

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY AUGUST 24, 2021, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser – Chairman  
Tony Kyker  
Jeff Dodgen  
Ken Maples  
Brenda Tweed  
Mark Rutledge  
Tony Watts

MEMBERS ABSENT

OTHERS PRESENT

Jerry Hanson, Jeff Ferrell, Deborah Ogle, Mimi Kulp, Phil Campbell, Others.

David Taylor – City Planner  
Karl Kreis – Assistant City Planner  
Joe Barrett – Staff Planner  
Nathan Rowell – City Attorney

**PLANNING COMMISSION**

CALL TO ORDER

Chairman Houser called the meeting to order.

PUBLIC COMMENT FROM CITIZENS

APPROVAL OF MINUTES

Commissioner Rutledge made a motion to approve the Planning Commission minutes for the meeting from July 27, 2021. Commissioner Tweed seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

**City of Pigeon Forge Items**

***A. Special Events***

- 1. Annual Pigeon Forge Rotary Club – Craft Fair Tent, Friday, October 1<sup>st</sup> through Sunday, October 30<sup>th</sup>, 2021, Patriot Park, Roy Helton (Public Property).**

The item was represented.

STAFF RECOMMENDATION

Staff Planner Kreis said this event is proposed back in Patriot Park after being held elsewhere last year. He continued the park should be ready. He stated the Special Events Administrative Review recommended the event.

ACTION TAKEN

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

- 2. Monsters on the Mountain – Music Event, Friday, October 15<sup>th</sup> through Sunday, October 17<sup>th</sup>, 2021, LeConte Center Parking Lot, J.M. London (Public Property).**

Phil Campbell represented the event. He explained this is a new concert event using both inside and outside the LeConte Center. He gave details of the concert set up outside which the Commission was reviewing.

STAFF RECOMMENDATION

Staff Planner Kreis turned it over to Mr. Campbell for details but said the Special Events Administrative Review recommended the event.

ACTION TAKEN

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

***B. Subdivisions***

1. None.

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

1. None.

***D. Site Plans***

1. **American Patriots Getaways – Storeroom Addition, Revised Site Plan, 2519 Sand Pike Boulevard, James Odle – oysk3 Architects.**

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said this was for a 1080 square feet addition being proposed over an impervious surface so no drainage plan was required. Staff reported everything was in order and recommended the site plan.

ACTION TAKEN

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

***E. Requests for Rezoning***

1. **Deborah J. Ogle, approximately 2-acre portion of Tax Map 94, Parcel 126.02, Pine Mountain Road, R-1 (Low Density Residential) to C-4 (Planned Unit – Commercial) District.**

Deborah Ogle was present and lobbied vehemently for the request. She admitted that she does not have a specific development in mind for the property, but feels C-4 would only improve the area.

STAFF RECOMMENDATION

Staff Planner Taylor explained the request was previously before them for R-2 and now she wants C-4. He said the Commission took action that if she could get neighboring property owner to join the request as to adjoin

an R-2 district they could recommend the rezone to City Commission. He reported that some neighboring property owners did not want to join the request. Mr. Taylor admitted that she adjoins a large C-4 district but that this C-4 property was never developed. Staff does not view a small two-acre lot in this area as meeting the intent of the C-4 district which is a large Planned Unit Development zone. He added this is speculative and she does not have PUD plans for this lot. Staff could not recommend.

#### ACTION TAKEN

After much discussion, Commissioner Tweed made a motion to table the proposed map amendment. Commissioner Rutledge seconded and all voted in favor.

- 2. Glen Whaley, approximately 1.2-acre parcel at Tax Map 94, Group D, Parcel 14 and approximately 130 feet of R-O-W of Teaster Lane, 3141 Teaster Lane, R-1 (Low Density Residential) to C-6 (Mixed-Use Commercial) District.**

The item was represented.

#### STAFF RECOMMENDATION

Staff Planner Taylor said this property fronts Teaster Lane on the eastern boundary and is located south of Ridge Road. He stated all tracts along the Teaster Lane corridor are located in either C-4 or C-6 Districts with the exception of Parcels 14.00 and 15.02 which have remained R-1. He pointed out that Teaster Lane is an arterial road more suited for commercial development than a single family home. He recommended that Parcel 15.02 be added to the original request of Parcel 14.

#### ACTION TAKEN

Commissioner Dodgen made a motion to recommend the proposed map amendment to City Commission subject to the adjacent R-1 property owner of Parcel 15.02 (that also fronts Teaster Lane) be approached to be added to the map amendment. Commissioner Rutledge seconded and all voted in favor.

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

- 1. Proposed amendment to Article IV, Sections 412 (Temporary, Mobile, Factory-Built, Factory Assembled Structures) of the Pigeon Forge Zoning Ordinance by adding subsection Section 412.1.8 to “exceptions” to allow Mobile Food Units (added definition – Section 321a) as part of a special event in commercial districts, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor gave background stating several requests have been received to allow Mobile Food Units (Food Trucks) during approved Special Events. He added Section 412 of the zoning ordinance currently prohibits temporary or mobile units from conducting business within the corporate limits. He reported this amendment was based on a planning commission workshop held on July 15th and the consensus of the group, after much discussion, was a text amendment to allow this type of use in conjunction with a City of Pigeon Forge approved special event in commercial districts. He said this is proposed as an exception to Section 412 and gave details of the proposed amendment that staff recommended.

ACTION TAKEN

Commissioner Dodgen made a motion to recommend the proposed zoning text amendment to City Commission. Commissioner Rutledge seconded and all voted in favor.

**Planning Region Items**

***A. Subdivisions***

- 1. Final Subdivision Plat of B S & J Enterprises, Lots 1 – 3 & Remaining Property, McMahan Sawmill Road, David Hurst – Robert Campbell & Assoc.**

No one represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that the final signature copies have not been received and recommended tabling the request.

ACTION

Commissioner Watts made a motion to table the item. Commissioner Dodgen seconded and all voted in favor.

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

**1. PUD Plan of Bare Bones Campground, Phase 2 (7 RV sites), 1540 Upper Middle Creek, Michael Suttles – Advanced Land Solutions.**

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said the land has already been rezoned for this use and this is a proposed expansion of an RV park. He said the site plan was in order but they need to obtain a county stormwater permit before their building permit.

ACTION TAKEN

Commissioner Rutledge made a motion to approve the PUD Plan when they have their county stormwater permit. Commissioner Tweed seconded and all voted in favor.

***C. Site Plan***

**1. None.**

***D. Requests for Rezoning***

**1. None.**

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

**1. None.**

ADJOURNMENT

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

The meeting was adjourned at 3:50 p.m.

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Stephen Houser, Chairman

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