

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY OCTOBER 27, 2020, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser - Chairman
Tony Kyker
Ken Maples
Jeff Dodgen
Mark Rutledge
Laura Taylor

MEMBERS ABSENT

Brenda Tweed

OTHERS PRESENT

Matt Sprinkle, Jeremy Puckett, Kacie Huffaker, Jerry Hanson, Mimi Kulp, Dixon Greenwood, James Lewis, Joe Ogle, Sarah Jo Bounds, John Greer, Jeremy Puckett, Jayesh Patel and Others.

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

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 from September 22, 2020. Commissioner Dodgen seconded and all voted in favor.

OLD BUSINESS

Staff Planner Taylor asked to discuss the Heritage Hills PUD development. He reminded the Commission that they have preliminary PUD approval. He said they are requesting foundation permits for six cabins (Lots 1 - 4, 16 & 18). He reported that the ordinance is unclear as to when a foundation permit can be granted. He said they will need final PUD before any building permits are granted, so they are taking a risk by getting foundation permit before receiving final PUD approval. Mr. Taylor continued that they understand the risk and staff has no objection to them getting these six foundation permits.

ACTION TAKEN

Commissioner Dodgen made a motion to approve foundation permits for Lots 1, 2, 3, 4, 16, and 18. Commissioner Taylor seconded and all voted in favor with Commissioner Maples abstaining from the vote.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Santa Hustle Race Series – Smokies Half Marathon and 5k, Sunday, December 13th, 2020, Parkway (north end of the city to Community Center Drive and return), Aaron Del Mar (Public Property).**

Nobody represented this request.

STAFF RECOMMENDATION

Staff Planner Taylor stated it may be cancelled but is the same as other years, in order, and has no issues.

ACTION TAKEN

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

B. Subdivisions

1. None.

C. Planned Unit Developments (PUD)

1. **Preliminary PUD Plan for Vista View Senior Living Facility, 507 Dollywood Lane, James Lewis – Land Tech Civil Engineering and Land Surveying.**

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor gave background to this item. He said the land was initially part of a phase of the neighboring Golf Vista PUD and three lots were supposed to be combined. He stated some of the phases for Golf Vista were never built, the lots were never combined, and some lots were sold to the developer. He said one the problems are the built phase of Golf Vista share the access to this newly sold property and some of the parking and solid waste also need to be relocated to access the property. He said these issues are being worked out with the HOA and they will need to record an agreement and plat easements between properties. He reminded the Commission that BZA interpreted that the use (Senior Living Facility) is appropriate for a C-4 district. He reported the site plan meets parking and detention requirements. Staff recommended Preliminary PUD Plan with issues with Golf Vista Condos be resolved by final.

ACTION TAKEN

Commissioner Rutledge made a motion to approve Preliminary PUD Plan with issues with Golf Vista Condos be resolved by final. Commissioner Maples seconded and all voted in favor.

2. **Preliminary PUD Plan for Pine Mountain Cabins, 790 Pine Mountain Road, John Greer – Civil & Environmental Consultants, Inc. (CEC).**

Mr. Greer was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said that they proposing 10 cabins on 600 feet of new private road. He said that 150 feet of that road is at the maximum 15

percent grade. He reported that there are some sewer issues that must be worked out by final. Staff recommended Preliminary PUD Plan with sewer issues being resolved by final PUD plan approval.

ACTION TAKEN

Commissioner Dodgen made a motion to approve Preliminary PUD Plan with sewer issues being resolved by final PUD plan approval. Commissioner Maples seconded and all voted in favor.

3. Final PUD Plat of Roberts' Cabins, Valley Heights, Lots 1 – 7, Marcus Whaley – WC Whaley, Inc.

The request was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said that Final PUD Plan has been approved and now they are proposing platting the lots. He said that 911 has requested a road name change. Staff recommended final PUD plat of the lots per all required signatures including 911.

ACTION TAKEN

Commissioner Taylor made a motion to approve Final PUD Plat with all required signatures. Commissioner Rutledge seconded and all voted in favor.

D. Site Plans

1. AZUL Restaurant at Tower Shops at Mountain Mile, Revised Site Plan, 2655 Teaster Lane, Suite 300, Dixon Greenwood.

Dixon Greenwood was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said they are adding a 270 seat restaurant to the Tower Shops which has 94 seats on the roof. He said they have plenty of parking for this and that it would have to meet building code. Staff recommended the revised site plan.

ACTION TAKEN

Commissioner Maples made a motion to approve the Revised Site Plan. Commissioner Taylor seconded and all voted in favor.

E. Requests for Rezoning

- 1. Jayesh G. Patel, approximately 0.4 acres at 129 Sugarfoot Way (Tax Map 83, Parcel 26.00) M-1 (Industrial) to C-2 (Tourist Commercial) District.**

Mr. Patel and others represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor said this property is located at 129 Sugarfoot Way behind the Park Grove Inn on Community Center Drive and is currently a parking lot. He continued that it adjoins C-2 property to the east and south. He stated that it is unclear how this (and a few other) smaller nearby parcels become M-1 (Industrial) district because the M-1 district has prohibited setback for commercial use on smaller lots (30 feet front, 20 feet side, and 25 feet rear). Mr. Taylor said the area has developed in a C-2 manner with hotels and multi-tenant commercial centers surrounding it. Staff believes C-2 makes more sense than M-1 for this area. Discussion ensued. Many Planning Commission agreed that M-1 does fit and wanted it investigated if other M-1 lots should be added to this request.

ACTION TAKEN

Commissioner Maples made a motion to recommend to City Commission that this parcel (and possibly neighboring parcels) be rezoned to C-2. Commissioner Taylor seconded and all voted in favor.

F. Miscellaneous Requests or Required Actions

- 1. Proposed text amendment to the Pigeon Forge Zoning Ordinance Section 907.1 (Bridge Specifications) regarding easements and connections to Pedestrian Bridges, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor said Section 907 (Pedestrian Bridges Across the West Prong of the Little Pigeon River) was added to the zoning ordinance last May and specifications for these type bridges was part of the ordinance. He stated one of the specifications is a 15 feet easement, near the property line, from the bridges to a public R-O-W (in most cases, the Parkway), which was amendment to 10 feet in July, 2020. Mr. Taylor said the first bridge proposal is from a Holiday Inn on the Parkway and now they run into problems with the easement because they are leasing the land. He pointed out to the Commissioners that the proposed new language is highlighted before them in the ordinance. He continued it basically calls for a 10 feet wide easement (as previously amended) for a minimum of 25 years, for which this land is currently being leased. He pointed out that over time, the lease would need to be renewed or at least the situation evaluated. Staff recommended the ordinance amendment.

ACTION TAKEN

Commissioner Kyker made a motion to recommend the proposed amendment to City Commission. Commissioner Rutledge seconded and all voted in favor.

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

STAFF RECOMMENDATION

Staff Planner Taylor said they generally combine the November and December meeting and have it the second Tuesday in December which is December 8th. He continued that due to COVID there likely will not be a gathering after the meeting.

ACTION TAKEN

Commissioner Taylor made a motion to approve December 8th, 2020 at 3 P.M. for a combined November and December Planning Commission meeting. Commissioner Maples seconded and all voted in favor.

3. Request for a banner sign as part of a Winterfest display, Titanic Museum - Parkway, Debbie Coplen.

STAFF RECOMMENDATION

Staff Planner Taylor said they are requesting a 180 square foot banner from November 7th 2020 to January 7th 2021. He stated that in Section 330 that a banner can be used in conjunction with city sanctioned events. He asked the Commission if this could be considered part of Winterfest. Discussion ensued. The Commissioners seemed to agree that it can be part of Winterfest but must run on official Winterfest dates and must have Winterfest logo on it.

ACTION TAKEN

Commissioner Taylor made a motion to approve the request to run with Winterfest dates and have a Winterfest logo on it. Commissioner Maples seconded and all voted in favor.

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

The meeting was adjourned at 4:00 p.m.

Stephen Houser, Chairman

Attest: _____