

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY FEBRUARY 28, 2023, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Tony Kyker
Jeff Dodgen
Tony Watts
Mark Rutledge
Brenda Tweed

MEMBERS ABSENT

Stephen Houser - Chairman

OTHERS PRESENT

Jerry Hanson, Sara Jo Bounds, Mike Suttles, Jeremy Puckett, Brandon Williams, Jeff Farrell, Bill Pavlis, Phil Campbell, Mimi Kulp, Others.

David Taylor – City Planner
Loreto Ferrada – Assistant City Planner
Joe Barrett – Staff Planner
Anna Penland – Attorney

PLANNING COMMISSION

CALL TO ORDER

PUBLIC COMMENT FROM CITIZENS

Vice-Chairman Tony Kyker asked for public comment.

APPROVAL OF MINUTES

Commissioner Rutledge made a motion to approve the minutes from January 24, 2023. Commissioner Dodgen seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Holy Cross Catholic Church – Good Friday – Stations of the Cross, 144 Wears Valley Road, Friday, April 7th, 2023, Terry Aparicio (Public Property).**

STAFF RECOMMENDATION

The event was presented by Assistant Planner Ferrada and explained this was an annual event.

ACTION TAKEN

Commissioner Watts made a motion to approve. Commissioner Tweed seconded and all voted in favor.

- 2. Kerbela Shriners – 46th Annual Smoky Mountain Fun Fest and Parade, Saturday, May 13th, 2023, Parkway – Methodist Street to Jake Thomas Road, Bill Pavlis (Public Property).**

STAFF RECOMMENDATION

Mr. Phil Campbell represented the event and Assistant Planner Ferrada recommended in favor.

- 3. Cooper Events – Corvette Expo Spring 2023, Friday, March 24th & Saturday, March 25th, 2023, LeConte Center (2986 Teaster Lane), Bryon Cooper (Public Property).**

STAFF RECOMMENDATION

Mr. Phil Campbell represented the event and Assistant Planner Ferrada recommended in favor.

ACTION TAKEN

Commissioner Watts made a motion to approve items two and three. Commissioner Tweed seconded and all voted in favor.

B. Subdivisions

1. Final Subdivision Plat of Millers Way Water Tanks, Luke Manning – CEC, Inc.

STAFF RECOMMENDATION

Staff Planner Taylor said the property is being conveyed to the city for the purpose of locating a water tank with a capacity of 1,000,000 gallons on the south end of the city. It is roughly .939 acres with a 101,200 square feet permanent access easement shown along the private road and the proposed site. The recommendation was to approve.

ACTION TAKEN

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

C. Planned Unit Developments (PUD)

1. Final PUD Plan of Compass Hotel (162 Rooms), 125 Mountain Music Drive, Breck Bowlin – Land Development Solutions.

STAFF RECOMMENDATION

Staff Planner Taylor stated the proposed Final PUD is located at 125 Music Mountain Drive in a C-4 District. The plan includes a seven story hotel with 162 units and a 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 has a ratio of .47. There are still minor issues that need to be worked out during the construction phase with utilities and sanitation. The recommendation was to approve the final PUD plan.

ACTION TAKEN

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

2. Final PUD Plan and Plat of Sequoia Road Development, Phase V (31 cabins), Hatchet and Warbonnet Way, Jeremy Puckett – CEC, Inc.

STAFF RECOMMENDATION

Staff Planner Taylor said the proposed final PUD request was the plan and plat for thirty-one sites and two private roads. Staff has been waiting on other phases to be substantially complete before moving forward with Phase 5 and now appears to be ready to review. Staff recommended to approve Phase 5 of the design, subject to working through the traffic study issues with the street department before building permits are issued for this phase.

ACTION TAKEN

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

D. Site Plans

1. Waffle House, Site Plan, 249 Wears Valley Road, Bryan Russell – Contineo Group.

This item was withdrawn before the meeting.

E. Requests for Rezoning

1. Ayers/Davis Properties, approximately 2.0 acres over two parcels and located at 2350 (Tax Map 82, Parcel 86.01) and 2354 (Tax Map 82, Parcel 86.05) Henderson Springs Road, R-1 (Low Density Residential) District to R-2 (High Density Residential) District.

ACTION TAKEN

No one was present. Item was deferred.

2. Pigeon Falls LLC, approximately 25 acres over two parcels (Tax Map 93, Parcels 118.00 & 121.00), Jake Thomas Road, R-1 (Rural Residential) & C-4 (Planned Unit Commercial) Districts to C-6 (Mixed-Use Commercial) District.

STAFF RECOMMENDATION

Staff Planner Taylor stated there was one correction to the agenda. The Tax Map is 83 and not 93, as stated. The applicant has requested two properties, currently located in R-1 and C-4 Districts to be rezoned to C-6. The site adjoins the Ripken Experience and fronts an arterial street. Staff recommended additional parcels may be added to the review and suggested contacting the other property owners before submittal to the City Commission and recommended the zoning map amendment.

ACTION TAKEN

Commissioner Watts made a motion to approve and recommend the request to City Commission. Commissioner Tweed seconded and all voted in favor.

F. Miscellaneous Requests or Required Actions

1. **None.**

Planning Region Items

A. Subdivisions

1. **Preliminary Subdivision Plat of Mourhourtis Property, 963 Caney Creek Road, David Hurst – Robert G. Campbell & Associates.**

This item was withdrawn before the meeting.

2. **Final Subdivision Plat of Thunder Mountain Phase 3, Red Sky Drive, David Hurst – Robert G. Campbell & Associates.**

STAFF RECOMMENDATION

Staff Planner Taylor stated the request is a four lot subdivision and extension of Red Sky Road for approximately 800 feet. The plan has been approved by environmental health, Sevier County Stormwater and Road Department and recommended approval.

ACTION TAKEN

Commissioner Watts made motion to approve the request. Commissioner Rutledge seconded and all voted to approve.

B. Planned Unit Developments (PUD)

1. PUD for Tennessee Teepees, Parkview Vista Way, Marcus Whaley – WC Whaley, Inc.

STAFF RECOMMENDATION

Staff Planner Taylor said the request is for 10 sites for Teepee style camping. Each site has 30 feet of separation and 16 parking spaces. A revised plat has been recorded with an easement across the adjoining lot.

ACTION TAKEN

Mr. Kyker asked if the 16 parking spaces are sufficient for the development, per Staff, yes, they are sufficient. Commissioner Tweed asked if the use is different than previous requests and Staff advised it is similar to the yurt development that has come before the commission. Commissioner Rutledge made a motion to approve the request. Commissioner Watts seconded and all voted in favor.

C. Site Plan

1. Gon Ridin Off Road Site Plan, 818 Mill Creek Road, Kacie Huffaker – Compass Ventures.

STAFF RECOMMENDATION

Staff Planner Taylor recommended approval of the development of roughly 85 acres for ATV trails and one office building. Mr. Tony Kyker asked if County had been involved with the Stormwater aspect of the development, Mr. Taylor advised they have approved a preliminary review. Staff recommended to approve.

ACTION TAKEN

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

D. Requests for Rezoning

1. None.

E. Miscellaneous Requests or Required Actions

1. None.

ADJOURNMENT

The meeting was adjourned at 3:30 p.m.

Stephen Houser, Chairman

Attest:_____