

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY MAY 23, 2023, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Tony Kyker- Vice Chairman  
Jeff Dodgen  
Tony Watts  
Brenda Tweed  
Mark Rutledge

MEMBERS ABSENT

Stephen Houser

OTHERS PRESENT

Jeremy Puckett, Jake Robbins, Rod McCarter and others.

David Taylor – City Planner  
Joe Barrett – Staff Planner  
Jason Baiamonte  
Nathan Rowell – Attorney

**PLANNING COMMISSION**

CALL TO ORDER

PUBLIC COMMENT FROM CITIZENS

Vice-Chairman Tony Kyker asked for public comment.

APPROVAL OF MINUTES

Commissioner Watts made a motion to approve the minutes from April 25, 2023.  
Commissioner Tweed 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 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 approved.

#### ACTION TAKEN

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

### ***C. Planned Unit Developments (PUD)***

- 1. Revised Preliminary Plan, The Ruby Apartments, 227 Sharon Drive, Jeremy Puckett, CEC, Inc**

#### STAFF RECOMMENDATION

Staff Planner Taylor stated The Ruby Apartments is a revised Preliminary PUD, located at 227 Sharon Drive in a C-2 (Tourist Commercial) District. The plan includes one 36,510 square feet structure. Three stories are proposed with sixteen, one- bedroom room apartments on each floor. The revised plan is a relocation of the building and elimination of the parking underneath the structure. Staff recommended approval.

ACTION TAKEN

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

***D. Site Plans***

- 1. Comfort Inn and Suites, Site Plan, 3712 Parkway, Jeremy Puckett, CEC.**

STAFF RECOMMENDATION

Staff Planner Taylor stated Comfort Inn and Suites is a proposed plan for a laundry and maintenance building. The 912 square feet building will be located in the back and will not affect the required parking. Staff recommended approval.

ACTION TAKEN

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

- 2. Three Bears Gem Mine, Site Plan, 2865 Parkway, Jeremy Puckett, CEC.**

STAFF RECOMMENDATION

Staff Planner Taylor stated Three Bears General Store and Pigeon Forge Gem Mine is proposing a structure to connect the second floor of the two buildings. The connector will cross a property line and a plat has been submitted with a defined easement. Staff recommended approval.

ACTION TAKEN

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

***D. Requests for Rezoning***

- 1. None.**

**E. *Miscellaneous Requests or Required Actions***

- 1. Proposed amendment to Section 409.8 of the Pigeon Forge Zoning Ordinance.**

STAFF RECOMMENATION

Staff Planner Taylor stated the landscape amendment is being presented as discussed in the workshop. The purpose is to allow a more creative landscaping design and conform to the requirements of The Right Tree for the Right Place.

ACTION TAKEN

Commissioner Watts made a motion to recommend this request to City Commission. Commissioner Rutledge seconded and all voted in favor.

**Planning Region Items**

**A. *Subdivisions***

- 1. None.**

**B. *Planned Unit Developments (PUD)***

- 1. None**

**C. *Site Plan***

- 1. None**

**D. *Requests for Rezoning***

**E. *Miscellaneous Requests or Required Actions***

- 1. None.**

ADJOURNMENT

The meeting was adjourned at 3:09 p.m.

\_\_\_\_\_  
Stephen Houser, Chairman

Attest: \_\_\_\_\_