

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, OCTOBER 22, 2019, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser, Chairman
Laurie Taylor
Tony Kyker
Ken Maples
Jeff Dodgen
Mark Rutledge

MEMBERS ABSENT

OTHERS PRESENT

Mike Suttles, Rod McCarter, Matt Sprinkle, James Tomecek, Ryan Slatery, Dale Carr, David Wear, Kacie Huffaker, Mike Shular, Mimi Kulp, Jerry Hanson, Brandon Williams, Joe Keener, others.

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

BOARD OF ZONING APPEALS

CALL TO ORDER

Chairman Houser called the meeting to order.

- A. Request for interpretation/variance of Section 408.2.8 regarding proposed off-premise signage on Jake Thomas Road, 3064 Teaster Lane - Riverwalk Development, Ryan Stattery.**

STAFF RECOMMENDATION

Staff Planner Taylor said Section 408.2 requires all signage to be on site with the exception of those signs allowed in Section 408.3. Riverwalk Development is requesting an additional ground sign be located on an adjoining lot at the intersection of Jake Thomas and the

access easement into the new Food City parking lot. He further explained the proposed sign location would be considered an off-premise sign and does not meet the requirements of Section 408.3, and staff could not recommend approval.

ACTION TAKEN

After much discussion, the item was withdrawn.

B. Request for interpretation of Section 410.2 regarding required parking and drive aisle surfaces, Appalachian Springs Campground – 402 Ogle Drive, John Wear.

STAFF RECOMMENDATION

Staff Planner Taylor explained Section 410.2 of the zoning ordinance which requires all parking lots to be paved with asphalt concrete although concrete pavers have been approved in the past which is beneficial for reducing stormwater runoff. He also stated the developer is requesting an interpretation to determine if a gravel-paver type surface meets the surface requirements.

ACTION TAKEN

After much discussion, the board agreed that this type of surface was similar to other types of pavers permitted and approved gravel pavers for campgrounds only. Commissioner Rutledge made a motion to approve and Commissioner Maples seconded, and all in favor.

C. Request for Uses Permitted on Review in a C-6 district for outdoor chainsaw art per Section 711.3.3., Proposed Wears Valley Chainsaw Art 1440 Wears Valley Road, Elisha Moore.

STAFF RECOMMENDATION

Staff Planner Taylor explained this type of use may be approved as Use Permitted on Review under Section 711.3.3 with additional setback and display area requirements. He also said those requirements were met on the site plan.

ACTION TAKEN

Commissioner Rutledge made a motion to approve. Commissioner Maples seconded, and all voted in favor.

D. Request to nullify granted setback variance to allow a 20 feet front setback instead of the 30 feet required in an R-2 district, Whaley Hills Subdivision, Lot 7 (1146 Pinyon Circle), Darrell Keene.

STAFF RECOMMENDATION

Staff Planner Taylor explained lot seven received a 10 feet front setback variance in January. He also explained because of lot reconfiguration and the combination of lots, the variance was no longer needed.

ACTION TAKEN

Commissioner Maples made a motion to rescind the variance request approved in January. Commissioner Taylor seconded, and all voted in favor.

The meeting was adjourned at 3:35 p.m.

PLANNING COMMISSION

CALL TO ORDER

Chairman 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 with correction on page two for August 27, 2019. Commissioner Taylor seconded, and all voted in favor.

OLD BUSINESS

There was no old business.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Holy Cross Catholic Church – Celebration of Our Lady of Guadalupe March, 144 Wears Valley Road, Thursday, December 12th, 2019, Terry Aparicio (Public Property – Request for Police Department Assistance).**

No one was present.

STAFF RECOMMENDATION

Staff Planner Kreis stated the request was in order and recommended approval.

ACTION TAKEN

Commissioner Taylor made a motion to approve allowing police support for the cruise. Commissioner Kyker seconded, and all voted in favor.

B. Subdivisions

- 1. Final Minor Subdivision of Moore Property Lots 1 & 2, 1440 Wears Valley Road, Mike Suttles.**

This item was withdrawn.

- 2. Final Minor Re-Subdivision Plat of Marshall Addition No. 2 Lots 1-R, 2-R, & 3-R, Old Mill Road, Donna Cantrell.**

Staff Recommendation

Staff Planner Taylor stated this was a re-plat of three existing lots. The total acreage for the three lots is .52 acres. Two of the lots have 50 feet of road frontage and the third has 25 feet. The owner is requesting a re-plat of the three lots with each lot having 40 feet of road frontage. A variance of the subdivision regulations would be required and is also on the agenda under miscellaneous requests.

Action Taken

The Commission agreed to defer and review with the variance request.

3. Final Minor Subdivision Plat of Darrell Keene Lots 1 – 4, Pinyon Circle, Tim Wallace Surveying

Staff Recommendation

Staff Planner Taylor stated this request is located on Pinyon Circle in an R-2 (High Density Residential) District. This plan received preliminary approval in July for five lots and one public road accessing the property. The existing lot configuration is four lots and previously used as a mobile home park. Two of the existing lots would require a variance and still are most likely not buildable lots. The re-plat is also four lots with shared driveway easements proposed. A letter was sent 10/8 with comments and minor revisions but a final with the corrections or signatures was resubmitted. Staff cannot recommend approval.

Action Taken

After discussion, the board was in agreement the subdivision could be approved administratively once the revisions were made and the signature acquired. Commissioner Taylor made a motion to approve subject to meeting those requirements. Commissioner Kyker seconded, and all voted in favor.

C. Planned Unit Developments (PUD)

1. Revised Final PUD Plan for The Lofts, Phase II, Marshall Acres Street off Householder Street, Matt Sprinkle – CEC Engineering.

Matt Sprinkle represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor said this submittal is a revised final PUD for building two. The proposed building will be shifted five feet which will require a re-design of the parking lot. The re-design includes an additional connection to Marshall Acres and relocation of solid waste location. A pedestrian plan and updated drainage plan has also been submitted. 112 parking spaces would be required and provided. Staff recommended approval.

ACTION TAKEN

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

2. Final PUD Plan for The Lofts, Phase III, Marshall Acres Street off Householder Street, Matt Sprinkle – CEC Engineering.

This item was withdrawn.

3. Preliminary PUD Plan for Appalachian Springs Campground, 402 Ogles Drive, Matthew Sprinkle– CEC Engineering.

Matt Sprinkle was present for the request.

Staff Recommendation

Staff Planner Taylor stated the site is located on Ogle Drive in a C-6 (Mixed-Use Commercial) District. Thirty-two sites are shown including 10 RV sites, 10 tiny home sites and 12 tent sites. An existing building will be used as an office/clubhouse with a pool area in the rear. Most of the sites are located in the 100-year floodplain, but outside the floodway. Staff recommended approval.

ACTION TAKEN

Commissioner Maples made a motion to approve Preliminary PUD Plan for the campground. Commissioner Taylor seconded, and all voted in favor.

4. Preliminary PUD Plan for Appalachian Springs Trout Farm & Campground, Phase 2, 370 Ogles Drive, Matthew Sprinkle– CEC Engineering.

Matt Sprinkle was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor stated this request is Phase II of a proposed campground approved in September. The site is a 9.16 acres located at 370 Ogle Drive in a C-6 (Mixed-Use Commercial) District. The site will include a 4,000 square foot structure, thirty-eight RV sites, eleven tiny home sites, seven tent sites and one bath house and a trout pond. Staff recommended approval.

ACTION TAKEN

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

5. Revised Final PUD Plan for Smoky Mountain RV Park & Resort at Pigeon Forge, Phase 1, 1111 Wears Valley Road, Gary Norvell – Norvell & Poe Engineers.

STAFF RECOMMENDATION

Staff Planner Taylor stated this submittal received Final PUD approval last month and are requesting a revised final for Phase I until the floodway issues are resolved. The revised Phase I will consist of a welcome center/check in area, pool, bathhouse and maintenance building. Staff recommended approval.

ACTION TAKEN

Commissioner Dodgen made a motion to approve Phase I of the final PUD plan. Commissioner Maples seconded, and all voted in favor.

6. Preliminary PUD Plan for Proposed Site Development on McCarter Drive (82,000 sq/ft building over 60 acres), Between Jayell Road and McCarter Drive, Matthew Sprinkle– CEC Engineering.

STAFF RECOMMENDATION

Staff Planner Taylor said this was a Preliminary PUD for a proposed development located on 59 acres on McCarter Hollow Road. The site is located in a C-4 (Planned Unit Commercial) District. The proposed building 82,600 square feet and the primary access will be from Veterans Blvd. The hotel will include 310 rooms, restaurant and meeting rooms. Secondary access is shown connecting to Applewood Drive which will be gated and used only for emergencies.

ACTION TAKEN

Commissioner Maples made a motion to approve the preliminary PUD plan subject to all home owners and the city being notified if Applewood Drive is used as access for construction equipment. Commissioner Dodgen seconded, and all voted in favor.

D. Site Plans

1. Wears Valley Chainsaw Art, Site Plan, 1440 Wears Valley Road, Mike Suttles.

Mike Suttles was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor stated this was an existing structure located on Wears Valley Road in a C-6 (Mixed-Use Commercial) district. All structures, parking and entrances are existing. The only addition would be the demonstration area. This location has been used as a similar business in the past. Staff recommended approval.

ACTION TAKEN

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

2. Sevier County Solid Waste Addition, Revised Site Plan, 1855 Ridge Road, Mike Suttles.

Mike Suttles was present.

STAFF RECOMMENDATION

Staff Planner Taylor said this is proposed 10,000 square foot building expansion for Sevier Solid Waste and recommended approval.

ACTION TAKEN

Commissioner Maples made a motion to approve the request. Commissioner Taylor seconded, and all voted in favor.

4. Riverwalk Park, Revised Site Plan, Near Greenway off Teaster Lane, Riverwalk Park, LLC.

STAFF RECOMMENDATION

Staff Planner Taylor stated this plan was approved in May contingent upon working with the City to complete the landscaping plan. The purpose was to provide a buffer between the commercial and residential uses. The submitted plan includes twenty-four trees, shrubbery and ground cover and has been reviewed and approved by the Cities Parks Department. The only additional recommendation by staff is to include a fence around the property and Parks Department because of the steep banks and depth of the pond. Staff recommended approval subject to the fence being added.

ACTION TAKEN

Commissioner Maples made a motion to approve the request. Commissioner Taylor seconded, and all voted in favor.

E. Requests for Rezoning

1. New Paradigm Development Partners, LLC and Others, approximately 100 acres over six parcels (Tax Map 93, Parcels 90.00, 90.01, portion of 90.02, 96.00, & 97.00) and an acre of ROW of Wears Valley Road, located at Northeast intersection of Wears Valley Road and Lost Branch Road, R-1 (Low Density Residential), R-2 (High Density Residential) & C-6 (Mixed-Use Commercial) to C-4 (Planned Unit – Commercial) District.

STAFF RECOMMENDATION

Staff Planner Taylor explained the rezoning request for parcels 90.00, 90.01, portion of 90.02, 96.00 and 97.00 of Tax Map 093 from R-1 and R-2 and C-6 to C-4 (Planned Unit Commercial). He explained tracts located in a C-4 must meet the minimum lot size of two acres so a plat combining lots will be required before second reading. The purpose is to provide the needed zoning for the proposed development Blue Mist.

ACTION TAKEN

Commissioner Maples made a motion to recommend the rezoning request to City Commission and a re-plat combining the lots recorded before second reading. Commissioner Dodgen seconded, and all voted in favor.

F. Miscellaneous Requests or Required Actions

1. Request of subdivision variance from required public road frontage and lot width, Marshall Addition No. 2 Proposed Lots 1-R, 2-R, & 3-R, Old Mill Road, Donna Cantrell.

STAFF RECOMMENDATION

Staff Planner Taylor explained the request to re-plat three existing lots with each lot having 40 feet of road frontage rather than the required 50.

ACTION TAKEN

Commissioner Maples made a motion to approve the request. Commissioner Taylor seconded, and all voted in favor.

2. Request for annexation and approval of the Plan of Services, approximately 54 acres off Lost Branch Road over portions of two properties (Tax Map 093, 51-acre portion of Parcel 97.00 and 3-acre portion of Parcel 113.10) and review of Plan of Services, New Paradigm Development Partners, LLC and Lindsey & Lindsey Properties, LLC.

STAFF RECOMMENDATION

Staff Planner Taylor explained the request located between Wears Valley/Hwy 321 and Lost Branch Road consisting of approximately 136 acres. Currently there are 85 acres located inside the city, and the request is for the remaining 51 acres and a three acre adjoining tract be considered for annexation. A preliminary PUD known as Blue Mist has been approved for this location. The planning commission's responsibility is to review and make a recommendation on the plan of services.

ACTION TAKEN

Commissioner Dodgen made a motion to recommend the annexation to the City Commission. Commissioner Taylor seconded, and all voted in favor.

- 3. Proposed amendment to Article VII the Pigeon Forge Zoning Ordinance by adding Sections 706.4.1 (Uses Permitted) and 706.4.2 (Uses Prohibited) to the C-4 district, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor explained the amendment would add permitted and prohibited uses the C-4 (Planned Unit Commercial) District along with distance requirements to wineries (400 feet) from the Parkway.

ACTION TAKEN

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

- 4. Proposed amendment to Article VII the Pigeon Forge Zoning Ordinance Sections 711.18 and 712.1.8 adding distance from the Parkway requirements for wineries in C-6 and C-7 districts, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor explained the amendments which would require wineries in C-6 and C-7 Districts to be a minimum of 400 feet from the Parkway.

ACTION TAKEN

Commissioner Taylor made a motion to recommend the request to the City Commission. Commissioner Dodgen seconded, and all voted in favor.

- 5. Review and Recommendation of the Pigeon Forge Multimodal Corridor Study, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor gave an overview of the plan.

ACTION TAKEN

Commissioner Taylor made a motion to recommend the item to the City Commission. Commissioner Dodgen seconded, and all voted in favor.

6. Consideration of setting date and time for November/December Planning Commission/BZA Meeting and dinner, Staff.

STAFF RECOMMENDATION

Staff Planner Taylor explained the November and December meetings have been combined in recent years because of the holidays. The Commission agreed to combine the meetings, to be held on December 10th at 3:00 PM.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the date and time for the meeting. Commissioner Kyker seconded, and all voted in favor.

Planning Region Items

A. Subdivisions

1. None.

B. Planned Unit Developments (PUD)

1. **Preliminary PUD Plan for Wears Valley Campground (Trace Way) RV Park, Trace Two Hundred Subdivision, Lot 1 – Trace Way off Wears Valley Road, Donna Cantrell – Cantrell Engineering & Surveying, PLLC.**

This item was withdrawn before the meeting.

C. Site Plan

1. None.

D. Requests for Rezoning

1. None.

E. Miscellaneous Requests or Required Actions

1. None

ADJOURNMENT

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

The meeting was adjourned at 4:35 p.m.

Stephen Houser, Chairman

Attest: _____