

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY JUNE 23, 2020, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

Laura Taylor

OTHERS PRESENT

Brandon Williams, Kacie Huffaker, Dixon Greenwood, Bruce McQuaig, Terry Romans, Mimi Kulp.

David Taylor – City Planner  
Karl Kreis – Assistant City Planner  
Nathan Rowell – City Attorney

**BOARD OF ZONING APPEALS**

CALL TO ORDER

Chairman Houser called the BZA meeting to order.

- A. Request for interpretation of the Pigeon Forge Zoning Text Article III and VII as to what type of structure a is "Park Model" (Modular Building, Travel Trailer, Mobile Home, or other) and what type of PUD they can be placed, Golf Road Tiny Homes PUD, Golf Road, Austin Williams.**

This item was withdrawn before the meeting.

- B. Request for interpretation of the Pigeon Forge Zoning Text Section 407 as to whether a deck addition can encroach into common space**

**and be less than 20 feet to another deck in an older PUD, Creekwalk PUD - 313 Creekwalk Boulevard, Freda Sharp.**

No one was present for this request.

#### STAFF RECOMMENDATION

Staff Planner Taylor said that the request is to replace a concrete patio with a raised deck. He continued the deck would be 11 feet 3 inches from the nearest structure and PUD require 20 feet between structures. He explained that this is an older PUD and pointed out that much of the surrounding development have decks close to their neighbors. He reported the HOA provided a letter that this is okay with them. Staff recommends that this can be done in this older PUD, but that the deck not be covered or enclosed.

#### ACTION TAKEN

Commissioner Maples made a motion to allow a deck to be no closer than 11 feet 3 inches from any nearby structure, but that it cannot be covered or enclosed. Commissioner Rutledge seconded and all voted in favor.

The meeting was adjourned at 3:05 p.m.

### **PLANNING COMMISSION**

#### CALL TO ORDER

Chairman Houser called the meeting to order.

#### APPROVAL OF MINUTES

Commissioner Maples made a motion to approve the Planning Commission minutes for the meeting from May 26, 2020. Commissioner Tweed seconded and all voted in favor.

#### OLD BUSINESS

None.

#### NEW BUSINESS

## **City of Pigeon Forge Items**

### ***A. Special Events***

- 1. None.**

### ***B. Subdivisions***

- 1. None.**

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

- 1. Revised Preliminary PUD Plan for Camp Margaritaville (RV Park and Tiny Homes), Cates Lane, Matt Sprinkle – CEC Engineers.**

This item was withdrawn before the meeting.

### ***D. Site Plans***

- 1. The Mountain Mile Annex 1 Storage Building, Site Plan, 2703 – 2735 Teaster Lane, David Abbey – Development Management Group, LLC.**

Dixon Greenwood was present. When asked he said the warehouse is only for mall storage for owners and tenants.

#### STAFF RECOMMENDATION

Staff Planner Taylor said that they are proposing adding a 9,000 square feet storage container behind Old Time Pottery. He reported they are removing 40 parking spaces, but have provided an updated parking chart showing parking in compliance. He said that the city's sanitation specs need to be added to the site plan, but the new dumpster location is serviceable. Staff recommended in favor.

#### ACTION TAKEN

Commissioner Maples made a motion to approve the site plan with the city's dumpster's specs to be added. Commissioner Rutledge seconded and all voted in favor.

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

- 1. Michael Shular, approximately 42.5 acres over portions of two parcels (Tax Map 93, Parcels 87.00 & 87.01) of the Charles H. McFalls Property, Tracts 1 & 2, – Wears Valley Road near intersection of Waldens Creek Road, R-1 (Rural Residential) District to C-6 (Mixed-Use Commercial) District.**

The item was represented.

#### STAFF RECOMMENDATION

Staff Planner Taylor reported that this property is located near the intersection of Wears Valley and Waldens Creek Road. He said the first 200 feet off Wears Valley Road is already zoned C-6 and the request is for the remaining 42.5 acres of the property. He continued that the property is bisected by Waldens Creek and is very floodable and that the property in the back is steep. He explained to the Commission that there is adequate water and sewer available for this development, but combined with all the proposed development for the area, utilities will eventually need upgrading. He recommended the request.

#### ACTION TAKEN

Commissioner Rutledge made a motion to recommend this map amendment to the City Commission. Commissioner Kyker seconded and all voted in favor.

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

- 1. None.**

### **Planning Region Items**

#### ***A. Subdivisions***

- 1. Final Re-Subdivision of Thunder Mountain Subdivision, Lots 39 & 48 of Phase 4, Unit 2 and Lots 6, 7, 8, 9, & 11 of Phase 3 and ROW of Red Sky Drive, near Little Cove Road, David Hurst.**

The item was withdrawn before the meeting.

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

**1. Final Plat and Plan of Parkside Resort PUD, Phase 4, Lots 83 – 93 (12 Lots), Parkside Ridge Way off Little Cove Road, Terry Romans – Romans Engineering.**

Terry Romans was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that in addition to 12 lots, this proposed development includes 1025 feet of private road that meets grade standard of less than 15 percent grade. He reported that the fire department has said they can make the curve that has some grade associated with it. Staff recommended final PUD plan for this phase, but pointed out that any additional development phases must add another ingress/egress for emergencies like wildfires.

ACTION TAKEN

Commissioner Maples made a motion to approve Final PUD Plan subject to signatures and that any future development phases require another ingress/egress that connects to a public road. Commissioner Dodgen seconded and all voted in favor.

***C. Site Plan***

**1. Ice Machine at 1620 Upper Middle Creek Road, County Site Plan, Intersection of Paula Huskey Circle and Upper Middle Creek Road, Brennon Garrett – The Land Surveyors, Inc.**

Bruce McQuaig was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that the county site plan is in order. He said staff had concerns about two cuts, but said it is necessary to have a circular drive for vehicles with trailers.

ACTION TAKEN

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

***D. Requests for Rezoning***

- 1. None.**

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

- 1. None.**

ADJOURNMENT

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

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

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Stephen Houser, Chairman

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