

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY MAY 24, 2022, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

Brenda Tweed

OTHERS PRESENT

Jerry Hanson, Jeremy Puckett, Joe Carpenter, Brandon Williams, Sarah Jo Bounds, Stephen Hurlbut, Jeff Farrell, WC Whaley, Brennon Garrett, Mimi Kulp, Ryan Cullen, Others.

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

**PLANNING COMMISSION**

CALL TO ORDER

PUBLIC COMMENT FROM CITIZENS

Chairman Houser asked for public comment. None expressed.

APPROVAL OF MINUTES

Commissioner Watts made a motion to approve the minutes from April 26, 2022 and May 13, 2022. Commissioner Rutledge seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

**City of Pigeon Forge Items**

***A. Special Events***

1. None.

***B. Subdivisions***

1. None.

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

1. **Final PUD Plan of Alpine Mountain Village PUD, Phase 6A (4 units), off Sugar Hollow Road, Jeremy Puckett – CEC, Inc.**

Mr. Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that the preliminary plan for the entire phase has been approved by the Commission. He continued they are seeking final PUD plan for 4 units in Phase 6A. He said they are on existing roads and utilities have been approved for the cabins. He added they will all be two or three bedroom cabins and parking will be pervious pavers.

ACTION TAKEN

Commissioner Watts made a motion to approve the Final PUD Plan for Units 1 - 4 of Phase 6A. Commissioner Rutledge seconded and all voted in favor.

2. **Final PUD Plan of AC Hotel and Staybridge Suites, Phase 1 (104 rooms), Jake Thomas Boulevard, Mathew Brazille – CEC, Inc.**

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said that the preliminary plan for the entire development (both hotels) has been approved by the Commission. He stated that the hotels/site plans can function individually, so Phase 2 will likely be handled as a site plan. He reported they are seeking final PUD plan for Phase 1 since the two phases are currently on one lot but will be subdivided soon. Staff said the final is in order and recommended final PUD plan of Phase 1.

ACTION TAKEN

Commissioner Dodgen made a motion to approve Final PUD Plan for Phase 1. Commissioner Watts seconded and all voted in favor.

**3. Final PUD Plan International Residence Hall, Phase II (304 Occupants), 2955 Veterans Boulevard, Brad Boettcher.**

He item was represented.

STAFF RECOMMENDATIONS

Staff Planner Taylor said that Phase 1 is nearing completion and they are seeking final PUD plan for phase 2 which will house 304 individuals. He reported that everything: access, parking, detention, etc. is shared with Phase 1. Mr. Taylor said the plan is in order and recommended final plan for this phase.

ACTION TAKEN

Commissioner Watts made a motion to approve Final PUD Plan for Phase 2. Commissioner Rutledge seconded and all voted in favor.

**4. Preliminary PUD Plan of Cambria Hotel, Phases 1 & 2 (213 total rooms), Jake Thomas Boulevard, Margaret Butler – McCarty, Holsapple, & McCarty.**

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor stated that this is for another two hotel PUD on Jake Thomas Road. He said they are seeking preliminary and final will be done in two phases. He reported hotels will share drives and propose accesses

on Jake Thomas Road and into the city parking lot. He said they will share amenities as well. He added they will use pervious pavers in their drainage plan. Staff recommended preliminary approval.

ACTION TAKEN

Commissioner Rutledge made a motion to approve Preliminary PUD Plan, Phases 1 & 2. Commissioner Watts seconded and all voted in favor.

**5. Revised Preliminary PUD Plan of Veterans Overlook (9 cabins), Lee Cardwell Circle, Kacie Huffaker – Compass.**

Steven Hurlbut represented this request.

STAFF RECOMMENDATION

Staff Planner Taylor reported they have an approved preliminary yet are seeking revised preliminary plan for this development. He said they are proposing the same number of cabins but locations differ, parking plan has changed, and they reduced walkways. He reminded the Commissioners about the slope challenges of the property. He said staff will likely ask for final in two phase to limit grading and future plan revisions. He continued they will be utilizing underground detention. Staff recommended revised preliminary PUD plan.

ACTION TAKEN

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

**6. Preliminary PUD Plans of Mill Springs Lodge of Laurel Crest Resorts (68 new units), 2628 Laurel Crest Lane, Jeremy Puckett – CEC, Inc.**

This item was withdrawn before the meeting.

***D. Site Plans***

- 1. None.**

***E. Requests for Rezoning***

- 1. B S & J Enterprises, approximately 11-acre portion of Tax Map 83, Parcels 123 & 900 feet of R-O-W of Ridge Road and 430 feet of R-O-W of Proposed Jake Thomas Extension, Intersection of Ridge Road and Rolen Hollow Roads, R-1 (Low Density Residential) District to C-6 (Mixed-Use Commercial) District.**

The item was represented.

#### STAFF RECOMMENDATION

Staff Planner Taylor said the property is located at Ridge Road and the new bridge for Jake Thomas Extension. He reported a portion of this large lot east of Ridge Road is already zoned C-6 and they now request the rest to be rezoned C-6. He stated the Proposed Jake Thomas Extension will run through the property and the developer is working with the city to upgrade utilities for 350 multi-family units. He continued the new infrastructure would support the requested zoning district. Staff recommended in favor.

#### ACTION TAKEN

Commissioner Watts made a motion to recommend C-6 as in the proposed zoning map amendment to City Commission. Commissioner Dodgen seconded and all voted in favor.

### ***F. Miscellaneous Requests or Required Actions***

- 1. Proposed text amendment to the Pigeon Forge Zoning Ordinance Article IV (General Provisions), Section 407.3.2.2 regarding freestanding building separation in a Planned Unit Development (PUD), Staff.**

#### STAFF RECOMMENDATION

Staff Planner Taylor said the Planning Commission workshopped this item after the latest bout of wildfires. He continued that the Fire Department and others were part of this workshop. He reminded the Commissioners that the consensus was to increase building separation in a PUD from the current 20 feet of separation to 30 feet for public safety. He stated the proposed text amendment before them accomplishes that and staff recommended it.

ACTION TAKEN

Commissioner Watts made a motion to recommend to City Commission the proposed zoning text amendment to Section 407.3.2.2 increasing freestanding building separation from the current 20 (twenty) feet to 30 (thirty) feet of separation. Commissioner Dodgen seconded and all voted in favor.

- 2. Proposed amendment to City of Pigeon Forge Subdivision Regulations, Article III (General Requirements and Minimum Standards of Design), Section G.1.d (Page 34) regarding freestanding building separation in a Planned Unit Development (PUD), Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor expressed that this is related to the previous item as it would make the zoning and subdivision text in concert with each other. He added both use the same language in their PUD sections. He reported that the section currently has a minimum building separation of 20 feet and per the workshop would suggest a 30 feet building separation. He made Commissioners aware (if approved) this amendment it would immediately become effective and the text document will be changed by staff. Staff recommended the subdivision text amendment of 30 feet freestanding building separation in a PUD.

ACTION TAKEN

Commissioner Watts made a motion to approve a subdivision text amendment of Section G.1.d to 30 (thirty) feet freestanding building separation from the current 20 (twenty) feet in a Planning Unit Development. Commissioner Rutledge seconded and all voted in favor.

- 3. Proposed amendment to the Pigeon Forge Municipal Code Title 2 (Boards & Commissions), Chapter 3 (Special Events Administrative Review) regarding number of (non-profit) special events, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor said this item was also workshopped by the Planning Commission. He reminded Commissioners that this is part of municipal code for special events. He stated that currently one permit is allowed (per calendar year) longer than the usual three days for non-profit special events. He added that after some discussion at the workshop the consensus was that a second one could be allowed by approval of the Planning Commission but not part of the Special Event Administrative (Department) Review approvals. He read the proposed amendment and recommended in favor.

ACTION TAKEN

Commissioner Dodgen made a motion to recommend the proposed municipal code amendment to City Commission. Commissioner Rutledge seconded and all voted in favor.

**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.**

Ryan Cullen with WC Whaley represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor stated that some of the lot sizes had to increase due to critical slope regulations of the county zoning. He continued they propose a public road which is showing grade within the limits. He said staff has concerns about access into some of the steep lots and will ask for them shown by final including grade data. Staff recommended preliminary plat.

ACTION TAKEN

Commissioner Dodgen made motion to approve Preliminary Plat for the subdivision but with driveway profiles being submitted by final. Commissioner Watts seconded and all voted in favor.

***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.

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Stephen Houser, Chairman

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