

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY JANUARY 23 2024, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser – Chairman
Tony Kyker
Jeff Dodgen
Tony Watts
Mark Rutledge

MEMBERS ABSENT

Brenda Tweed

OTHERS PRESENT

Jerry Hanson, Mike Suttles, Kacie Huffaker, Brennon Garrett, Mike Smelcer, Jeremy Puckett, Brandon Williams, Jeff Farrell, James Temple, Chuck Smith, Mimi Kulp, Others.

David Taylor – City Planner
Loreto Ferrada – Assistant City Planner
Joe Barrett – Staff Planner
Nathan Rowell – Attorney

PLANNING COMMISSION

CALL TO ORDER

PUBLIC COMMENT FROM CITIZENS

Chairman Stephen Houser asked for public comment.

APPROVAL OF MINUTES

Commissioner Rutledge made a motion to approve the minutes from December 12, 2023. Commissioner Dodgen seconded and all voted in favor.

OLD BUSINESS

None

NEW BUSINESS

Before the meeting started, a request was made to move Planning Region Item D, Miscellaneous Requests or Required Action to the beginning of the meeting.

D. Miscellaneous Requests or Required Actions

- 1. Proposed amendments to the Sevier County Zoning Resolution deleting Articles I through IX and Appendix A, B & C, dated 11-20-2023 and replacing with the revised Articles I through IX and Appendix A, B & C. – James Temple.**

STAFF RECOMMENDATION

Sevier County Planning Director James Temple presented amendments to the Sevier County Zoning Ordinance. Staff Planner Taylor stated there were no changes from the original review at the January workshop.

ACTION TAKEN

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

City of Pigeon Forge Items

A. Special Events

- 1. None.**

B. Subdivisions

- 1. Final Re-Subdivision of Eldridge Ownby Farm, Lot 7, Dean Gerchar – Pinnacle Land Surveying, Inc.**

STAFF RECOMMENDATION

The property is located in a C-3 Commercial District and is currently being developed for a Dollar General Market on lot 2. The remaining land, lot 1 is .67 acres and appears to be extremely difficult to develop as

commercial property unless access, solid waste and detention are shared. The owners of both properties sent intent to have shared easements via Attorney. This intent would need to be included with the plat, with all required signatures. Planning has not received the requested final map with signatures. Recommendation is to deny the request to approve the final plat. These corrections will allow the two-lot subdivision to be reviewed and approved administratively. Vice-Chairman Kyker asked if they had advised what they will be doing with the small lot 1? Planner Taylor advised they had not.

ACTION TAKEN

Commissioner Watts made a motion to deny the request. Commissioner Rutledge seconded and all voted to deny.

C. Planned Unit Developments (PUD)

1. Final PUD Plat and Plan, Alpine Mountain Village, Phase 6B, Alpine Village Way, Jeremy Puckett – CEC, Inc.

STAFF RECOMMENDATION

Alpine Mountain Village Phase 6B is a Final PUD plan for twenty-two (22) PUD sites and one private road. A revised preliminary was approved in April and has the required thirty feet of separation between buildings. The re-designed road is approximately 850 feet with a maximum grade of 4.3%. A plat removing interior property lines has been recorded. Staff recommended approval.

ACTION TAKEN

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

2. Final PUD, Three Bears Warehouse, Phase II, C.A King Boulevard, Jeremy Puckett – CEC, Inc.

STAFF RECOMMENDATION

Three Bears Warehouse Phase II is a Final PUD that includes the removal of existing buildings and replacing with two warehouses. The proposed structures are 7,560 square feet and 7058 square feet with a minimum of

thirty feet of separation between buildings. One-way circulation pavement width has been increased to fifteen feet to adequately service the solid waste site. Staff recommended final approval.

ACTION TAKEN

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

3. Preliminary PUD, Barnes Campground, Golf Drive and S. River Road, Bob Barnes – Owner.

STAFF RECOMMENDATION

Barnes Campground is a Preliminary PUD located on S. River Road and Golf Drive in a C-6 District. The plan includes 18 sites and a driveway 24 feet in width. Solid waste issues have been resolved. Staff can recommend approval.

ACTION TAKEN

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

4. Preliminary PUD Fiddlers Creek, Phase 4, 5 and 6, 810 Pine Mountain Road, Jeremy Puckett – CEC, Inc.

STAFF RECOMMENDATION

Fiddler's Creek Phase IV is a Preliminary PUD addition located on Pine Mt Road. The proposed plan will add seventeen sites and two public roads to the development. The property is within a wetland area and the developers are working on getting credits to allow building in this area. The developers are requesting preliminary approval to begin the wetland credit process. Planner Taylor also asked them if they had resolved the issue with water flow to the upper cabins and fire protection. The developer advised that an additional pump will be added.

ACTION TAKEN

Commissioner Watts made a motion to approve the preliminary submittal with stipulations. Commissioner Rutledge seconded and all voted in favor.

5. Preliminary PUD, Hickory Drive Townhomes 1, 3010 Hickory Drive, Jeremy Puckett – CEC.

STAFF RECOMMENDATION

Hickory Drive Townhomes 1 is a Final PUD located at 3038 Hickory Drive in an R-2 District. The plan includes 11 two-bedroom townhomes with 17 parking spaces required and provided. The building is 5632 square feet with a concrete sidewalk in front. The drainage and stormwater requirements have been met with the use of pervious pavers. There are issues with the location of an unmapped stream in the front of the building and will require TDEC buffer approval and FEMA approval and the development will have to follow their design requirements. The building of the buffer should remedy both of these issues.

ACTION TAKEN

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

6. Preliminary PUD, Villatel Village, Rush Branch Road, J Gregory Wilson – W & A Engineering.

STAFF RECOMMENDATION

This request was on the agenda due to being tabled on the previous month. Staff Planner Taylor advised that engineers had stopped the design work on this property. Staff recommendation is to deny the development as presented. Commissioner Dodgen asked if anyone from Villatel was present and he was advised no.

ACTION TAKEN

Commissioner Watts made a motion to deny the request. Commissioner Rutledge seconded and all voted to deny it.

D. Site Plans

1. The Crayola – Nerf Experience, Site Plan, 2046 Parkway, Robin turner – Fontana Ventures.

STAFF RECOMMENDATION

Crayola and Nerf Experience is a small building addition to the existing structure, formerly known as the Louise Mandrell Theatre. The plan also includes the signage, graphics and architectural designs reviewed at the workshop. The latest plan appears to be the same plan reviewed at workshop. Staff can recommend approval.

ACTION TAKEN

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

E. Requests for Rezoning

- 1. Sevier County School Board, approximately 17.5 acres, Tax Map 93, Parcel 25.00, Waldens Creek Road, R-1 (Low Density Residential) District to C-6 (Mixed-Use Commercial) District.**

STAFF RECOMMENDATION

Staff Planner Taylor stated the property is located at the intersection of Waldens Creek Road and Little Valley Road. The property is currently located in an R-1 District and the request is to rezone to C-6. The property is 17.5 total acres with approximately 6 located in the floodway. Commissioner Watts asked if they would entertain another zoning designation and surveyor Brennan Garrett advised that in his communication with them that they would be open to anything. Planner Taylor stated R-2 would be more consistent with the surrounding area.

ACTION TAKEN

Commissioner Watts made a motion to recommend R-2 instead of C-6 to City Commission. Commissioner Rutledge seconded and all voted in favor.

F. Miscellaneous Requests or Required Actions

- 1. None.**

Planning Region Items

A. Subdivisions

1. Re-subdivision of the Lariscy Property, 1130 Mill Creek Road, Scott Cantrell – Cantrell Engineering and Surveying.

STAFF RECOMMENDATION

The Lariscy Property is located on Mill Creek Road in the planning region. The owner is requesting the 10.84 acre tract be divided into three lots. Staff has no objections but cannot approve until a plan with the required signatures is submitted. Planning is still awaiting the final plat, as it has not been received. Recommendation is to deny or table the request.

ACTION TAKEN

Commissioner Watts made a motion to deny the request. Commissioner Rutledge seconded and all voted in favor.

2. Re-Subdivision of Sharp Hollow Hills Property, Tract 3, Sharp Hollow Road, Brennon Garrett – The Land Surveyors, Inc.

STAFF RECOMMENDATION

Sharp Hollow Hills is 6.48 acres and the owner is requesting the tract be subdivided into three tracts. Staff has no objections, but cannot recommend until a plat with the required signatures is submitted. Also, staff cannot make a recommendation until Environmental Health has signed off on the subdivision and Planning has not received this approval, but hopefully will be provided in the coming month. Staff recommended to deny the request.

ACTION TAKEN

Commissioner Watts made a motion to deny the request. Commissioner Rutledge seconded and all voted in favor.

3. Final Plan, Thunder Mountain, Phase 3B, Lots 4, 5, 6 & 15, Little Cove Road, David Hurst – Robert Campbell & Associates

STAFF RECOMMENDATION

Thunder Mountain Phase 3B is four lot subdivision and extension of Red Sky Way. Lot 4 is reserved for the drainfield and a buildable area. The maximum grade of Red Sky is 15%. The preliminary was approved with a

secondary outlet and should be shown on the plan. Planning is still awaiting the final plat, as it has not been received. Recommendation is to deny the request.

ACTION TAKEN

Commissioner Watts made a motion to deny the request. Commissioner Rutledge seconded and all voted in favor.

B. Planned Unit Developments (PUD)

- 1. None**

C. Site Plan

- 1. None**

E. Requests for Rezoning

- 1.**

ADJOURNMENT

The meeting was adjourned at 4:18 p.m.

Stephen Houser, Chairman

Attest: _____