

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY APRIL 27, 2021, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser - Chairman
Tony Kyker
Jeff Dodgen
Ken Maples
Mark Rutledge
Brenda Tweed

MEMBERS ABSENT

OTHERS PRESENT

David Black, Stephanie Bailey, Mike Suttles, Matthew Sprinkle, Bob Krusenklous, Jeremy Puckett, Marcus Whaley, JB Turnmire, Dixon Greenwood, Jeff Ferrell, 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.

Staff Planner Taylor and City Attorney Howell reported that a letter was sent to Xtreme racing regarding bringing their business into sound compliance, after Commission action to do so at the April 2021 Planning Commission meeting. Mr. Howell additionally said that the letter instructed them to set a meeting with staff as to what is needed to bring the business into compliance. Mr. Taylor reported

that staff has not been contacted.

3. New Business

A. Request for variance to allow a 10 feet front yard setback instead of the required 30 feet in an R-2 district Cherokee Valley, Lots 2 and 3, Michael Ogle.

No one was present to represent the item.

STAFF RECOMMENDATIONS

Staff Planner Taylor said that the agenda was revised to add Lot 3 to the request as this was a staff oversight. He stated that the request is to have a 10 feet front setback instead of the required 30 feet front setback. He reported that due to the issues with the floodway many variances have been granted on this river side of this subdivision for a 20 feet front setback but not 10 feet. He said that staff can recommend a 10 feet variance but not 20 feet. He said the property owner understood and was fine with a 20 feet setback for both properties.

ACTION TAKEN

Commissioner Dodgen made a motion to approve a 20 feet front setback instead of the required 30 feet in an R-1 district. Commissioner Maples seconded and all voted in favor.

ADJOURNMENT

The meeting was adjourned at 3:10 p.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 Maples made a motion to approve the Planning Commission minutes for the meeting from March 23, 2021. Commissioner Tweed seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Knoxville Track Club – Pigeon Forge Midnight 8k, Parkway loop between Conner Heights and Island Drive, Saturday, August 7th, 2021, 8:30 P M to 2:00 A M, Stephanie Bailey (Public Property).**

Stephanie Bailey and David Black represented the request.

STAFF RECOMMENDATION

Staff Planner Kreis said that this is an annual race that was held on Wears Valley Road due to COVID. He stated that they are asking to return to Parkway as traditional. Lastly, Mr. Kreis said the administrative city department review recommends the event.

ACTION TAKEN

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

- 2. Knoxville Track Club – Pigeon Forge Midnight 8k, Parkway loop between Conner Heights and Island Drive, Saturday, August 7th, 2021, 8:30 P M to 2:00 A M, Stephanie Bailey (Public Property).**

Stephanie Bailey and David Black represented the request. Mr. Black reported that he had just met with the Police Department and the front section of the half marathon is changing to include more greenway and he detailed the changes for the Commission.

STAFF RECOMMENDATION

Staff Planner Kreis reported that the race last year moved from November to December due to COVID and now the race organizers would like it to continue at the same weekend in December. He said that by all reports it went well that weekend and the administrative city department review recommends the race(s).

ACTION TAKEN

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

- 3. Classic Promotions – Grand National F-100, Thursday, May 13th through Saturday, May 15th, 2021, LeConte Center – Teaster Lane, Joe Carpenter (Public Property).**

No one represented the request.

STAFF RECOMMENDATION

Staff Planner Kreis said that the administrative city department review recommends the annual event. He additionally reported they are working through details to move the cruise start to off Wears Valley Road to lessen traffic impacts on the Parkway traffic. Commissioner Maples said that he wanted car shows to be looked at closer, details worked through, and that they need to be represented at Planning Commission.

ACTION TAKEN

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

- 4. Smoky Mountain Jeep Club – Great Smoky Mountain Jeep Invasion, Thursday, August 26th through Saturday, August, 28th, 2021, LeConte Center – Teaster Lane, Kevin Carlson (Public Property).**

The item was not represented.

STAFF RECOMMENDATION

Staff Planner Kreis said that this is an annual event that has been steadily growing. He reported they are proposing using part of the new upper parking lot this year and the administrative city department review recommended approval.

ACTION TAKEN

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

B. Subdivisions

1. Preliminary Subdivision Plat of Ironwood Cabins, Lots 3 – 8 (5 lots), 505 Lorraine Street, Tim Wallace – Wallace Surveying.

This item was withdrawn before the meeting.

2. Preliminary Subdivision Plat of Citicommunities, Inc. Subdivision, Lots 1 – 5, off Laurelwood Drive, Matthew Sprinkle – CEC, Inc.

Mr. Sprinkle was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that the property was recently rezoned to R-1. He reported they are proposing a road extension, but that off the extension the 5 lots would share a one-way 10 feet easement. He continued that there were many problems with this and recommended that they extend the public road/cul-de-sac further to front each of the 5 lots. Staff recommended preliminary plat with the recommendation they extend the public road further to front each lot by final.

ACTION TAKEN

Commissioner Dodgen made a motion to approve preliminary plat for the request subject to the public road/cul-de-sac being extended by final plat. Commissioner Tweed seconded and all voted in favor.

C. Planned Unit Developments (PUD)

1. Preliminary PUD Plan of Covered Bridge Resort, Phase 5A, off Old Valley Road, Jeremy Puckett – CEC, Inc.

Jeremy Puckett represented the item.

STAFF RECOMMENDATION

Staff Planner Taylor said this is the next phase and the topography is as challenging as the last phase. He reported they are proposing 5 cabins and about 450 feet of private road with retain walls. He stated everything is in order for preliminary and recommended it.

ACTION TAKEN

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

2. Preliminary PUD Plan of Gateway to the Smokies Campground, Phase II (16 spaces), 210 Conner Heights Road, Robert Krusenklous – RLK Architect.

Bob Krusenklous was present.

STAFF RECOMMENDATION

Staff Planner Taylor said they are cleaning up an old mobile home park and in this phase proposing 16 RV sites. He reported it is in order for preliminary approval but will need more information on utilities by final. Commissioner Rutledge worried about RV leaving the site and going right on Mill Creek Road to the Parkway and merging with Parkway traffic – especially to head north on the Parkway. He proposed they go left and to Conner Heights Road where they can come out at a light to go north.

ACTION TAKEN

Commissioner Rutledge made a motion to approve Preliminary PUD Plan for the campground but adding signage to exit left to Conner Heights Road by final. Commissioner Tweed seconded and all voted in favor.

3. Preliminary PUD Plan of Sequoia Road Development (99 cabins), 2890 Sequoia Road, Jeremy Puckett – CEC, Inc.

Mr. Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that this proposed 98 cabin PUD is an existing mobile home park. He said a new sewer line is being installed for which this will tie in and some utilities modelling still need to be completed. He reported at the entrance some cabins are on public Sequoia Road while the rest will be on proposed private roads. He continued that no backing can be into Sequoia Road and designed as such, but that some parking on the private road sections need to be at a lesser slope than currently shown. Commissioner Houser had concerns about lost affordable housing in the city with the loss of these mobile home parks.

ACTION TAKEN

Commissioner Rutledge made a motion to approve preliminary PUD. Commissioner Kyker seconded and all voted in favor.

4. Preliminary PUD Plan of Waterside Gardens (148 units), 540 Henderson Road, JB Turnmire – AEMC.

Mr Turnmire was present.

STAFF RECOMMEDATION

Staff Planner Taylor said that this land was recently annexed into the city, is zoned R-1, and is proposed for 148 duplex units. He reported the road is being proposed as private but may be public. He continued that the utilities are being modelled and the lift station may need upgrading. He also recommended a traffic study be done by final. A commissioner pointed out that the large area located in the floodway labeled "green space" on the plan should be labelled/noted as unbuildable.

ACTION TAKEN

Commissioner Maples made a motion to approve preliminary PUD plan with information/studies recommended by staff be completed satisfactory to city departments and "green space" should be labelled/noted as unbuildable by final. Commissioner Rutledge seconded and all voted in favor.

5. Final PUD Plan of Golf Road Cabins, Phase II (9 cabins), 526 Golf Road, Jeremy Puckett – CEC, Inc.

Mr. Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that this project has preliminary PUD plan approval and are now seeking final. He reminded the Commission that this will have a private road connecting to city streets. He said he could recommend final PUD plan but must submit PUD documents before any building permits are issued.

ACTION TAKEN

Commissioner Tweed made a motion to approve final PUD plan yet no building permits to be issues until PUD documents are received and approved administratively. Commissioner Maples seconded and all voted in favor.

D. Site Plans

1. Pigeon Forge Chair Lift, Site Plan, 2533 Teaster Lane, Christopher Gollither – Fulghum Macindoe & Assoc.

This item was withdrawn before the meeting.

2. Valley View Horse and Carriage, Site Plan, 2655 Teaster Lane, Dixon Greenwood.

Mr. Dixon Greenwood was present.

STAFF RECOMMENDATION

Staff Planner Taylor said this is a proposal for a horse and carriage ride. He continued that site plans have been approved for these at other developments as long as the route stayed in their parking circulation and not venture into public ROW. He said that this routes shows use of the parking area circulation but also undeveloped areas behind the development. He stated staff has concerns about horse and carriage in areas that could impact streams and stormwater areas. Mr. Greenwood said that there are only wet weather conveyances and not any blue line streams back there. Mr. Taylor answered that staff could only recommend parts of the route in approved parking areas until more information is obtained.

ACTION TAKEN

Commissioner Maples recommended in favor of the site plan but only route segments in the paved parking circulation areas. Commissioner Dodgen seconded and all voted in favor.

- 3. KSSC Investments, LLC., Billboard Site Plan, Veterans and Dixie Ave., Mike Suttles – Land Surveyors Services, Inc.**
- 4. PF Billboards, LLC, Billboard Site Plan, 523 Wears Valley Road, Mike Suttles – Land Surveyors Services, Inc.**
- 5. Sevier Holdings, LLC, Billboard Site Plan, 661 Dollywood Lane, Mike Suttles – Land Surveyors Services, Inc**
- 6. XXX Distillery, LLC. Billboard Site Plan, 3435 Teaster Lane, Mike Suttles – Land Surveyors Services, Inc.**
- 7. Poole Property, Billboard Site Plan, Teaster Lane, Mike Suttles – Land Surveyors Services, Inc.**
- 8. Veterans Boulevard Property, Billboard Site Plan, Veterans Boulevard, Mike Suttles – Land Surveyors Services, Inc.**
- 9. Loveday Land Partnership, Billboard Site Plan, 4 locations (two on Veterans Boulevard and two on Proposed Jake Thomas Road Connector), Mike Suttles.**
- 10. Spirit of the Smokies, Billboard Site Plan, 2585 Parkway, Mike Suttles.**
- 11. Denton Oil/Collier, Billboard Site Plan, 3576 Parkway, Mike Suttles**
- 12. Center View East Side, Billboard Site Plan, Veterans Boulevard, Mike Suttles**
- 13. Center View West Side, Billboard Site Plan, Veterans Boulevard, Mike Suttles**

14. Charlotte Perez Property, Billboard Site Plan, 3066 Veterans Boulevard, Mike Suttles.

15. James E. Odom Property, Billboard Site Plan, Veterans Boulevard, Mike Suttles.

Mike Suttles represented many of the items. He professed submitting applications before the new sign ordinance was approved.

STAFF RECOMMENDATION

Staff Planner Taylor asked Chairman Houser if Items 3 – 15 could be discussed together as they are related. Chairman Houser agreed. Mr. Taylor said that the items are (what was once) billboard type signage and reminded the Commission that some of the items were deferred from last month. He added that further applications were received to Planning and Signs Departments. He said that a moratorium has been in effect for signage since a court ruling stated that the sign ordinance needs to be revised to meet 1st amendment constitutional rights. He reported that the City Commission has been approved, pursuant to state zoning law, a revised sign ordinance and lifted the sign moratorium. Staff Planner Taylor said that the proposed signs on the agenda do not meet current sign regulations for either size or height and recommended that all be denied. Commissioner Dodgen wondered if this covered the city. City Attorney Howell concurred that it did and furthered that the proposed signage meets neither the old or new sign ordinance and could not be approved.

ACTION TAKEN

Commissioner Maples made a motion to deny Items 3-15 due to non-compliance with sign regulations for height or size. Commissioner Rutledge seconded and all voted in favor.

E. Requests for Rezoning

1. Amy Martire, approximately 0.5 acres at Tax Map 72M, Group B, Parcel 11.00, 1739 Bohanon Drive, R-1 (Low Density) District to R-2 (High Density) District.

This item was withdrawn before the meeting.

- 2. Margaret Loy, approximately 2.6 acres at Tax Map 94D, Group F, Parcel 45.00 and 250 feet of ROW of Householder Street, 3509 Householder Street, R-1 (Low Density) District to R-2 (High Density) District.**

This item was withdrawn before the meeting.

- 3. Museums International, Inc., approximately 0.9 acres at Tax Map 94C, Group A, Parcel 5.00, 2898 Parkway, C-6 (Mixed-Use Commercial) District to C-2 (Tourist Commercial) District.**

This item was not represented.

STAFF RECOMMENDATION

Staff Planner Taylor said the property is the back section of the former Hillbilly Village and currently zoned C-6. He continued that the front section of the former Hillbilly Village is on a separate lot, fronts the Parkway, and already is zoned C-2. He reported the developers plan to develop the whole site (both lots) and would like to do so under the same zoning district and the lots should be combined at site planning. He recommended in favor of the map amendment.

ACTION TAKEN

Commissioner Maples made a motion to recommend the proposed map amendment to the City Commission. Commissioner Dodgen seconded and all voted in favor.

- 4. Alamo Development, LLC., approximately 2.3 acres at Tax Map 94, Parcel 31.05, Sequoia Road, R-1 (Low Density) District to R-2 (High Density) District.**

This item was withdrawn before the meeting.

F. Miscellaneous Requests or Required Actions

- 1. None.**

Planning Region Items

A. Subdivisions

1. Preliminary Subdivision Plat of Laurel Creek Subdivision, Lots 1 – 12, McMahan Sawmill Road, Terry Romans – Romans Engineering.

This item was not represented.

STAFF RECOMMENDATION

Staff Planner Taylor said this is a request for a 12 lot planning region subdivision request which includes road and water line extensions that bisect the property. He reported that Laurel Creek restricts half of the proposed lots and staff is unclear to what degree. He stated they could lose lots if the land percs at all. He furthered that there is an existing driveway easement that they are showing through the proposed cul-de-sac at the end of the proposed road. Staff cannot recommend this situation and also feels there are too many uncertainties to even recommend preliminary plat. Commissioners felt that some type of primary environmentalist report was needed and/or more details on how Laurel Creek will impact this subdivision.

ACTION TAKEN

Commissioner Maples made a motion to table the request and asked for a primary environmentalist report before considering further. Commissioner Dodgen seconded and all voted in favor.

2. Final Plat of Lot 46R & Lot 10 of Parkside Resort, Rocky Creek Way, Terry Romans – Romans Engineering

The item was not represented.

STAFF RECOMMENDATION

Staff Planner Taylor reported that this is a private PUD development on private roads. He furthered that the plat is for two conventional subdivision lots which is not allowed under the subdivision regulations without 50 feet of public road frontage. Staff recommended denial of the plat.

ACTION TAKEN

Commissioner Maples made a motion to deny the plat as not conforming to subdivision regulations. Commissioner Tweed seconded and all voted to deny it.

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 4:15 p.m.

Stephen Houser, Chairman

Attest: _____