

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY, OCTOBER 24, 2023, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

MEMBERS ABSENT

Stephen Houser - Chairman  
Tony Kyker- Vice Chairman  
Brenda Tweed  
Jeff Dodgen  
Tony Watts  
Mark Rutledge

OTHERS PRESENT

Brandon Williams, Mike Smelcer, Jeremy Puckett, Rod McCarter, Jake Robbins, David Wear, Jerry Hanson, Neil Patel, C.J. McFall, Chris Fortune, Marcus Whaley, Sara Jo Bounds, Mimi Kulp and others.

David Taylor – City Planner  
Joe Barrett – Staff Planner  
Nathan Rowell – Attorney

**BOARD OF ZONING APPEALS**

1. Call to order.
2. Old business.
3. New Business

**A. Request for Variance to Section 801, lot size requirements in an R-1 District, Avetisyan Duplex, Noland Drive, Lot 2. Yevgeniy Selykov – East TN Building and Investing, LLC.**

STAFF RECOMMENDATION

Avetisyan Property is a variance request to construct a duplex on Noland Drive Lot 2 in an R-1 District. The minimum lot size for a two-family structure is 20,000 square feet and this tract is 19,862. The variance would be for 138 square feet needed to meet the requirement of Article 801. Staff has no issues with the request.

ACTION TAKEN

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

**B. Request for variance to allow a 20 feet front setback instead of the required 30 feet in an R-2 District. Cherokee Valley Subdivision, Lots 30 and 31 R, Marcus Whaley.**

STAFF RECOMMENDATION

Cherokee Valley Lot 30 & 31 is a variance request for two lots located partially in the floodway. The BZA has granted a variance for several lots in this subdivision due to this hardship and staff has no objections to the request.

ACTION TAKEN

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

**C. Request for interpretation of Section 402, Off-Street Parking Requirements, Speed Zone, Michael Stark.**

STAFF RECOMMENDATION

Speed Zone is a rebuild of go-kart track located on S. River Road and Garland Street in a C-1 District. Parking for the former track included backing into the public road which is not allowed. Staff feels that the revised plan with parallel parking is safer for this site.

ACTION TAKEN

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

**D. Request for variance to allow a 24 feet perimeter setback instead of the required 25 feet in a PUD, Lot 4 Twisted Branch, Cara Knapp.**

STAFF RECOMMENDATION

Twisted Branch is a perimeter setback variance request of one foot on the corner of Lot 4 due to topography. The variance requested is for Lot 4 only, as shown on the map.

ACTION TAKEN

Commissioner Watts made a motion to approve the variance.  
Commissioner Tweed seconded and all voted in favor.

4. Adjournment.

**PLANNING COMMISSION**

CALL TO ORDER

PUBLIC COMMENT FROM CITIZENS

Chairman Stephen Houser asked for public comment.

APPROVAL OF MINUTES

Commissioner Watts made a motion to approve the minutes from September 26, 2023. Commissioner Tweed seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

**City of Pigeon Forge Items**

***A. Special Events***

**1. Smoky Mountain Area Rescue Ministries – Fundraising Event, Saturday, November 4<sup>th</sup>, 2023, Patriot Park, Joy Maples.**

STAFF RECOMMENDATION

Staff explained the fundraising event will utilize the Rotary Tent for a few days and had no issues with the request.

ACTION TAKEN

Commissioner Watts made a motion to approve the event.  
Commissioner Tweed seconded and all voted in favor.

**2. Pigeon Forge Office of Special Events, Winterfest Kick-off and Salute to Veterans, Tuesday, November 9<sup>th</sup>, 2023, Patriot Park, Jon Elder (Public Property).**

STAFF RECOMMENDATION

Staff presented the event and explained the Special Events Committee has reviewed and approved the event.

ACTION TAKEN

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

***B. Subdivision***

- 1. None.**

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

- 1. Final PUD, Drury Hotel, Jake Thomas Road, Charlie Drury – Drury Development Corporation.**

STAFF RECOMMENDATION

Drury Hotel is a proposed Final PUD, located on Jake Thomas Road in a C-4 District adjacent to Food City. The plan includes an eight-story hotel with 252 rooms and a two-level parking garage with a total of 173 spaces. Additional parking is also shown adjacent to the garage with 74 spaces and five spaces between the hotel and garage. The total parking required is 255 with 252 located onsite and an additional 35 available with a cross-parking agreement with documentation provided. Stormwater will be detained with underground detention and use of the shared detention basin for the development. The plan meets final requirements and staff can recommend approval.

ACTION TAKEN

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

- 2. Final PUD Phase 1, Pigeon Forge City Hall, 3221 Rena Street, Jeremy Puckett – CEC, Inc.**

STAFF RECOMMENDATION

Pigeon Forge City Hall Complex is a Final PUD for Phase 1 and includes the relocation of the Fire Department, parking, accessory building and solid waste. The plan meets the minimum requirements for final approval.

ACTION TAKEN

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

**3. Final PUD, Pine Mountain Resort, Phase 2, Pine Peak Way, Jeremy Puckett – CEC, Inc.**

STAFF RECOMMENDATION

Pine Mountain Resort Phase II is a Final PUD located on Pine Mountain Road in an R-2 District. The proposed plan includes five cabins, two accessed by a shared driveway. Staff recommended in favor.

ACTION TAKEN

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

**4. Final PUD, Trolley to Dolly, 1217 McCarter Hollow Road, Kacie Huffaker – Compass.**

STAFF RECOMMENDATION

Final PUD Trolley to Dolly is located at 1217 McCarter Hollow Road in an R-2 District. The proposed plan includes thirteen four-plex units, one duplex and one three-bedroom cabin. 84 parking spaces are required and 100 provided. Parking for Q2-1 – Q2-4 is located in front of the Q3 buildings because of the 15% road grade.

ACTION TAKEN

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

**5. Final PUD, Waterside Gardens, Phase 2, 540 Henderson Road, John S. Drummer – LDA, Engineering.**

STAFF RECOMMENDATION

Waterside Gardens is a Final PUD for units 9-18, 109-112 and 147-148 and extension of Sunflower Circle and Juneberry Lane. Phase 1 is complete but there are still issues with the upgrades required to the sanitary sewer lift station located on Fenway Drive before staff can recommend approval. This upgrade must be done in Phase 1. Chris Fortune stated a revised engineering plan was being reviewed by the state.

ACTION TAKEN

Commissioner Watts made a motion to approve the request based on revised engineering plans approved before building permits are issued. Commissioner Tweed seconded and all voted in favor.

**6. Preliminary PUD, Tempo Suites Hotel addition, 395 Jake Thomas Road, David White – Civilogistix.**

ACTION TAKEN

Pigeon Forge Tempo Hotel is a revised Preliminary PUD for the Embassy Suites Hotel, currently under construction. The site is located on 395 Jake Thomas Road and the proposed addition is 69,439 square feet and will add 108 rooms. The total room count will be 276. Staff recommended approval.

ACTION TAKEN

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

***D. Site Plans***

**1. Rambler’s Mart Gas Station, Site Plan, 3106 Parkway, Canudo Architecture Design.**

Neil Patel was present.

STAFF RECOMMENDATION

Rambler’s Mart Gas Station is a proposed site plan for 3106 Parkway (formerly Fly-Away) in a C-2 District. The plan includes converting the existing 2400 square foot building into a convenient store with three gas pumps. Staff has several concerns due the tight space between the canopy and building location and maneuverability on site as well as an incomplete site plan.

ACTION TAKEN

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

**2. Speed Zone, Site Plan, 3315 South River Road, Michael Stark – PVE Engineering.**

STAFF RECOMMENDATION

Speed Zone is a rebuild of go-kart track located on S. River Road and Garland Street in a C-1 District. The property is currently divided into four lots with a total of 1.8 acres. Earlier issues with FEMA have been resolved. Staff recommend in favor.

ACTION TAKEN

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

**3. Teaster Lane Laundry, Site Plan, 2616 Teaster Lane, Marcus Whaley- WC Whaley, Inc.**

Teaster Lane Laundry is a proposed multi-use building located on Teaster Lane in a C-6 District. The plan includes office space and a laundry facility with 1800 square feet each, fifteen parking spaces shown and thirteen required.

ACTION TAKEN

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

***E. Requests for Rezoning***

- 1. None.**

***F. Miscellaneous Requests for Required Actions***

- 1. Request for annexation of approximately 2.77-acre portion of the Delozier Property, located at 862 Wears Valley Road (Tax Map 93, Parcel 154.02) and Review of Plan of Services., Jeremy Puckett – CEC Inc.**

STAFF RECOMMENDATION

The Delozier property is located at 862 Wears Valley Road and partially in the City with the remaining outside the incorporated area. The owner is requesting a remaining portion, approximately 2.59 acres be annexed into the city. Staff is in favor of the request.

ACTION TAKEN

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

**2. Consideration for re-scheduling November/December Planning Commission/BZA Meeting, Staff.**

STAFF RECOMMENDATION

November/December Meeting has been combined in the past to the second Tuesday in December. Staff will recommend the meeting be Tuesday, December 12th.

ACTION TAKEN

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

**Planning Region Items**

***A. Subdivisions***

**1. Preliminary Subdivision Plat, Little Valley Subdivision, Little Valley Road, Jeremy Puckett – CEC, Inc.**

STAFF RECOMMENDATION

Little Valley Subdivision is a preliminary plan for a thirty-six lots, three public roads and connects with Little Valley Road at two locations. Staff is currently working with the county on several issues including critical slope and possible stormwater violations.

ACTION TAKEN

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

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

1. None.

***C. Site Plans***

1. None.

***D. Requests for Rezoning***

1. None.

***E. Miscellaneous Requests or Required Actions***

1. None.

Adjournment.

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Stephen Houser, Chairman

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