

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY JANUARY 26, 2021, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser – Chairman  
Tony Kyker  
Jeff Dodgen  
Ken Maples  
Laura Taylor

MEMBERS ABSENT

Brenda Tweed  
Mark Rutledge

OTHERS PRESENT

Jerry Hanson, Dale Carr, Mike Smelcer, Chucky Blalock, Matthew Sprinkle, Mimi Kulp, and Others.

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

**BOARD OF ZONING APPEALS**

1. Call to order.

Chair Houser called the meeting to order and recognized that there was a quorum.

2. Old business.

None.

3. New Business

**A. Request for variance to allow a 26 feet front yard setback instead of the required 30 feet and a 22.5 feet rear yard setback instead of the required 25 feet in an R-2 district, McMahan Addition 2 Subdivision, Lot 1R-3, Golf Road, Austin Williams.**

Dale Carr was present. He stated that they were to be manufactured tiny homes but are now built cabins. He said he does not need variance in the rear, just the front for a porch.

#### STAFF RECOMMENDATION

Staff Planner Taylor said the request was for front and rear yard setbacks for porches. He stated that the structure on the site plan meets setbacks. He continued that the lots for the development were created last year and met all subdivision regulations. He said generally variances are not granted on newly created lots. Mr. Taylor stated that the lots are not odd shaped or do not have major topographical issues. Staff feels the lot is being over-built. Discussion ensued. Staff and Mr. Carr agreed to meet on the site to see if the issue could be resolved satisfactorily without variance being granted.

#### ACTION TAKEN

After much discussion, Commissioner Maples made a motion to table the request. Commissioner Taylor seconded and all voted in favor.

#### ADJOURNMENT

The meeting was adjourned at 3:23 p.m.

### **PLANNING COMMISSION**

#### CALL TO ORDER

Commissioner Houser called the meeting to order.

#### PUBLIC COMMENT FROM CITIZENS

No one came forward for public comment.

#### APPROVAL OF MINUTES

Commissioner Maples made a motion to approve the Planning Commission minutes for the meeting from December 8, 2020. Commissioner Dodgen seconded and all voted in favor.

#### OLD BUSINESS

Staff Planner Taylor reminded the Commissioners to turn in their Statement of Interests documentation to the State. He reported Commissioner Taylor is resigning from the Board and Commission. He said that they will be looking for a new member and vice-chair will need to be replaced.

#### ACTION TAKEN

Commissioner Taylor nominated Commissioner Kyker for vice-chair. There were no other nominations. All voted in favor of Commissioner Kyker being the Vice-Chairman.

#### NEW BUSINESS

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

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

- 1. None**

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

- 1. None.**

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

- 1. Final PUD Plan for The Lofts, Phase III, Marshall Acres Street, Jeremy Puckett – CEC, Inc.**

Matthew Sprinkle represented the item.

#### STAFF RECOMMENDATION

Staff Planner Taylor said that this phase is one building (Building 3) with 37 units and road extensions (Marshall Acres Street). He reported there are still some stormwater issues regarding the road extensions and recommended that the phase cease at the 2<sup>nd</sup> entrance (on the north side), and not to Forest Street (as shown), until the issues are resolved.

#### ACTION TAKEN

Commissioner Maples made a motion to approve the Final PUD Plan for Phase III but the approval of the phase to cease at the 2<sup>nd</sup> entrance at the north end of Building 3. Commissioner Taylor seconded and all voted

in favor.

**2. Preliminary PUD Plan for Covered Bridge Resort PUD, Phase 4B, Mountain Lodge Way off Old Valley Road, Jeremy Puckett – CEC, Inc.**

Matthew Sprinkle represented the item.

STAFF RECOMMENDATION

Staff Planner Taylor said that this item was been worked through for months. He reported the land has 40% slope and they are proposing three large retaining walls to develop it. He said that this is scaled down from other plans, but staff is still not sure the land is buildable. Staff recommended that they seek final PUD plan with full details from a Geotechnical Engineer about retaining walls and slope before any grading is done at the site.

ACTION TAKEN

Commissioner Kyker made a motion to approve Preliminary PUD Plan with the understanding that full Geotechnical engineering is needed for final PUD approval and no grading is to be done on the site until final PUD plan approval. Commissioner Maples seconded and all voted in favor.

**3. Preliminary PUD Plan for Michael Malka Apartments, 404 Henderson Chapel Road, Mike Smelcer – SRA Architects.**

Mr. Smelcer was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said that the site is tight but they have provided a workable plan. He stated they meet parking, stormwater (underground), and meet FAR requirements. Discussion ensued about the sight distance from the proposed entrance to the sharp corner on Henderson Chapel Road. Some Commissioners felt the bank might need some shaving to get safe sight distance. Staff recommended Preliminary PUD Plan with documentation of adequate sight distance by final PUD plan.

ACTION TAKEN

Commissioner Maples made a motion to approve the Preliminary PUD Plan with documentation of adequate sight distance before final PUD plan is granted. Commissioner Dodgen seconded and all voted in favor.

***D. Site Plans***

**1. Top Putt, Site Plan, 112 Dollywood Lane, Gary Best – Best & Associates.**

Chucky Blalock was present.

STAFF RECOMMENDATION

Staff Planner Taylor said the site plan is mostly in order. He reported that there are some easement issues that need resolving including access and solid waste (no dumpster on-site). He recommended in favor with access easement being platted and a legal easement to use the dumpster being recorded.

ACTION TAKEN

Commissioner Maples made a motion to approve the site plan with easements for access and solid waste being recorded. Commissioner Dodgen seconded and all voted in favor.

**2. Holiday Inn Pigeon Forge – Pedestrian Bridge, Site Plan, 2905 Parkway, Matt Sprinkle – CEC, Inc.**

Mr. Sprinkle was present.

STAFF RECOMMENDATION

Staff Planner Taylor said this is the first private/public partnership for a pedestrian bridge across the West Prong of Little Pigeon River. He reminded the Commissioners there have been many ordinance changes to Section 907, but that the site plan meets the latest adopted version of the section. He added that all the easements and deeds (turning the bridge over to the city) need to be recorded for requirements of Section 907 to be met. Staff recommended in favor of the site plan.

ACTION TAKEN

Commissioner Dodgen recommended in favor of the site plan.  
Commissioner Taylor seconded and all voted in favor.

***E. Requests for Rezoning***

**1. None.**

***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**

Commissioner Taylor made a motion to adjourn. Commissioner Maples seconded and all voted in favor.

The meeting was adjourned at 3:55 p.m.

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Stephen Houser, Chairman

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