

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, FEBRUARY 25, 2020, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

OTHERS PRESENT

Kacie Huffaker, Jeff Farrell, Tom Marsh, Brandon Williams, Jeremy Puckett, Rod McCarter, Bill Allen, Mimi Kulp, Joe Kenner, Matt Sprinkle, Kacie Huffaker, Jerry Hanson, Mike Suttles, Josh Carr, Trotter De Foe, Austin Williams, Donna Cantrell, 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

- A. Request for variance to allow a 20 feet front yard setback instead of the required 30 feet in an R-2 district, Cherokee Valley Subdivision, Lot 9, Cherokee Valley Drive, Marcus Whaley.**

David Manis was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said they are asking for a 20 feet front setback instead of the required 30 feet. He said that half of the lot is in the Floodway, that it is

very important not to encroach the Floodway, and that this hardship reduces buildable space. Staff recommended the request.

ACTION TAKEN

Commissioner Maples made a motion to allow a 20 feet front setback instead of the required 30 feet. Commissioner Taylor seconded and all voted in favor.

The meeting was adjourned at 3:05p.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

Commissioner Taylor made a motion to approve the Planning Commission minutes for the meeting from December 11, 2018. Commissioner Dodgen seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Smoky Mountain Sprint Triathlon, Saturday, April 4th, 2020, 7:00 AM, Pigeon Forge Community Center - Wears Valley Road, Muna Rodriquez (Public Property).**

No one represented the request.

STAFF RECOMMENDATION

Staff Planner Kreis said that this is an annual event but the date changes year to year. He said that this year it is proposed during Chuckwagon/Winterfest event on Wears Valley Road. He said after much discussion the city department administrative review committee recommends having the event and see how it goes and assess for other years.

ACTION TAKEN

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

- 2. Kerbela Shriners – 44th Annual Smokey Mountain Fun Fest Parade, Saturday, May 9th, 2020, Parkway – Methodist Street to Jake Thomas Road, William Pavlis (Public Property).**

Mr. Pavlis was present for the request.

STAFF RECOMMENDATION

Staff Planner Kreis said that this is an annual event and that the city department administrative review committee recommended it.

ACTION TAKEN

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

- 3. Cooper Events – Corvette Expo & Cruise Spring 2020, Friday, March 20th & Saturday, March 21st, 2020, LeConte Center – 2986 Teaster Lane, Bryon Cooper.**

Mr. Cooper was present for the request.

STAFF RECOMMENDATION

Staff Planner Kreis said that this is an annual event and that the city department administrative review committee recommended it.

ACTION TAKEN

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

4. MCS Promotions – Pigeon Forge Rod Run Spring (Thursday, April 16th – Saturday, April 18th, 2020) and Fall (Thursday, September 17th – Saturday, September 19th 2020), LeConte Center (2986 Teaster Lane), Rod Milligan (Public Property).

Mr. Milligan was present for the request. He understood that the t-shirt trailer cannot open before Thursday.

STAFF RECOMMENDATION

Staff Planner Kreis said that this is an annual event. He said they are proposing one t-shirt trailer as approved other years. He reported the city department administrative review committee recommended it.

ACTION TAKEN

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

B. Subdivisions

1. Preliminary Plat of the Walker Property into Lots 1 – 7, Forge Hideaway Loop, Kacie Huffaker – Norvell & Poe Engineers.

Kacie Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that they are proposing a seven lot conventional subdivision plat. He said that most of the lots are at least on a 40 percent slope which is great enough to qualify for variance. He reported however that the Commission has a long standing policy of not approving new lots that need variance. He said they claim they can build at the required setbacks and staff recommends that a no variance granted note be placed on the final plat. He continued that drainage bisects some of the lots, but that no detention is needed. Kacie Huffaker explained that the size buildings they are proposing is not showing a pre to post construction increase which is needed for detention. Commissioner Dodgen asked what

is to keep them from building larger buildings allowed under the R-2 zoning. Ms. Huffaker said the slope makes it hard to build larger, but they could re-work the detention if that happened. Mr. Taylor said he had concerns about parking for each lot. He furthered that the proposed sewer line would need to cross private property to connect and that agreement still needs to be worked out.

ACTION TAKEN

Commissioner Maples made a motion to approve preliminary subdivision plat with a no variance to be granted note on the final plat and needing a sewer easement to connect to neighbor's line by final plat. Commissioner Dodgen seconded and all voted in favor.

C. Planned Unit Developments (PUD)

1. Final PUD Plan for Smoky Mountain RV Park & Resort, Phase 2 (formerly Eagles Nest Campground), 1111 Wears Valley Road, Gary Norvell – Norvell & Poe Engineers.

Kacie Huffaker was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this development has been before the Commission many times and they now seek Final PUD Plan for Phase 2. He stated the city has received a hold harmless agreement so that public works can remove RV pads if they needed to access the existing sewer line for repairs. He said the agreement has been reviewed and in order, but needs to be recorded. Staff recommended Final PUD plan.

ACTION TAKEN

Commissioner Dodgen made a motion to approve final PUD plan for Phase 2 of the development if the hold harmless agreement is recorded. Commissioner Maples seconded and all vote in favor.

2. Revised Final PUD Plan for Appalachian Springs Trout Farm & Campground, Phase II, 370 Ogle Drive, Matthew Sprinkle – Civil & Environmental Consultants, Inc.

Mr. Sprinkle was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that they are revising their plan by moving the building and pond from the back of the property to the front. Staff recommends approval.

ACTION TAKEN

Commissioner Taylor made a motion to approve the revised final PUD plan for Phase II of the development. Commissioner Rutledge seconded and all voted in favor.

3. Preliminary PUD Plan for Golf Road Tiny Homes, 521 Golf Road, Jeremy Puckett – Civil & Environmental Consultants, Inc.

Jeremy Puckett and others were present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this request is to remove dilapidated mobile homes and replace them with tiny homes. He said that the parking plan has changed so there is no backing in the public street, but that has distanced some of the parking away from certain homes. He recommended that they explore options to move parking closer to all buildings.

ACTION TAKEN

Commissioner Maples made a motion to approve preliminary PUD plan with exploring options for parking closer to buildings. Commissioner Rutledge seconded and all voted in favor.

D. Site Plans

1. Proposed Apartments for Danny Blalock Property, Site Plan, 2030 Ridge Road, Donna Cantrell – Cantrell Engineering & Survey.

Ms. Cantrell was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said there is already a duplex on this property and they propose adding a two story/five-unit apartment building. He reported they are relocating a sewer line and replatting the side setbacks. Staff recommended in favor of the request.

ACTION TAKEN

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

2. Holiday Inn Pigeon Forge/Casual Pint, Revised Site Plan, 2905 Parkway, Trotter De Foe Architect.

Trotter De Foe was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said they are proposing a patio for beer sales and had to relocate three parking spaces to accomplish this. Staff recommended in favor.

ACTION TAKEN

Commissioner Kyker made a motion to approve the site plan revision. Commissioner Maples seconded and all voted in favor.

3. Residence Inn by Marriot, Site Plan, Teaster Lane off LeConte Center Parking Lot Addition, Matt Sprinkle - Civil and Environmental Consultants, Inc.

Matt Sprinkle was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that there is no ingress/egress directly off Teaster Lane to this hotel. He continued that the ingress/egress is to the circulation around the recently finished city parking lot. Staff recommended in favor.

ACTION TAKEN

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

4. Willa View Subdivision, Lot 3 – Overnight Rental, Site Plan, Willa View Drive, David Hurst – Norvell & Poe, Engineers.

Kacie Huffaker was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said the access for this lot is from the back of the property and shares the access of lots 1 and 2. He reported this is to be able to stay out of the Floodway. He said that the shared access needs to be platted. He recommended the request.

ACTION TAKEN

Commissioner Maples made a motion to approve the site plan request with a platted access easement with Lots 1 and 2. Commissioner Dodgen seconded and all voted in favor

E. Requests for Rezoning

1. Safe Harbor Development, approximately 40 acres (Tax Map 95, Parcels 42.00) and about 200 feet of ROW of Huskey Street and the ROW of Cates Lane – north of Huskey Street, located northeast of the intersection of Huskey Street and Cates Lane, C-6 (Mixed-Use Commercial) to C-4 (Planned Unit – Commercial) District.

Rod McCarter was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said this property is located along Cates Lane – the former Boyd’s Bear site. He stated it is about 40 acres. He reminded the Commissioners that preliminary PUD plan was granted for the development under the current C-6 zoning. Mr. Taylor felt that C-4 seems to fit better for all that is proposed on the property. Staff recommended in favor of the request.

ACTION TAKEN

Commissioner Maples made a motion to recommend the proposed map amendment to the City Commission. 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. Preliminary PUD Plan for Wears Valley Campground (Trace Way) RV Park, Trace Two Hundred Subdivision, Lot 1 – Trace Way off Wears Valley Road, Donna Cantrell – Cantrell Engineering & Surveying, PLLC.**

This item was withdrawn before the meeting.

C. Site Plan

- 1. None.**

D. Requests for Rezoning

- 1. None.**

F. Miscellaneous Requests or Required Actions

- 1. None.**

ADJOURNMENT

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

The meeting was adjourned at 3:45 p.m.

Stephen Houser, Chairman

Attest: _____