

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY OCTOBER 25, 2022, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser – Chairman  
Tony Kyker  
Jeff Dodgen  
Tony Watts  
Brenda Tweed

MEMBERS ABSENT

Mark Rutledge

OTHERS PRESENT

Jerry Hanson, Devon McKinsey, Neil Patel, Jeremy Puckett, Steve Miller, 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 Watts made a motion to approve the minutes from September 27,  
2022. Commissioner Dodgen seconded and all voted in favor.

OLD BUSINESS

None.

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 of Veterans Boulevard Cabins, Veterans Boulevard, Jeremy Puckett – CEC, Inc.**

Mr. Jeremy Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor advised the PUD met the final plan requirements. He also stated that the plat should not be approved until the driveway is constructed.

ACTION TAKEN

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

2. **Preliminary PUD Plan of Tanasi Resorts (formerly The Lodges), 222 Whistling Wind Way, Durand Hacker – Robert G. Campbell & Associates.**

This item was withdrawn before the meeting.

***D. Site Plans***

1. **Gift Shops and UTV Rental (formerly Jack Stewarts Drugstore), 3120 Parkway, Neil Patel – Owner**

Mr. Patel was present and demanded explanation for denial of the UTV aspect of his retail store at the September Meeting. Staff Planner Taylor advised the reason was due to requesting an expansion of non-conforming use. Mr. Patel advised the parking issue is confusing, as other businesses on the parkway have been granted the right to rent them. Mr. Taylor advised all of the other businesses that have rentals also have the required parking. Mr. Patel advised the calculation needed to be explained further, Mr. Taylor explained that the calculation is based on square footage of the retail area of the store, multiplied by 85%, then divided by 200 and one space for each UTV rental. Mr. Patel again sighted other stores allowed to rent them and also advised had an older copy of the store layout and it would allow the use. Chairman Houser advised that the plans have to be based on the most recent plans for the building and that the most recent plans do not allow for the new use of the rental. Mr. Houser also advised him what he is requesting is not a unique circumstance and that zoning does not allow for the use. He further advised Mr. Patel to speak to his engineer to address the parking issue and explained the change of use. He also advised Mr. Patel the issue with fire access and the importance of this fact. Mr. Patel advised this was not equal treatment of his request. Commissioner Brenda Tweed advised all cases are treated equally, as the laws are what are being followed by the Planning Commission and Staff and across the board.

#### STAFF RECOMMENDATION

The recommendation stands the same, to deny of the request to approve the expansion of the non-conforming use.

#### ACTION TAKEN

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

### 2. **Island Drive Hotel, Site Plan, 2760 Parkway, Jay DeFoe – Trotter, Defoe Architects.**

#### STAFF RECOMMENDATION

Staff Planner Taylor stated the plan includes a new Porte Cochere, expanded pool deck with a mechanical room, concession building near the pool area and revised parking and landscaping plan. There is a recorded shared easement agreement with adjoining properties for ingress/egress. Staff recommended approval.

ACTION TAKEN

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

**3. The Beverage Container, Site Plan, 746 Wears Valley Road, Tim Wallace – Wallace Surveying Company.**

STAFF RECOMMENDATION

Staff Planner Taylor stated the proposed Beverage Container is located at the intersection of Wears Valley Road and Lona Drive in a C-6 District. The use is a drive-thru convenient store. The total building area is 2,122 square feet and includes sales area, walk-in cooler and storage area. Vehicles will enter from Wears Valley Road and exit onto Lona Drive with heavy duty pavement in sanitation truck circulation areas. The driveway entrance from Wears is 8% and the maximum allowed on a state route. Building Official Jerry Hanson expressed concerns with rest rooms and Mr. Steve Miller was present to discuss those concerns. Staff recommended in favor.

ACTION TAKEN

Commissioner Watts made a motion to approve the request. Commissioner Dodgen 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. **Wu Paradise, LLC., approximately 90 acres of Tax Map 093, Parcel 107.01, 3148 Russie Gap Road, R-1 (Rural Residential) District to A-1 (Agricultural) District.**

STAFF RECOMMENDATION

Staff Planner Taylor stated that Wu Paradise, LLC. is located on Russie Gap and Wears Valley Road in an R-1 District. The tract is approximately 90 acres and currently vacant. The applicant is requesting rezoning to A-1 which allows rural businesses including short term rentals. The request was made to rezone the area for a wedding venue. Commissioner Tweed asked for a definition of wedding venue and how it relates to zoning as it is not allowed in R-1. Mr. Joe Barrett explained that in the general term, wedding venues are considered part of agribusiness and therefore would qualify under A-1. Commissioner Dodgen wanted to know specifically why A-1 was chosen and explanation was given that due to it being agribusiness. Commissioner Kyker raised concerns with short term rental, however, they are allowed in the zoning so not an issue.

ACTION

Commissioner Kyker made a motion to recommend the request to the County Commission. Commissioner Dodgen seconded and all voted in favor.

***F. Miscellaneous Requests or Required Actions***

1. **None.**

ADJOURNMENT

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

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Stephen Houser, Chairman

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