

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY APRIL 25, 2023, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser – Chairman
Tony Kyker
Jeff Dodgen
Tony Watts
Brenda Tweed

MEMBERS ABSENT

Mark Rutledge

OTHERS PRESENT

Jerry Hanson, Mike Suttles, Erica Bruce-May, Jeremy Puckett, Brandon Williams, Jeff Farrell, Phil Campbell, Mimi Kulp, Others.

David Taylor – City Planner
Loreto Ferrada – Assistant City Planner
Joe Barrett – Staff Planner
Nathan Rowell – Attorney

PLANNING COMMISSION

CALL TO ORDER

PUBLIC COMMENT FROM CITIZENS

Chairman Stephen Houser asked for public comment.

APPROVAL OF MINUTES

Commissioner Watts made a motion to approve the minutes from March 28, 2023. Commissioner Tweed seconded and all voted in favor.

OLD BUSINESS

Staff Planner Taylor stated requested a correction to the June 2022 minutes. The property owner for the request was Chad Ayers and not Devin Davis. Also, the

parcel in question was listed as 86.01 as shown on Ordinance 699, but has since been subdivided and is now 86.05.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

1. Knoxville Track Club-Pigeon Forge Midnight 8k, Saturday, August 5th, 2023 Parkway, Stephanie Bailey (Public Property).

STAFF RECOMMENDATION

Assistant Planner Ferrada explained this was an annual event and approved by the Special Events Committee.

ACTION TAKEN

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

2. Knoxville Tack Club- Pigeon Forge Half Marathon & 5k, Saturday, December 9th, 2023, Greenway/City Parking Lot, Stephanie Bailey. (Public Property)

STAFF RECOMMENDATION

The event was presented by Assistant Planner Ferrada and explained this was an annual event. Planning Director David Taylor also advised there was an issue with the last year's event. The pedestrian bridge was spray painted for directional purposes. The sponsor had been notified and agreed it would not happen this year.

ACTION TAKEN

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

B. Subdivisions

- 1. Final Subdivision Plat of Valley View Addition, 3224 Rena Street, Tim Wallace – Wallace Surveying, Co.**

STAFF RECOMMENDATION

Staff Planner Taylor advised Valley View Addition is a re-plat of lots 9,10, 11, 15 and 16. The property is located in an R-1 District and has a minimum lot size requirement of 10,000 square feet. The revised plan will meet area requirements but staff has concerns with the limited building space due to the 15-foot sanitary sewer easement on lot 15R. He advised that staff requests to update the plat have gone unanswered and he cannot recommend approval at this time and recommended the plat be denied.

ACTION TAKEN

Commissioner Watts made a motion to deny the request. Commissioner Tweed seconded and all voted to deny.

C. Planned Unit Developments (PUD)

- 1. None.**

D. Site Plans

- 1. Dunkin' Donuts, Site Plan, 2209 Parkway, Jonathon Sisco-Bluemont Group, LLC.**

STAFF RECOMMENDATION

Staff Planner Taylor stated the Dunkin Donuts is located at 2209 Parkway in a C-2 District. The revised site plan includes the addition of a drive-thru lane, directional pavement and sidewalk improvements. The solid waste site is also being updated and will need to continue to work with the Sanitation Department. The plan meets minimum requirements and staff can recommend approval.

ACTION TAKEN

Commissioner Watts made a motion to approve the request.

Commissioner Kyker seconded and all voted in favor.

- 2. Little River Pedestrian Bridge, Site Plan, 2861 Parkway, Jeremy Puckett- CEC, Inc.**

STAFF RECOMMENDATION

Staff Planner Taylor stated the Little River Pedestrian Bridge is located at the Three Bears Gift Shop and connects the Parkway to the LeConte Center Municipal Parking Lot. A public access easement will extend through the property to an ADA ramp for access to the bridge. The span of the bridge is 287 feet and will meet the requirements of Ordinance 1103. Staff can recommend approval.

ACTION TAKEN

Commissioner Watts made a motion to approve the request.

Commissioner Tweed seconded and all voted in favor.

- 3. Waffle House, Site Plan, 249 Wears Valley Road, Erica Bruce-Contineo Group.**

STAFF RECOMMENDATION

Staff Planner Taylor stated Waffle House is located at 249 Wears Valley Road in a C-1 District. The proposed restaurant is 2000 square feet with 32 parking spaces. The solid waste and stormwater issues have been resolved and staff can recommend approval.

ACTION TAKEN

Commissioner Watts made a motion to approve the request.

Commissioner Dodgen seconded and all voted in favor.

- 4. Wears Valley Storage Facility, Site Plan, Lot 25, Bud Lane, OYSK Architects.**

STAFF RECOMMENDATION

Staff Planner Taylor stated Wears Valley Self Storage is located on Bud Lane in a C-6 District. The two level building is 30,008 square feet accessed by a 24-foot paved driveway lane. A landscape buffer around the perimeter of the building is also shown. The solid waste is partially on the adjoin parcel (same owner) and a plat will be required with location of easement. Staff will recommend approval subject to the recorded plat before building permit is issued.

ACTION TAKEN

Commissioner Watts made a motion to approve the request subject to recorded plat. Commissioner Dodgen seconded and all voted in favor.

E. Requests for Rezoning

- 1. Kelch Property, approximately .27 acres located at 506 Maple Lane (Tax Map 094E, Parcel 078), R-2 (High Density Residential) District to C-6 (Mixed Use Commercial) District.**

STAFF RECOMMENDATION

Staff Planner Taylor stated the Kelch Property is located at 506 Maple Lane in an R-2 (High Density Residential) District. The parcel is bordered by C-6 (Mixed-use Commercial) and R-2 (High Density Residential) and the owner is requesting the property be rezoned to C-6 (Mixed-use Commercial). Staff has no objections to the request.

ACTION TAKEN

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

- 2. Thompson Property, approximately, .41 acres located at 2615 Ruth Hall Road (Tax Map 094D, Parcel 078), R-1 (Low Density Residential) District to R-2 (High Density Residential) District.**

STAFF RECOMMENDATION

Staff Planner Taylor stated the Thompson Property is located at 2615 Ruth Hall Road in an R-1 District. The property is bordered by the C-6, C-4 and

R-2 Districts. The only access to the property is from Plaza Drive and Middle Creek Plaza Subdivision which is all located in an R-1 District. Staff Planner Taylor recommendation is to deny the rezoning. Chairman Houser spoke about the commission, citizens, and the City leader's movement to protect the R-1 zoning district as residential only, not wanting to lose areas for full time residential housing areas within the City of Pigeon Forge.

ACTION TAKEN

Commissioner Watts made a motion to deny the request. Commissioner Tweed seconded and all voted to deny.

3. Veterans Blvd, approximately 2 acres located on Veterans Boulevard (Tax Map 073, Parcel 07.01), R-1 (Low Density Residential) District to C-6 (Mixed Use Commercial) District.

STAFF RECOMMENDATION

Staff Planner Taylor stated this parcel fronts an arterial street but public sewer was not available. The property owner has submitted a plan for sewer extension. Easements for the proposed sewer have also been approved. Taylor stated he had no objections to the request.

ACTION TAKEN

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

F. Miscellaneous Requests or Required Actions

1. Proposed amendment to the Pigeon Forge Municipal Code Title 2, Chapter 3, (Special Events and Site Plan Regulations for Special Events, Festivals, and Similar Activity Uses).

STAFF RECOMMENDATION

Staff Planner Taylor explained the changes are regarding the number of outdoor Special Events permitted in a calendar year. The language currently limits the number of events permitted and this would limit the outdoor events at the LeConte Center to six. The proposed amendment

excludes events held in conjunction with the LeConte Center at Pigeon Forge. Staff Planner Taylor recommended the approval.

ACTION TAKEN

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

- 2. Proposed amendment to the Pigeon Forge Municipal Code Title 9, Chapter 2, (Special Events Administrative Review).**

STAFF RECOMMENDATION

Staff Planner Taylor explained the amendment would be to add the language of excluding outdoor events from planning commission review. The current language states that the planning commission will conduct an additional review of special events permits on public property. Staff Planner Taylor recommended to approve the amendment.

ACTION TAKEN

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

Planning Region Items

A. Subdivisions

- 1. Preliminary Plat of Smelcer Development, Lots 1-5, 1046 Ellis Lane, Chris Goforth- Sterling Engineering, Inc.**

STAFF RECOMMENDATION

Staff Planner Taylor stated the Smelcer Property is 7.5 acres located on Ellis Lane in an R-1 District. The proposed preliminary plan includes a five lot subdivision with one public road with a maximum grade of 15%. The property is also served by public water. The slopes range from 22 to 40%. Planning Taylor advised before final the Sevier County Stormwater will have to review and meet Critical Slope requirements.

ACTION TAKEN

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

B. Planned Unit Developments (PUD)

- 1. None**

C. Site Plan

- 1. None**

D. Requests for Rezoning

- 1. Morgan Property, approximately 69 acres located at 2135 Little Valley Road (Map 103, Parcels 53 & 53.01) R-1 (Rural Residential) District to A-1 (Agricultural) District.**

STAFF RECOMMENDATION

Staff Planner Taylor explained the purpose of the request is to construct a primitive campground which is a permitted use in the A-1 District of the Sevier County Zoning Ordinance. The type of use is low impact; however, Sevier County Stormwater will have to review due to streams. Staff Planner Taylor recommended to approval.

ACTION TAKEN

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

D. Miscellaneous Requests or Required Actions

- 1. None.**

ADJOURNMENT

The meeting was adjourned at 4:07 p.m.

Stephen Houser, Chairman

Attest: _____