitted that added parking and a drainage letter has been submitted. He said that if not serving food a grease trap should not be needed.

### ACTION TAKEN

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

#### **6. Request for a pedestrian oriented sign under Section 408.6.3.2.1, Puckett's Restaurant, Mike Smelcer – SRA.**

This item was withdrawn.

### ***E. Requests for Rezoning***

#### **1. Honeymoon Gardens HOA, approximately 6.5 acres, 15 PUD structures at 2036 Ridge Road (Tax Map 83E, Group A, Parcel 1.00)**

**and 50 of ROW of Ridge Road, R-1 (Low Density Residential) to R-2 (High Density Residential) District.**

Several residents of the development were present.

STAFF RECOMMENDATION

Staff Planner Taylor said that the HOA has requested that the entire PUD development of 15 structures become R-2. He said that the whole development is being used as overnight rentals and not as single family homes. He showed pictures of the cabins in the development. Chairman Houser said that he knows the area and that it should be R-2 zoning.

ACTION TAKEN

Commissioner Taylor recommended the requested rezoning map change to the City Commission. Commissioner Rutledge seconded and all voted in favor.

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

**1. Proposed text amendment to the Pigeon Forge Zoning Ordinance by adding a section regarding murals, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor reminded the Commission that allowing murals in the city has been through workshops. He said all the requested changes from the latest workshop have been made and before them is the final product. He said that requests for murals will be reviewed by Planning Commission for compliance to the how, when, and why spelt out in the proposed ordinance. City Attorney Wyrick discussed many of the most recent changes she worked on and suggested changes from an email by Planner Joe Barrett. She said a preamble/justification section has been added and height limits were removed. She furthered that more ambiguous language and subjectivity were removed as much as possible. Staff recommended the text amendment.

ACTION TAKEN

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

The meeting was adjourned at 4:10 p.m.

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Stephen Houser, Chairman

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