

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY DECEMBER 13, 2022, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser – Chairman
Tony Kyker
Jeff Dodgen
Tony Watts
Mark Rutledge

MEMBERS ABSENT

Brenda Tweed

OTHERS PRESENT

Jerry Hanson, Bob McManus, Brandon Williams, Kenny Mantias, Sarah Jo Bounds, Mimi Kulp, Others.

David Taylor – City Planner
Loreto Ferrada – Assistant City Planner
Nathan Rowell – City Attorney

BOARD OF ZONING APPEALS

1. Call to order.

Chairman Houser called the meeting to order and recognized there was a quorum.

2. Old business.

None.

3. New Business.

A. Request for Interpretation of Section 407.6.2 (Major Changes) regarding the Preliminary PUD Plan, Alpine Mountain Village, Phase 6B, Staff.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor stated Alpine Mountain Village Phase 6B has submitted a request for interpretation of the Pigeon Forge Zoning Text, Section 407.3.2.2, as to the separation between freestanding buildings. The original preliminary plan was approved in April, 2022 with the required twenty (20) feet of separation. A re-design of the preliminary plan was submitted for review for the December, 2022 meeting and staff determined the separation requirement should be thirty (30) feet due to the change in the ordinance. Chairman Houser advised that BZA is black and white and must follow the ordinance, as stated. Chairman Watts motioned to approve the 30 ft. requirement for this build. Commissioner Watts second.

B. Request for Interpretation of Section 703.8, General Recreation Uses and parking requirements. Harpoon Harry's, (Tax Map 83, Parcel 18.02), 112 Community Center Drive, Staff.

STAFF RECOMMENDATION

Staff Planner Taylor stated Harpoon Harry's has submitted a revised site plan for the purpose of renting E-bikes. The bikes would be stored underneath the northeast corner of the building in a fenced area and rented online. There is currently a parking surplus of twelve (12) spaces. Outdoor bicycle rentals are not mentioned in the zoning ordinance and staff is requested an interpretation regarding the use and parking. Planner Taylor advised that it be recommended that 2 bikes per parking space be allowed, so that it would accommodate 24 e-bikes. Commissioner Rutledge asked where we stood with e-bikes and limiting them on the Parkway? Planner Taylor advised a draft amendment was reviewed by the City Council, but nothing has been approved. Commissioner Watts motioned for approval on the 24 e-bikes, for the 12 surplus spots. Commissioner Kyker second.

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 October 25th, 2022. Commissioner Rutledge seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. None.**

B. Subdivisions

- 1. Final Re-Subdivision Plat of Hickory Manor, Lot 7, Hickory Manor Road, Timothy Howell – Tennessee Land Development Services.**

STAFF RECOMMENDATION

Staff Planner Taylor stated that Hickory Manor Lot 8 is a subdivision request for a parcel located in an R-2 District with road frontage on Hickory Manor and Applewood Road. The lot is 20,800 square feet with a single story, 960 square foot, non-conforming structure located on the property. The proposed plan would meet the minimum lot size requirements; however, staff has concerns with the limited building area within the setbacks shown and advised that there is a concern with the 1000 square feet of buildable space and if a new structure could meet the setback requirements, thus creating a variance request. Owner Kenneth Mattias spoke and stated he has floor plans and house plans that will meet the setbacks. Commissioner Dodgen asked that it be put in the minutes not to allow variance in the future.

ACTION TAKEN

Commissioner Watts made a motion to approve the plan with no variances being allowed in the future. Commissioner Rutledge seconded and all voted in favor

C. Planned Unit Developments (PUD)

- 1. Preliminary PUD Plan of Alpine Mountain Village, Phase 6B, Sugar Hollow Road, Jeremy Puckett – CEC, Inc.**

ACTION TAKEN

This item was withdrawn before the meeting.

- 2. Preliminary PUD Plat of Compass Hotel, 125 Music Mountain Drive, W.H. Breck Bowlin – Land Development Solutions.**

STAFF RECOMMENDATION

Staff Planner Taylor stated Compass by Margaritaville is a proposed Preliminary PUD located at 125 Music Mountain Drive in a C-4 District. The plan includes a seven story hotel with 162 units and restaurant with 80 seats. There are 314 parking spaces shown with 278 required. The maximum slope of the parking lot is 7.5%. A perimeter setback was granted in August. The total square footage for the hotel is 152,600 square feet and floor area ratio of .47. Staff has concerns with three driveway locations and the plan is still under review.

ACTION TAKEN

Motioned by Commissioner Watts and seconded by Commissioner Rutledge.

- 3. Final PUD Plan of Tanasi Resorts (Formerly The Lodges or Grand Crown), Phase 1, 222 Whistling Wind Way, Robert Campbell – Robert G. Campbell & Associates.**

STAFF RECOMMENDATION

Staff Planner Taylor stated Tanasi Resort Phase 3 is a proposed Final PUD for the development located on Whistling Wind Way. The plan is one of many revised plans reviewed by the planning commission. The development is located in a C-4 District and includes four condo buildings and a sales office. The driveway throughout the development has a maximum grade of 14.2% for approximately 200 feet. The stormwater plan includes two detention basins. Taylor Recommended that the new sales building be constructed first, since the original was supposed to be

removed several years ago. Chairman Houser advised that in the future, temporary sales buildings not be allowed.

ACTION TAKEN

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

4. Final PUD Plan of The Lofts, Phase V, Marshall Acres Street, Jeremy Puckett – CEC, Inc.

Jeremy Puckett represented the request.

STAFF RECOMMENDATION

The Lofts Phase V is located on Householder Street in a C-4 (Planned Unit Commercial) District. The plan includes two buildings with 94 total units. The driveway to this phase is approximately 1000 feet with a maximum grade of 11.4%. Both buildings are outside the TVA transmission line easement. Staff can recommend final approval with no variance requests in the future.

ACTION TAKEN

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

D. Site Plans

1. E-Bike Rentals, Site Plan, 112 Community Center Drive, Kacie Huffaker – Compass Ventures.

Kacie Huffaker was present.

STAFF RECOMMENDATION

Staff recommendation to approve with 2 e-bikes per parking space and a sign that no motorized vehicles on the greenway.

ACTION TAKEN

Commissioner Watts made a motion to approve the request subject to staff recommendation that a sign be located near the greenway stating that motorized vehicles are not allowed. Commissioner Rutledge seconded and all voted to approve it.

2. The Ruby Apartments, Site Plan, 227 Sharon Drive, Jeremy Puckett – CEC, Inc.

Mr. Puckett was present.

STAFF RECOMMENDATION

The Ruby Apartments is a proposed Preliminary PUD for 227 Sharon Drive and located in a C-2 (Tourist Commercial) District. The plan includes one 36,510 square feet structure. Three stories are proposed with sixteen, one- bedroom room apartments on each floor. The property is located in a flood prone area and will be elevated above the base flood elevation.

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 or Required Actions

- 1. Review of McMahan Road Improvements.**

STAFF RECOMMENDATION

Staff Planner Taylor stated McMahan Road Improvements are recommendations from a traffic study required by the planning commission in January. The improvements have been reviewed by the Street Department who also recommended that heavy duty paving be included to support the weight of fire and sanitation trucks. Jeremy Puckett asked if instead of repaving, could a bore test determine if heavy duty pavement

was needed. Planner Taylor advised that would be up to the street department, but that the developer would still be responsible for the cost.

ACTION TAKEN

Commissioner Watts made a motion to recommend approval for the development subject to staff recommendation. Commissioner Dodgen seconded and all voted in favor.

2. Ordinance to Amend Article III (Definitions) of the Pigeon Forge Zoning Text with the addition of Section 332 (a), Storage Facility.

STAFF RECOMMENDATION

Staff Planner Taylor presented a draft for the definition of a Storage Facility.

ACTION TAKEN

Commissioner Dodgen made a motion to recommend the addition to the Zoning Text. Commissioner Watts seconded and all voted in favor.

3. Ordinance to Amend Article VII, Section 711.3 of the Pigeon Forge Zoning Text, Uses Permitted in a C-6 Mixed-Use Commercial District.

STAFF RCOMMENDATION

Staff Planner Taylor submitted a request to consider a Storage Facility as a permitted use in the C-6 (Mixed-Use Commercial) District.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the amendment to the Zoning Text. Commissioner Watts 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

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

Stephen Houser, Chairman

Attest: _____