

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY APRIL 26, 2022, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

OTHERS PRESENT

Jerry Hanson, Chuckie Blalock, Adam Wilson, Jeremy Puckett, Joe Carpenter, Brandon Williams, Sarah Jo Bounds, David Joyner, Gary Best, WC Whaley, Brennon Garrett, Mimi Kulp, Others.

David Taylor – City Planner
Karl Kreis – Assistant City Planner
Joe Barrett – Staff Planner
Nathan Rowell – City Attorney

BOARD OF ZONING APPEALS

1. Call to order.

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

2. Old business.

None.

3. New Business.

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 12, Cherokee Valley Drive, David Joyner.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor explained that most of the lots in this subdivision on the creek side has received variance due to excessive slope. He continued that this is consistence with variances granted for this subdivision and recommended for it.

ACTION TAKEN

Commissioner Tweed made a motion to allow a 20 feet front setback instead of the required 30 feet for Lot 12 of Cherokee Valley Subdivision. Commissioner Rutledge seconded and all voted in favor.

The meeting was adjourned at 3:40

PLANNING COMMISSION

CALL TO ORDER

PUBLIC COMMENT FROM CITIZENS

Chairman Houser asked for public comment. None expressed.

APPROVAL OF MINUTES

Commissioner Tweed made a motion to approve the minutes from March 22, 2022. Commissioner Kyker seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

1. Classic Promotions – The Grand National F-100 Reunion, Thursday, May 12th through Saturday, May 14th, 2022, The LeConte Center & City Parking Lot, Teaster Lane, Joe Carpenter.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is an annual event and that the city department administrative review committee recommends the event, but continued that the cruise was recommended delayed until 4:30 PM to not interfere with school activities.

ACTION TAKEN

Commissioner Tweed made a motion to approve the special event, but cruise to be held until 4:30 PM. Commissioner Kyker seconded and all voted in favor.

2. South Eastern Shrine Association – Parade/Obstacle Course, Thursday, August 12th through Friday, 2022, LeConte Center – Jake Thomas Road, Bruce Ridley

No one represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this has been an annual event for a few years. He reported that the city department administrative review committee recommends the parade, but did not recommend the obstacle course in the city parking lot. Mr. Taylor reminded the Commission that per last year's action the organizers would need to find a different venue for their obstacle course.

ACTION TAKEN

Commissioner Tweed made a motion to approve the parade, but not the obstacle course on the city parking lot. Commissioner Dodgen seconded and all voted in favor.

B. Subdivisions

1. Final Subdivision Plat of Whitlock Property, Lots 1 – 5, Waldens Creek Road, Brennon Garrett – The Land Surveyors, Inc.

Brennon Garrett was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that Lots 1 & 2 have been combined until a wetland determination is done as it may influence access to the lots. He added a shared access easement was added for Lots 1 & 2. Mr. Taylor also pointed out the drain line easement that already exist. He recommended final plat with changes reported.

ACTION TAKEN

Commissioner Tweed made a motion to approve final plat for the four lot subdivision plat presented. Commissioner Dodgen seconded and all voted in favor.

C. Planned Unit Developments (PUD)

1. Preliminary PUD Plat of Eagles Ridge PUD, Phase 5 Section 3 (6 lots), Osprey Way, Kacie Huffaker – Robert G. Campbell & Associates.

This item was withdrawn before the meeting.

2. Final PUD Plan of Old Forge Villas (18 units), 604 Sevier Avenue, Marcus Whaley - WC Whaley, Inc.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said they are seeking final PUD for the entire 18 units over two lots. He stated there is split zoning C-6 & R-2. He reported the original proposed through street has been closed with fire department approval. He said there are some master meter issues that need to be worked out with the Utility Department, but staff is ready to recommend.

ACTION TAKEN

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

3. Preliminary PUD Plan of AC Hotel and Staybridge Suites (236 total rooms), Jake Thomas Boulevard, Mike Brazille – CEC, Inc.

Adam Wilson represented to request.

STAFF RECOMMENDATIONS

Staff Planner Taylor said they plan 236 rooms between two hotels. He said the hotels will be done in two phases at final. He reported the plan was in order to recommend preliminary PUD plan.

ACTION TAKEN

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

4. Preliminary PUD Plan of Alpine Mountain Village PUD, Phases 6A & 6B, off Sugar Hollow Road, Jeremy Puckett – CEC, Inc.

Jeremy Puckett represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor said they are proposing adding a phase to this long standing development. He stated there are two lots that will be combined. He reported the utilities were modelled by SSR with a favorable report, but there are existing lift station issues and staff needs the report by final. He continued the proposed road grades are in range and detention report is needed by final. Staff recommended preliminary PUD plan.

ACTION TAKEN

Commissioner Rutledge made a motion to approve Preliminary PUD Plan. Commissioner Watts seconded and all voted in favor.

D. Site Plans

1. Clabough's Market Ice Machine Addition, Revised Site Plan, 405 Wears Valley Road, Kacie Huffaker – Compass.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said the proposal is for a 200 square foot ice maker near eastern boundary. He reported they are removing three parking spaces but will still meet parking requirements. Staff recommended the site plan revision.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the revised Site Plan. Commissioner Tweed seconded and all voted in favor.

2. Rowdy Bear, Revised Site Plan, 2155 Parkway, Robert G. Campbell & Associates, L.P.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor reported that the site plan revision itself is for tube storage, axe throwing, ticket booth, and a shade canopy. He added that some things were constructed without permits for which they were cited and now they are working on coming in compliance. Mr. Taylor said they will need as-built detention before any building permits are issued.

ACTION TAKEN

Commissioner Rutledge made a motion to approve the revised site plan and no building permits until as-built detention is approved administratively. Commissioner Watts seconded and all voted in favor.

3. Sky Pirates Putt-Putt, Site Plan, 2380 Parkway, Gary Best – Best & Associates Architects.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor stated a portion of the lot is in the floodway, but there are no encroachments from the development. He said the detention will use pervious pavers. He explained that the solid waste dumpster may need to change some to aid in pickup. He did say that there is traffic light issues that need to be worked through with TDOT, so design could change. Staff recommended the site plan pending TDOT recommendations.

ACTION TAKEN

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

E. Requests for Rezoning

- 1. None.**

F. Miscellaneous Requests or Required Actions

- 1. None.**

Planning Region Items

A. Subdivisions

- 1. Preliminary Subdivision Plat of Smoky Bluff Subdivision, Lots 1 – 12, Goose Gap and Sharp Hollow Roads, Marcus Whaley – WC Whaley, Inc.**

This item was withdrawn.

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 Rutledge made a motion to adjourn. Commissioner Watts seconded and all voted in favor.

The meeting was adjourned at 3:35 p.m.

Stephen Houser, Chairman

Attest: _____