

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, DECEMBER 12, 2023, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Tony Kyker- Vice Chairman
Tony Watts
Mark Rutledge
Jeff Dodgen

MEMBERS ABSENT

Stephen Houser - Chairman
Brenda Tweed

OTHERS PRESENT

Lonnie Higgins, Brandon Williams, Marcus Whaley, Darby Campbell, Alex Delozier, Daniel Delozier, Jeremy Puckett, Jerry Hanson, Jeff Farrell, Janice Seymour, Mimi Kulp, others.

BOARD OF ZONING APPEALS

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

A. Request for variance to allow a 20 feet front setback instead of the required 30 feet in an R-2 District. Cherokee Valley Subdivision, Lot 28, Michael Ogle - Surveyor.

STAFF RECOMMENDATION

Cherokee Valley, Lot 28 is a variance request for a proposed residence located at 3121 Cherokee Valley Drive in an R-2 District. The lot is approximately .20 acres and the owner is requesting a front setback variance of twenty (20) feet rather than the required thirty (30) feet. This lot is irregular shape and the board has granted similar requests in this subdivision. Staff has no objections to the variance.

ACTION TAKEN

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

4. Adjournment

PLANNING COMMISSION

CALL TO ORDER

Vice Chairman Kyker called the meeting to order.

APPROVAL OF MINUTES

PUBLIC COMMENT FROM CITIZENS

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. SPECIAL EVENTS

- 1. Sevier County Relay for Life – February Freeze, Saturday, February 3, 2024, at 4p.m., Island to the Greenway, Rebecca Cowan.**

STAFF RECOMMENDATION

Planning Staff Presented the event. This is an annual event and will be utilizing the greenway. The Special Events Committee has reviewed and approved the request.

ACTION TAKEN

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

- 2. Special Olympics Tennessee – Law Enforcement Torch Run, Sunday, January, 28th 2024 at 3:30p.m., Start at the Island, Jennifer McAfee.**

STAFF RECOMMENDATION

The event has been reviewed and approved by the Special Events Committee.

ACTION TAKEN

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

B. SUBDIVISIONS

- 1. None.**

C. PLANNED UNIT DEVELOPMENT (PUD)

- 1. Final PUD, Tempo Hotel, 395 Jake Thomas Road, David White – civilogistix).**

STAFF RECOMMENDATION

Pigeon Forge Tempo Hotel is a revised Final PUD for the addition to Embassy Suites Hotel and currently under construction at 395 Jake Thomas Road. The proposed hotel addition is 69,439 square feet and will add 108 rooms. The total square footage will be 227,802 square feet and the revised room count will be 276. The plan meets minimum requirements and staff will recommend approval subject to working with sanitation regarding placement of the dumpsters and or compactor.

ACTION TAKEN

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

- 2. Preliminary PUD, Hickory Drive Townhomes 1, 3010 Hickory Drive, Jeremy Puckett – CEC, Inc.**

STAFF RECOMMENDATION

Hickory Drive Townhomes 1 is a Preliminary PUD located at 3038 Hickory Drive in an R-2 District. The plan includes 11 two-bedroom townhomes with 17 parking spaces required and provided. The building is 5632 square feet with a concrete sidewalk in front. The drainage and stormwater requirements will be met with the use of pervious pavers. The final will need to demonstrate

how the site will meet the flood ordinance standards for unmapped streams, which includes no encroachments including fill material or other development including structures be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank or FEMA approval and will need to be shown on the final plan. Staff can recommend preliminary approval.

ACTION TAKEN

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

3. Preliminary PUD, Teaster Townhomes, 3141 Teaster Lane, Marcus Whaley – WC Whaley, Inc.

STAFF RECOMMENDATION

Teaster Townhomes is a Preliminary PUD for four units. Each unit will have three stories and three bedrooms. Eight parking spaces are required with six shown in the front of the building with a one car garage for each unit. Staff can recommend preliminary approval.

ACTION TAKEN

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

4. Preliminary PUD, Three Bears Gem Mine Connector, 2865 Parkway, Jeremy Puckett – CEC, Inc.

STAFF RECOMMENDATION

Three Bears Warehouse Phase II is a Preliminary PUD that includes the removal of existing buildings and replacing with two warehouses. The proposed structures are 7,560 square feet and 7058 square feet with a minimum of thirty feet of separation between buildings. One-way circulation is shown as fourteen feet wide but will need to be increased to fifteen feet to adequately service the solid waste site. Staff can recommend preliminary approval.

ACTION TAKEN

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

5. Preliminary PUD, Villatel Village, Rush Branch Road, J Gregory Wilson – W & A Engineering.

STAFF RECOMMENDATION

Villatel Village is a proposed Preliminary PUD for 164 acres, located on the south end with road frontage on Rush Branch Road, Indian Knob Circle and the Parkway. The plan includes 165 building sites and 4.15 miles of road with primary access from Rush Branch Road. The proposed road will also connect with Indian Knob Circle for a secondary point for ingress/egress. A traffic study was conducted by Clearcourse Engineering and recommended a 24 feet site driveway with the standard twenty-four feet roadway, thirty-five feet turning radius and no additional improvements. The utilities have been modeled and have sufficient water/sewer capacity for this type of use. All proposed utilities and roads will be private. Staff has concerns with the dead-end streets. Article A 13 of the Pigeon Forge Subdivision Regulations limit dead-end streets to 600 feet. Currently this development has six dead-end streets exceeding 600 feet. Reducing those streets to 600 feet would eliminate approximately one mile of roadway and 50 building sites. Due to the length of roads exceeding the subdivision regulations for dead-end streets, staff cannot recommend the proposed plan as presented.

ACTION TAKEN

Planning Commissioners voted to table the project, as too many issues with the topography of the property and not being able to meet the ordinance. The only options available are losing some of the building sites, to meet the ordinance.

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

D. Site Plans

1. Adventure Raceway, Site Plan, 2945 Parkway, Kacie Huffaker – Compass Engineering.

STAFF RECOMMENDATION

Adventure Raceway is a proposed renovation to an existing attraction located at 2945 Parkway in a C-2 District. The plan includes eliminating a bumper boat pool, arcade/bathroom area and replacing with tow buildings in the same location. The plan meets site plan requirements and staff will recommend approval subject to the dumpster location being upgraded to meet all current regulations.

ACTION TAKEN

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

2. Truth Traveler, Site Plan, 2680 Parkway, Jessie Vanderlaan – George Armour Ewart, Architect.

STAFF RECOMMENDATION

Truth Traveler is located at 2680 Parkway in a C-2 District. The proposed plan includes renovations to the existing building, formerly known as the China and Gift Mart. The building is 25,000 square feet and proposed change of use is an attraction. Thirty-nine parking spaces are required and sixty-seven provided. One entrance from the Parkway will be replaced with a sidewalk. Staff can recommend approval subject to heavy duty paving on the north side of the building where sanitation services the dumpsters. The Site Plan will also have to include information on the front Façade, which may require a workshop for the commissioners, as the ordinance will need further explanation when designing the front of this project. The proposed project attraction and the site plan of the attraction footprint only are approved, in this request.

ACTION TAKEN

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

E. REQUEST FOR REZONING

- 1. Go Smoky Mountains, LLC., 21.29 acres divided into 2 lots. (Tax Map 095P, Group B, Parcels 001.00) 18.69 acres and (Tax Map 095P Group B, Parcel 004.00) 2.62 acres. The property is currently located in the C-1 (General Commercial) District, C-2 (Tourist Commercial) District and C-6 Mixed Use Commercial) District to C-7 (Planned/Public Development) District.**

STAFF RECOMMENDATION

Go Smoky Mountains LLC, is a rezoning request for the property located at 4020 Parkway. The total acreage is 21.29 acres divided into two lots. Parcel 1 is 18.86 and parcel 2 is 2.62. The property is currently located in the C-1, C-2 and C-6 Districts and the owner is requesting both parcels be rezoned to C-7, Planned Unit/Public Use Development. The requirements for C-7 includes twenty

contiguous acres along with a public use component. The tentative agreement with the city is to provide the needed right-of-way for the West Side Connector, along with sidewalks or greenway for pedestrian traffic.

ACTION TAKEN

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

F. Miscellaneous Requests or Required Actions

- 1. None.**

Planning Region Items

A. Subdivisions

- 1. None.**

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.

Stephen Houser, Chairman

Attest: _____

