

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY DECEMBER 8, 2020, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Tony Kyker
Jeff Dodgen
Ken Maples
Brenda Tweed

MEMBERS ABSENT

Stephen Houser - Chairman
Mark Rutledge
Laura Taylor

OTHERS PRESENT

Jerry Hanson, Butch Helton, Mimi Kulp, Sammy Ownby, Grant Rosenblatt, and Others.

David Taylor – City Planner
Karl Kreis – Assistant City Planner
Nathan Rowell – City Attorney

BOARD OF ZONING APPEALS

1. Call to order.

In absence of Chair and Vice-Chair, Commissioner Kyker called the meeting to order and recognized that there was a quorum.

2. Old business.

None.

3. New Business

A. Request for Interpretation of the Pigeon Forge Zoning Ordinance, Section 702 is Yurts PUD permitted use in R-2 (High Density) Residential, Forge Hideaway Loop, Kacie Huffaker – Norvell and Poe Engineers.

The item was not represented.

STAFF RECOMMENDATION

Staff Planner Taylor gave some background stating that overnight rentals have long been allowed in an R-2 district, but generally are cabins or condos. He said this is the first request for Yurts in an R-2. He and City Attorney Nathan Rowell agreed that Yurts satisfy Section 702.6 that allow "tourist residents." He also showed a picture example of a Yurt which he said is more like a cabin than a tent. Staff recommended that Yurts meets the section of the ordinance to be allowed as a permitted use. Commissioner Maples questioned the need for defining a Yurt versus a tent.

ACTION TAKEN

Commissioner Maples made a motion that a Yurt is a type of tourist residence in a R-2 district and is allowable as a permitted use. Commissioner Dodgen seconded and all voted in favor.

ADJOURNMENT

The meeting was adjourned at 3:10 p.m.

PLANNING COMMISSION

CALL TO ORDER

(Acting Chair) Commissioner Kyker called the meeting to order.

PUBLIC COMMENT FROM CITIZENS

No one came forward for public comment.

APPROVAL OF MINUTES

Commissioner Dodgen made a motion to approve the Planning Commission minutes for the meeting from October 27, 2020. Commissioner Tweed seconded and all voted in favor.

OLD BUSINESS

None.

ACTION TAKEN

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Pigeon Forge Office of Special Events, 14th Annual Chuck Wagon Cookoff, Friday, March 26 through Sunday, March 28, Saturday, April 4th, 2021, Stages West and The Ramsey Hotel and Convention Center, Butch Helton (Public Property).**
- 2. Pigeon Forge Office of Special Events, 4th Annual Music in the Mountains Spring Parade, Friday, April 30th, 2021, River Road, light #7 to light #3, Butch Helton (Public Property).**
- 3. Pigeon Forge Office of Special Events, 30th Annual Patriot Festival/ Froggin' in the Forge, Saturday, July 3rd, 2021, Patriot Park, Butch Helton (Public Property).**
- 4. Pigeon Forge Office of Special Events, 8th Annual Veterans Homecoming Parade, Saturday, August 7th, 2021, River Road onto Methodist Street and Northbound on Parkway to Light #5, Butch Helton (Public Property).**

Butch Helton represented items 1 – 4.

STAFF RECOMMENDATION

Commission Kyker asked that Special Events Items 1 – 4 be handled together. Staff Planner Taylor let Mr. Helton explain the events, but reported they had been before the Special Events Administrative Review which recommended in favor. Mr. Helton reported the minor changes to these events. He did say the expected construction at Patriot Park could present some challenges to the Patriot Festival. He continued to explain alternatives at Patriot Park during the Patriot Festival to avoid construction.

ACTION TAKEN

Commissioner Dodgen made a motion to approve Special Events Items 1

through 4. Commissioner Maples seconded and all voted in favor.

5. The Island in Pigeon Forge – New Year’s Eve Celebration, Tuesday, December 31st, 2020, 8 PM – 12 AM, 131 The Island Drive, Matt Lyscas (Public Property).

This item was not represented.

STAFF RECOMMENDATION

Staff Planner Taylor explained the event was all outside, mostly being held in a corner of the city parking lot outside The Island. He reported it will not be fenced in and no alcohol will be served. He said there will be fireworks and lighted drone show. He stated it should be easy to social distance and activities could be enjoyed from inside of cars that are parked. He reported the event was recommended by the Special Events Administrative Review.

ACTION TAKEN

Commissioner Maples made a motion to approve the Special Event. Commissioner Dodgen seconded and all voted in favor.

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. Final PUD Plan and Plat of Heritage Hills PUD, Phase 1 (Lots 1 – 15), Heritage Hills Drive, Kacie Huffaker – Norvell and Poe Engineers.**

The item was not represented.

STAFF RECOMMENDATION

Staff Planner Taylor said that the developer would like the city road Heritage Hills Drive to become private. He explained this must be approved by City Commission, but that he owns both sides of the road. He reported the sewer line to the property is being installed and should be completed by March. He said solid waste will need to be hauled off by developer once the road is private. Staff says this phase is in order and

recommended final PUD plan.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the Final PUD Plan for Phase 1. Commissioner Tweed seconded and all voted in favor with Commissioner Maples abstaining.

2. Preliminary PUD Plan for Yurt Development at Forge Hideaway Loop (7 Yurts), Forge Hideaway Loop, Kacie Huffaker – Norvell and Poe Engineers

The item was not represented.

STAFF RECOMMENDATION

Staff Planner Taylor said that this latest designed shortened the road significantly and is overall a better design. He said it is in order for preliminary but will need a solid waste plan by final.

ACTION TAKEN

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

3. Final PUD Plan of Timber Oaks Resorts (74 Yurts), 2801 Veterans Boulevard, Kacie Huffaker – Norvell and Poe Engineers.

No one was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this has received preliminary PUD plan and final PUD plan on two Yurts. He showed the picture of a completed Yurt and explained that it would have to meet building codes. He said the roads are about half complete and they will need a bond or letter of credit the rest. He said an emergency exit was added. Staff recommended final PUD plan with bond or letter of credit for unfinished roads.

ACTION TAKEN

Commissioner Dodgen made a motion to approve Final PUD Plan with bond or letter of credit for unfinished roads by 10 days. Commissioner Tweed seconded and all voted in favor.

D. Site Plans

1. Honky Tonk Tours, Site Plan, Red Roof Mall – 2850 Parkway, Donna Cantrell.

Grant Rosenblatt was present for the request. He said the tour would be family oriented and nothing like depicted by marketing for his Nashville tours as party oriented.

STAFF RECOMMENDATION

Staff Planner Taylor explained that he proposed open topped buses that are lined with lights. He said the proposed route has some problems with the turn-around at Veterans Blvd and Teaster Lane. He stated the buses will be parked and the office will be at Red Roof Mall. He showed a video of online advertising of the Nashville tours, showing young people dancing and drinking on the top of the bus. He emphasized this is not Pigeon Forge. Mr. Taylor listed conditions of the tour that staff recommend as follows: bus must flow with traffic and not start and stop on the Parkway, Covid-19 protocols should be followed, no open containers on bus, no flashing lights on the bus, and cannot distract other nearby drivers.

ACTION TAKEN

Commissioner Maples made a motion to approve the site plan subject to staff recommendation. Commissioner Dodgen seconded and all voted in favor.

2. Smoky Mountain Alpine Coaster (Zip Flyer Amusement Ride), Revised Site Plan, 867 Wears Valley Road, Michael Suttles – Advanced Land Solutions.

The item was not represented.

STAFF RECOMMENDATION

Staff Planner Taylor said the revised site plan is divided into three phases. Phase one is existing, Phase two is 55 additional parking spaces,

dumpster relocation, outdoor vending, and restrooms, and Phase 3 is a coaster that start in the city and travels into the planning region. He said there are some floodway issues for the coaster and they are seeking FEMA approval. He stated the properties should be platted together. Commissioner Maples wondered if three cuts were necessary (as shown on plans). Mr. Taylor said staff tried to reduce them, but per regulations they can have three. He reported the parking lot is utilizing pavers to reduce runoff. Staff recommended everything but the coaster mechanical area near the floodway.

ACTION TAKEN

Commissioner Dodgen recommended everything in Phase 1 and 2 with exception of the coaster mechanical area near and over floodway. Commissioner Tweed seconded and all voted in favor.

E. Requests for Rezoning

- 1. Citicommunities, LLC, approximately 2.5 acres at the end of Laurelwood Drive (a portion of Tax Map 95, Parcel 56.00) C-4 (Planned Unit Commercial) to R-1 (Low Density Residential) District.**

The item was not represented.

STAFF RECOMMENDATION

Staff Planner Taylor said this property is located at the end of Laurelwood Drive. He stated they are asking to downzone the area for a five lot residential subdivision and a short extension of Laurelwood Drive. He continued the property adjoins R-1 and this zoning fit the development on Laurelwood Drive. Staff recommended in favor of the request.

ACTION TAKEN

Commissioner Maples made a motion to recommend to City Commission that this parcel be rezoned to R-1. Commissioner Dodgen 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 Plan

1. None.

D. Requests for Rezoning

1. None.

F. Miscellaneous Requests or Required Actions

1. None.

ADJOURNMENT

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

The meeting was adjourned at 4:10 p.m.

Stephen Houser, Chairman

Attest: _____