

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, APRIL 28, 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
Brenda Tweed

MEMBERS ABSENT

OTHERS PRESENT

Kacie Huffaker, Dale Carr, Matt Sprinkle, and Joseph McCarthy.

David Taylor – City Planner
Karl Kreis – Assistant City Planner

BOARD OF ZONING APPEALS

CALL TO ORDER

- A. Request for variance of Section 907.1 (Bridge Specifications) to allow a 5 feet wide easement instead of the required 15 feet for walking and biking to other pedestrian access to a proposed pedestrian bridge that spans the West Prong of the Little Pigeon River, Matthew Sprinkle – Civil & Environmental Consultants, Inc.**

Mr. Sprinkle was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor explained they are having difficulty meeting the pedestrian bridge ordinance for the public easement from bridge to public ROW. He said the ordinance requires 15 feet wide easement and they only have 5 feet between their parking deck and property line. He stated that this

does not meet criteria for a variance as it is a self-created hardship. He said that there could be a solution, but that will likely include an ordinance change. Commissioner Maples wondered why the need for a 15 feet easement when the required bridge width is 12 feet? Mr. Taylor agreed that needs to be revisited. The item was withdrawn by the applicant while they look at alternatives including a possible ordinance change.

ACTION TAKEN

No action was necessary as the item was withdrawn.

B. Request for variance of setbacks to allow an 8 feet sideyard setback instead of the required 15 feet and to allow a 20 feet frontyard setback instead of the required 30 feet in an R-1 district, Vickwood Hills Subdivision – Lot 43R, 3245 Progress Hills Blvd, Tim Wallace Surveyor.

The property owner was present.

STAFF RECOMMENDATION

Staff Planner Taylor said there is a drainage area with pipe down the middle of the lot and there is steep topography which forced this situation. He continued that it meets variance criterion and staff recommended in favor.

ACTION TAKEN

Commissioner Maples made a motion to allow 8 feet setback instead of the required 15 feet in an R-1 district. Commissioner Taylor seconded and all voted in favor

The meeting was adjourned at 3:20p.m.

PLANNING COMMISSION

CALL TO ORDER

Chairman Houser called the meeting to order.

APPROVAL OF MINUTES

Commissioner Rutledge made a motion to approve the Planning Commission minutes for the meeting from February 25, 2020. Commissioner Taylor seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. None.**

B. Subdivisions

- 1. Final Plat of the Carolyn Walker Property into Lots 1 – 7, Forge Hideaway Loop, David Hurst – Norvell & Poe Engineers.**

Kacie Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that preliminary has already been granted. He reported that sewer easement issues have been worked out with the neighboring property. Staff still had concerns about drainage if the units are larger than the drainage plan has calculated, which is for no detention needed. He recommended that Lot 1 be labelled on the plat as "unbuildable." He reminded the Commission that this lot is where detention was originally proposed. Mr. Taylor said that if the rest of the lots are developed in keeping with the detention plan, then they can replat Lot 1 as buildable; otherwise, this lot will be used for detention.

ACTION TAKEN

Commissioner Dodgen made a motion to approve plat with Lot 1 being labelled as "unbuildable." Commissioner Maples seconded and all voted in favor.

C. Planned Unit Developments (PUD)

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

Matthew Sprinkle was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this development was in order. He stated preliminary PUD has been granted. He said they investigated moving some of the parking closer to units but topography issues prevented this from being done. Staff recommended in favor.

ACTION TAKEN

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

2. Preliminary PUD Plan for The Lodges at the Great Smoky Mountains, 2222 Whistling Wind Way, Gary Norvell – Norvell & Poe Engineers.

Kacie Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is the overall plan that the Commission required before any other finals for phases were granted. He said there are four phases B – E, basically a building in each phase. A proposed timetable was projected for construction of the four phases. He pointed out that the temporary sales office the Commission wanted a timeline for removal is on the schedule to be removed after building 9 is approved, which is Phase C in May of 2022. Discussion ensued. Many felt unclear on assurances that the building would be removed. Many dates were discussed and some pointed out the time chart seemed in conflict with the dates proposed. Commissioner Maples felt it should be removed in the first quarter of 2022 as the timetable showed in flow chart section.

ACTION TAKEN

Commissioner Maples made a motion to approve the request subject to the temporary sales building being removed in the first quarter of 2022 and/or discontinued to be used as a sales office. Commissioner Taylor

seconded and all voted in favor.

3. Final PUD Plan for The Lodges at the Great Smoky Mountains, Phase A, 2222 Whistling Wind Way, Gary Norvell – Norvell & Poe Engineers.

Kacie Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said this is building 8 and the last of Phase A. He reported no major changes from preliminary PUD approval. He said a letter of credit is needed for the roads and the master meter must be moved.

ACTION TAKEN

Commissioner Dodgen made a motion to approve Final PUD plan for Phase A with a letter of credit needed for the roads of that phase and the master meter being relocated. Commissioner Taylor seconded and all voted in favor.

D. Site Plans

1. Holiday Inn of Pigeon Forge – Pedestrian Bridge, Site Plan, 2905 Parkway, Matthew Sprinkle – Civil & Environmental Consultants, Inc.

This item was withdrawn.

E. Requests for Rezoning

1. None.

F. Miscellaneous Requests or Required Actions

1. Proposed amendment to Article III, Sections 317 (Floor Area) of the Pigeon Forge Zoning Ordinance replacing the current definition of "Floor Area" used in the calculation of Floor Area Ratio (FAR) in commercial districts, Staff.

STAFF RECOMMENDATION

Staff Planner Taylor said that issues have arisen after questions about how to handle “balconies” (and the like) for multi-floor buildings in calculating Floor Area Ratio (FAR). He stated the ordinance only mentions “covered porches” to be included. He reminded the Commission that BZA interpreted that balconies should not be counted in FAR calculations, but that the ordinance should be changed to be clearer. He continued that a workshop was held and the Commissioners felt “heated floor space” should only be counted and the proposed change to the definition of “Floor Area” now reflects that. Staff recommended the ordinance change as submitted.

ACTION TAKEN

Commissioner Kyker made a motion to recommend the proposed zoning amendment to the City Commission. Commissioner Tweed seconded and all voted in favor.

- 2. Proposed amendment to Article IV, Section 408.6.4 of the Pigeon Forge Zoning Ordinance eliminating the required need for Planning Commission approval in reviewing additional graphics requests, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor reminded the Commission that in 2018 the ordinance was changed to allow businesses to have “additional graphics” on their building and not be counted as signage. He said the ordinance was written to have the Planning Commission review and act on each request; but since the calculations of additional graphics is a formula, it has become clear that staff can review and approve these request like other signage type request. He said as discussed in a workshop, it has become unnecessary for each request to come before Planning Commission. Staff recommended the ordinance change with allows staff to review and approve additional graphic requests.

ACTION TAKEN

Commissioner Rutledge made a motion to recommend the zoning text amendment to City Commission. Commissioner Taylor seconded and all voted in favor.

3. Proposed amendment to the Appendices of the Pigeon Forge Zoning Ordinance eliminating Sketch C (For Varying Intermediate Heights) used to guide the calculation of maximum building height for multiple buildings, Staff.

STAFF RECOMMENDATION

Staff Planner Taylor said in determining a maximum height of a building, the appendices of the ordinance have Sketches A, B, and C to use as guides and that Sketches A and B are utilized often. He continued that Sketch C is a confusing formula for multi-buildings that has not been utilized by staff to determine building height, but recently, a development was trying to utilize that formula to exceed maximum height limits. He reminded the Commission that the BZA interpreted that their interpretation was incorrect, but also felt that the Sketch should be eliminated to avoid future problems. Staff recommended the removal of Sketch C from the ordinance.

ACTION TAKEN

Commissioner Taylor made a motion to recommend the zoning text amendment to City Commission. Commissioner Tweed seconded and all voted in favor.

Planning Region Items

A. Subdivisions

- 1. None.**

B. Planned Unit Developments (PUD)

- 1. Preliminary PUD Plan of Wears Valley Tiny Home Village, Wears Valley Road & Trace Way, Donna Cantrell – Cantrell Engineering & Surveying.**

Joseph McCarthy was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that the Commission has been considering this for months. He stated that the main issue has been that they are proposing an RV park off steep substandard private roads. He said the latest plans are converting RV spaces to tiny homes which staff feels is more practical for the area. He said environmental health has approved on-site sewage plans and reserve areas, which they are not developing within. Staff said the plans are in order to recommend Preliminary PUD approval.

ACTION TAKEN

Commissioner Dodgen made a motion to approve Preliminary PUD plans for the development. Commissioner Maples seconded and all voted in favor.

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 4:00 p.m.

Stephen Houser, Chairman

Attest: _____