

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY JANUARY 24, 2023, 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, Jake Robbins, Sammy Ownby, Jeremy Puckett, Rod McCarter, Chuck Smith, Brandon Williams, David Henry, Jeff Farrell, Kaye Collier - Pittman, Dixon Greenwood, Bob McManus, Greg Bolini, Mimi Kulp, Others.

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

PLANNING COMMISSION

CALL TO ORDER

PUBLIC COMMENT FROM CITIZENS

Chairman Houser asked for public comment.

APPROVAL OF MINUTES

Commissioner Rutledge made a motion to approve the minutes from December 13, 2022. Commissioner Dodgen seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Pigeon Forge Office of Special Events, 31th Annual Wilderness Wildlife Week and Fishing Tournament, Tuesday, January 24th through Saturday, January 28th, 2023, LeConte Center, Jon Elder (Public Property).**

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. Final PUD Plan of Mini Golf at Mountain Mile, 2545 Teaster Lane, Dixon Greenwood.**

Mr. Dixon Greenwood was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated the site is located on 1.38 acres in a C-4 District. The plan includes a 2,000 sq. ft. structure and course with 36 holes. The site was granted a variance in November 2022 to allow a 17.5 feet perimeter setback instead of the required 25 ft. due to lot size and irregular shape. Parking will be provided partially on site and on the adjacent Mountain Mile parcel.

ACTION TAKEN

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

- 2. Final PUD Plan of McMahan Road Apartments, Evans Road, Jeremy Puckett, CEC, Inc..**

STAFF RECOMMENDATION

Staff Planner Taylor explained the Final PUD request is located in an R-2 District and includes 18 units and 37 parking spaces. Permeable pavers will be used in parking areas and stormwater and the recommendations from the traffic study have been finalized. Planner Taylor recommended a letter of credit for improvements be submitted before a building permit is issued.

ACTION TAKEN

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

3. Final PUD Plat, Lot 3R of Pigeon Falls, Jake Thomas Road, David Hurst – Robert Campbell & Associates.

This item was withdrawn.

4. Final PUD Plan, The Ruby Apartments, 227 Sharon Road, Jeremy Puckett, CEC, Inc.

Mr. Jeremy Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor explained the proposed Final PUD is Located at 227 Sharon Drive in a C-2 (Tourist Commercial) District. The plan includes one 36,510 sq.ft. structure with three stories and sixteen, one-bedroom apartments on each floor. The property is located in a flood prone area and will be elevated above the base flood elevation. The plan is in order and staff can recommend approval.

ACTION TAKEN

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

5. Final PUD Plat, The Cove, Upper Middle Creek Road, Dollywood Lane, Jeremy Puckett – CEC, Inc.

Mr. Jeremy Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor explained the Final PUD Plat located on Dollywood Lane in a C-4 District includes ten (10) cabins with thirty feet of separation, one private easement, thirty-six parking spaces and permeable pavers for detention. The final plan was approved in September of 2022 and the plat appears to be in order. The homeowner's documents have been submitted and staff can recommend final approval.

ACTION TAKEN

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

6. Revised Preliminary PUD Plan, Alpine Mountain Village, Phase 6B, Alpine Mountain Village Way, Jeremy Puckett, CEC, Inc.

STAFF RECOMMENDATION

Staff Planner Taylor explained the Phase 6B is revised preliminary plan for twenty (20) PUD sites and one private road. The original plan was approved in April 2022 with 22 sites. The revised plan has the required thirty feet of separation between buildings and the re-designed road is approximately 850 feet with a maximum grade of 7.8%. Staff recommended preliminary approval.

ACTION TAKEN

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

D. Site Plans

1. Mountain Coaster Teaster Lane, Revised Site Plan, 2509 Teaster Lane, W.H. Breck Bowlin – Land Development Solutions.

STAFF RECOMMENDATION

Staff Planner Taylor explained the site is located at 2509 Teaster Lane in the C-4 and C-6 Districts. The plan includes one building, 4138 sq. ft., 114 parking spaces, detention area and approximately 6000 feet of track. The revised plan includes two retaining walls not shown on the first plan. The

height is 3 feet with a maximum of 10.5 feet. Both walls are approximately 150' in length. Staff recommended approval.

ACTION TAKEN

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

2. Speed Zone Fun Park, 3315 S. River Road, David Dudley – Farmer Morgan.

STAFF RECOMMENDATION

Staff Planner Taylor stated this is an existing amusement located at the intersection of S. River Road, Garland Street, and the Parkway in an C-1 District. The plan is to remove the track and re-build a new one. The existing site has only ten parking spaces and the revised will have 30 spaces. A section of the new track will be located in the floodway and will require a no-rise certification. A survey will need to be included on the site plan for accurate location of the flood way and stream buffer and the lots will need to be combined. The owners recognize the plan is incomplete and staff cannot recommend site plan approval, however, they are looking for assurances if the existing ride is removed and the revised plan meets all requirements, the planning commission will approve. One concern is building within existing footprint. According to Section four of the Stormwater Ordinance, there are exceptions to the 30-foot buffer requirements and allows a pre-existing development to be replaced with impervious surface as long as the area of encroachment is not extended. The C-1 allows this type of use and utilizing the existing footprint is allowed. Upon submittal of a complete plan as well as a no-rise certification and approval by FEMA, staff can make a favorable recommendation.

ACTION TAKEN

Commissioner Kyker made a motion to table the request subject to staff recommendation. Commissioner Dodgen seconded and all voted to table it.

3. Voco Hotel, Sugar Hollow Road, Jeremy Puckett – CEC, Inc.

STAFF RECOMMENDATION

Staff Planner Taylor stated the proposed site plan is on Sugar Hollow Road in a C-2 (Tourist Commercial) District. The plan includes parking for 122 rooms and 18 employees. The building square footage is 106,385 with a far of .79. Above ground detention is shown. The travel circulation for sanitation trucks requires heavy duty pavement. Stormwater issues have been resolved. This water is being modeled by SSR and we have been told that we should have a report this week. Staff recommended approval subject to the SSR Report.

ACTION TAKEN

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

E. Requests for Rezoning

- 1. Collier Property, approximately 85 acres over four parcels, Tax Map 83, Parcels 111.01, 111.02, 111.03, 111.04, located on Sugar Hollow Road, R-1 (Low Density Residential) to C-4 (Planned Unit Commercial).**

STAFF RECOMMENDATION

Staff Planner Taylor explained the 85 acres, located on Sugar Hollow Road is currently divided into four parcels. The applicant has requested the tracts be combined and rezoned from R-1 to C-4. Sugar Hollow Road has a ROW of 30 feet and public sewer is approximately 150 feet from the nearest property line. The area is served with a 6-inch water line which is sufficient for residential areas. Staff has concerns with the road width and increased traffic with a high density development of this area, as well as concerns with the utility upgrades that would be required. He further stated the City has been proactive protecting the R-1 District. Taylor recommended the request be denied.

Kay Collier-Pittman advised she would be responsible for the sewer, water upgrades. Mrs. Collier also advised that the development would not happen for 10 years and the reason this is coming so early is the second home on the property is sitting empty and insurance won't allow that.

ACTION TAKEN

After much discussion, Commissioner Watts made a motion to table the rezoning request until the proposed utilities for the site have been modeled by SSR. Commissioner Rutledge seconded and all vote in favor.

F. Miscellaneous Requests or Required Actions

1. None.

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

The meeting was adjourned at 4:05 p.m.

Stephen Houser, Chairman

Attest: _____