

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, DECEMBER 10, 2019, 9:00 A.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

MEMBERS ABSENT

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

OTHERS PRESENT

David Taylor, Karl Kreis, Jerry Hanson, David Wear, Joe Keener, Darby Campbell, Kacie Huffaker, Joe Ogle, Chuck Smith, Mike Smelcer, Jeff Farrell, Mimi Kulp, Ronnie Cook, Rod McCarter, Jason Davis, 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 a setback variance to allow 15 1/2 feet front setback instead of the required 30 feet in an R-2 District, Quill Gordon Court Lot 5.**

The applicant was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that on the site plan the request is for 15.8 feet front setback. He reported that many lots in this subdivision have gotten front setback variance. He continued that the survey shows a 42.3% percent slope which can justify granting the proposed setback. Staff recommended a front setback of 15.8 feet.

ACTION TAKEN

Commissioner Maples made a motion to allow a front setback of 15.8 feet instead of the required 30 feet. Commissioner Rutledge seconded and all voted in favor.

B. A request for a setback variance to allow a 27 feet front setback instead of the required 30 feet in an R-2 District, Cornerstone Subdivision, Lot 6.

The applicant was present.

STAFF RECOMMENDATION

Staff Planner Taylor said the circumstances around this proposal are unique and confusing. He said the problems are caused by the front setback being in the T turn-a-round for Granite Avenue. He said the only part that encroaches the setback is the overhang for the walkway up to the door. He said that the house is already well back from the other area homes and in character with the subdivision. He recommended a 27 feet setback instead of the required 30 feet.

ACTION TAKEN

Commissioner Maples made a motion to allow a 27 feet front setback instead of the required 30 feet. Commissioner Taylor seconded and all seconded with Commissioner Rutledge abstaining.

The meeting was adjourned at 10:00 a.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

It was pointed out that Commissioner Maples was not present to adjourn the Planning Commission at the November 19, 2019 special called meeting. Commissioner Dodgen made a motion to approve the November 19, 2019 minutes with that corrected and to approve the October 22, 2019 minutes as presented. Commissioner Kyker seconded and all voted in favor.

OLD BUSINESS

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 Appalachian Springs Trout Farm & Campground, Phase II, 370 Ogle Drive, Matthew Sprinkle – CEC Engineering.**

Mr. Sprinkle was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor reported that this phase has already been granted Preliminary PUD. He reported they are also using the same gravel pad system that BZA approved for Phase I. He said there is not much change from preliminary, but that the solid waste plan may still need some adjustment and they need to work with Sanitation Department to get the location finalized. He furthered that an evacuation plan has been presented for this floodable lot. Staff recommended final PUD plan.

ACTION TAKEN

Commissioner Maples made a motion to approve Final PUD Plan for Phase II with the final solid waste location being approved by the Public Works Department. Commissioner Taylor seconded and all voted in favor.

2. Preliminary PUD for Camp Margaritaville RV Park, Cate Road, Matt Sprinkle – CEC Engineering.

Mr. Sprinkle was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said this property is the old Boyd's Bear property. He stated they are proposing a RV Park, cabins, and tiny homes. He said they are mostly utilizing existing buildings for RV Park. He said that phase 2 will be new construction. He said that phase two shows three ingress/egress from Troy Drive. He continued that Troy Drive is substandard for RV traffic and staff cannot recommend that part of the plan at this time. Staff recommends Preliminary PUD without the proposed ingress/egress (all of them) on Troy Drive.

ACTION TAKEN

Commissioner Maples made a motion to grant Preliminary PUD for the development, but not for the proposed ingress/egress (all of them) on Troy Drive. Commissioner Kyker seconded and all voted in favor.

3. Preliminary PUD Plan for Heritage Hills, West Mill Creek Road and Heritage Hills Drive, Kacie Huffaker – Norvell & Poe Engineers.

Kacie Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that they are proposing PUD sites and tiny homes. He said another part of this development may be an RV park, but they do not have the zoning for that and may propose C-4 at a future date. He said currently Heritage Hills Drive is public and they are proposing backing onto the street which is not allowed. He continued the developers may ask for the street to become private so they can back onto it.

ACTION TAKEN

Commissioner Kyker made a motion to grant Preliminary PUD but that by final the road must become private or the backing onto the street removed. Commissioner Dodgen seconded with all voting in favor with Commissioner Maples abstaining from the vote.

4. Preliminary PUD Plan for Riverwalk Commons, Teaster Lane and Jake Thomas Road, Jeremy Puckett – CEC Engineering.

Jeremy Puckett represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor said the plan was mostly in order for Preliminary approval. He said the solid waste plan may need to be relocated. And, that they must show the right in/right out ingress/egress on final plans.

ACTION TAKEN

Commissioner Maples made a motion to grant Preliminary PUD approval with a workable solid waste plan but final. Commissioner Rutledge seconded and all voted in favor.

5. Preliminary PUD Plan Veterans Boulevard Development, Phase I, 2771 Veterans Boulevard, Kacie Huffaker – Norvell and Poe Engineers.

Kacie Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is a large lot where the developers plan to have Yerts (the half tent/half cabin structures). He continued that this is behind the recently approved furniture store on Veterans Blvd. He reported that this shares the access with the store and this shared drive needs to be platted. He said that the road through this development will be around 3,500 feet in length which by subdivision regulations requires a 26 feet wide road, while they propose 20 feet wide. He said this would require variance of subdivision regulations by final and staff could likely support this since this

use should not produce much traffic or large vehicles. Staff recommended preliminary PUD plan.

ACTION TAKEN

Commissioner Dodgen made a motion to grant Preliminary PUD Plan with needing successfully receiving subdivision variance for road width, or increase road width, and platting shared access by final. Commissioner Maples seconded and all voted in favor.

6. Final PUD Plan for Wholesale Furniture and Linens, Phase II, 332 Wears Valley Road, W.C. Whaley.

Ronnie Cook was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that the request is for Phase II which is buildings 2 & 3. He said they have added a landscape buffer but need to ensure the dumpsters have enclosures around them. Staff recommended Final PUD Plan.

ACTION TAKEN

Commissioner Maples made a motion to grant Final PUD Plan for Phase II which the developers working with Sanitation Department to provide enclosures per regulations. Commissioner Taylor seconded and all voted in favor with Commissioner Dodgen abstaining from the vote.

D. Site Plans

1. Food City Gas –N-Go, Site Plan, 3064 Teaster Lane, Rod McCarter – CEC Engineering.

Rod McCarter was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said this is for a fuel station for Food City Grocery Stores. He said that the site plan does not show a solid waste plan as they plan to share the grocery store. He reported that the drives match with an adjoining proposed development connected to the shared ROW. He said that they are

showing the right in/right out access from Teaster Lane as previously required by Planning Commission. Staff recommended the site plan.

ACTION TAKEN

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

2. Mountain Cove Pizza, Site Plan, 661 Dollywood Lane, Unit 2, Kacie Huffaker – Norvell and Poe Engineers, LLC.

Kacie Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is a revised site plan. He stated that they are proposing adding seats so they can get to the 75 seats required for a beer permit. He said they propose a new seating plan for the pizzeria and have had to add parking. Staff recommend the site plan revision.

ACTION TAKEN

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

3. Riversedge RV Park, Site Plan, 4220 Huskey Street, Donna Cantrell – Cantrell Engineering & Surveying PLLC.

Donna Cantrell was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said this is a revised site plan adding a bathhouse and park models (type of RV without wheels) to the existing RV park. He said that they are showing a 10 foot setback for the park models which is consistent with previous approvals for this use. He stated that landscaping is proposed which is part of their (engineered) stormwater plan and must be installed as proposed.

ACTION TAKEN

Commissioner Rutledge made a motion to approve the request. Commissioner Taylor seconded and all voted in favor with Commissioner Dodgen abstaining from the vote.

4. Smoky's Furniture, Site Plan, 2771 Veteran's Boulevard, Kacie Huffaker – Norvell & Poe Engineers, LLC.

Kacie Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said this is a site plan revision mostly redesigning the parking into a better design. He reminded the Commission this will share egress/ingress with the Yert development behind it and that this needs to be platted and the plat approved. He recommended the site plan revision.

ACTION TAKEN

Commissioner Maples made a motion to approve the site plan revision with the shared egress/ingress being platted. Commissioner Taylor seconded with all voting in favor.

E. Requests for Rezoning

- 1. None.**

F. Miscellaneous Requests or Required Actions

- 1. Request for annexation, approximately 84 acres on River Divide Road (Tax Map 82, Parcel 74.00) and review of Plan of Services, Smoky River Development Corporation.**

Jason Davis and others were present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor explained the Plan of Services saying that it was the city's standard Plan of Services has no changes from ones recently approved for other annexations. He said that City Commission is having a workshop on this annexation request on Thursday.

ACTION TAKEN

Commissioner Kyker made a motion to recommend the annexation request and Plan of Services to City Commission. Commissioner Ruthledge seconded and all voted in favor.

2. Request for additional graphics under Section 408.6.4, Margaritaville Island Inn Hotel – Parkway and the Island Drive, Bob McManus.

The request was represented.

STAFF RECOMMENDATION

Staff Planner Taylor showed the Commission the proposed graphics and stated that the addition graphics are 20% of front façade as permitted under Section 408.6.4. Staff recommended in favor.

ACTION TAKEN

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

3. Request for additional graphics under Section 408.6.4, Crave Golf Club – 2925 Parkway, Chucky Blalock.

The request was represented.

STAFF RECOMMENDATION

Staff Planner Taylor showed the Commission the proposed graphics and calculations stating that the addition graphics are well under the 20% of front façade as permitted under Section 408.6.4. He said that it should be considered to let staff approve them administratively. Staff recommended in favor.

ACTION TAKEN

Commissioner Kyker made a motion to approve the item. Commissioner Dodgen 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.

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 4:20 p.m.

Stephen Houser, Chairman

Attest:_____