

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY MAY 25, 2021, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser – Chairman  
Tony Kyker  
Jeff Dodgen  
Ken Maples

MEMBERS ABSENT

Mark Rutledge  
Brenda Tweed

OTHERS PRESENT

Mike Suttles, Matthew Sprinkle, Jeremy Puckett, Dixon Greenwood, Jeff Ferrell, Mimi Kulp, Darby Campbell, Luke Ellis, Brad Boettcher, Kacie Huffaker, Amanda Greene, Nancy Blake, 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.
2. Old business.
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 4, Cherokee Valley Drive, Orlando Martinez.**

No one was present to represent the item.

## STAFF RECOMMENDATIONS

Staff Planner Taylor explained that most of the lots on the river side in this subdivision have received a variance to have a 20 feet front setback. He explained building closer to the street allows a reasonable buildable area while ensuring no encroachment into the floodway. Staff recommended in favor.

## ACTION TAKEN

Commissioner Kyker made a motion to approve a 20 feet front setback instead of the required 30 feet in a R-2 district. Commissioner Dodgen seconded and all voted in favor.

### **B. Appeal of staff decision that a jeep rental and pickup service does not qualify as a customary home occupation under Section 701.5 in an R-2 district, Ellis Jeep Rental Mobile Pickup and delivery – 3373 Forge Hideaway, Luke Ellis.**

Luke Ellis and others were there to represent the request. He said they would store all vehicles off-site, outside of the city limits and are going to use this address for only office space.

## STAFF RECOMMENDATION

Staff Planner Taylor said that he had been working with the applicants to update a site plan at an existing multi-tenant business on Veterans Blvd to have this jeep rental business. He reported they abandoned that idea and now want to conduct the business out of a R-2 district. He said the only business allowed in an R-2 district under Section 701.5 is "customary home occupations" which is generally for limited office space for off-site businesses like cleaning cabins. He continued that although they claim this will be an off-site business they report plans to store the jeeps at this location. Mr. Taylor said that this would be "external evidence" of the business and added that this type of outside storage is what can cause disruption in the neighborhoods. Discussion ensued. The applicant reported/agreed to have/store all vehicles off-site and outside city limits.

## ACTION TAKEN

Commissioner Maples made a motion to approve this request subject to vehicles being stored off-site and no external evidence of the rental business

at the Forge Hideaway address and meeting all provisions of that section of the ordinance. Commissioner Dodgen seconded and all voted in favor.

4. 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 Dodgen made a motion to approve the Planning Commission minutes for the meeting from April 27, 2021. Commissioner Maples seconded and all voted in favor.

### OLD BUSINESS

David Taylor gave an update on Xtreme Racing. He said he met with them and they are hiring someone to certify that sound decibels are meeting requirements.

### NEW BUSINESS

## **City of Pigeon Forge Items**

### ***A. Special Events***

- 1. Southeastern Shrine Association – Parade, Saturday, August 14<sup>th</sup>, 2021, Parkway Parade Route, Bruce Ridley (Public Property).**

No one was present.

### STAFF RECOMMENDATION

Staff Planner Kreis said this is the same parade route as in 2019. He

stated the Special Events Administrative Review recommended the event.

ACTION TAKEN

Commissioner Maples made a motion to approve the special event.  
Commissioner Kyker 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.**

No one was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that the Dry Fork Interceptor sewer line will be installed by July. He said there are still some wetlands, stormwater, and easement issues that need to be worked through before final but that staff can recommend preliminary plat.

ACTION TAKEN

Commissioner Maples made a motion for preliminary plat approval.  
Commission Dodgen seconded and all voted in favor.

**2. Relocation Plat of Ridgetop Resort, Phase 1, Lot 3-23, Rod McCarter – CEC, Inc.**

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor stated this was developed before coming into the city. He said they are asking to bring one of the platted undeveloped lots from the back of the development to near the entrance. Staff recommended in favor.

ACTION TAKEN

Commissioner Dodgen made a motion to approve final plat.  
Commissioner Maples seconded and all voted in favor.

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

**1. Final PUD Plan for Safe Harbor, Camp Margaritaville RV Park and Phase I, Cate Road, Matt Sprinkle – CEC Engineering.**

Matt Sprinkle represented the item.

STAFF RECOMMENDATION

Staff Planner Taylor said they are requesting final for a portion of the campsites (103 spaces), but not the campsites in back or the hotel. He continued that are calling this phase one which is on the plan. Staff recommended in favor of phase one.

ACTION TAKEN

Commissioner Dodgen made a motion to approve Final PUD Plan for phase one. Commissioner Maples seconded and all voted in favor.

**2. Preliminary PUD Plan of Dollywood International Housing and Office Space, Dollywood Lane, Brad Boettcher – General Engineering Company.**

Mr. Boettcher was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that this development is for J1 housing and will be able to house 756 workers/people. He said there are two residential buildings, vehicle parking, bike parking, stormwater detention, but solid waste will be taken off-site. Staff recommended preliminary PUD plan.

ACTION TAKEN

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

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

Kacie Huffaker was present.

#### STAFF RECOMMENDATION

Staff Planner Taylor said that they proposing adding 6 cabins to this phase which is now Section three. He reported that 3 are added to existing road in the front on phase 5 and 3 cabins to the back and a road extension. Staff recommended in favor of preliminary PUD plan

#### ACTION TAKEN

Commissioner Dodgen made a motion to approve preliminary PUD for Phase 5, Section 3. Commissioner Maples seconded and all voted in favor.

#### ***D. Site Plans***

##### **1. The Tower Shops at the Mountain Mile – Exotic Car Rental, Pedal Tours, and Outdoor Axe Throwing, Revised Site Plan, 2655 Teaster Lane, Dixon Greenwood.**

Dixon Greenwood was present.

#### STAFF RECOMMENDATION

Staff Planner Taylor stated they are revising the site plan to add several things including outdoor axe throwing, car rentals, ice staking, and a pedal car route. He specified that no alcohol will be on pedal cars or at the outdoor axe throwing. Staff recommended in favor.

#### ACTION TAKEN

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

##### **2. Westgate Marketing, LLC. – Request for a Temporary Use Permit (OPC Location), Site Plan, 172 Old Mill Avenue, Amanda Greene.**

Amanda Greene was present.

#### STAFF RECOMMENDATION

Staff Planner Taylor said this site plan was for a temporary use kiosk for a one year OPC permit. He said issues have been worked through and the

site they propose no longer interferes with operations of the existing infrastructure. Some Commissioners had concerns with the grass in front of the kiosk, blocking the sidewalk, and reminded the applicant that they could not approach or shout at people on the sidewalk. Amanda Green said she understood.

ACTION TAKEN

Commissioner Kyker recommended in favor of the site plan but cannot block sidewalk. Commissioner Maples seconded and all voted in favor.

**3. Proposed Tiny Home Overnight Rental, Site Plan, corner of Veterans Boulevard and Dixie Avenue, Mike Suttles – Land Surveying Services.**

Mike Suttles was present.

STAFF RECOMMENDATION

Staff Planner Taylor said this is a small challenging lot left over when Veterans Blvd was widened. He stated they propose a tiny home rental and two parking spaces. He added that a parking space in the ROW has been removed. Staff recommended in favor of the site plan.

ACTION TAKEN

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

**4. The Lodge at Mill Creek, Revised Site Plan, 3785 Parkway/119 E. Mill Creek Road, Mike Suttles – Land Surveying Services.**

Mike Suttles was present.

STAFF RECOMMENDATION

Staff Planner Taylor said they propose minor changes to this existing hotel including indoor pool and guest laundry. He said they are still working through solid waste plan issues but staff can recommend the site plan revision but shared access/solid waste easement needs to be recorded.

### ACTION TAKEN

Commissioner Maples made a motion to approve the site plan subject to recorded shared easements being received before building permits are issued. Commissioner Dodgen seconded and all voted in favor.

#### ***E. Requests for Rezoning***

- 1. Travis Bradley, approximately 1.17 acres at 2155 Mullendore Lane (Tax Map 72P B, Parcel 36.01) and 300 feet of ROW of Mullendore Lane, R-1 (Low Density) 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. Ogle Property, approximately 13.2 acres at Tax Map 94, Parcel 166.02, West Mill Creek Road, R-2 (High Density Residential) District to C-6 (Mixed Use Commercial) District.**

This item was withdrawn before the meeting.

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

- 1. Request for de-annexation of approximately 2.5 acres over four properties at 450, 454, 458, and 460 Troy Drive (Tax Map 950, Group A, Parcels 16, 17, 18, & 19), Nancy Blake and Others.**

Nancy Blake and others represented the item.

### STAFF RECOMMENDATION

Staff Planner Taylor said these properties are located at the end of Troy Drive and that one must exit the city limits to get to them. He added there is no public water or sewer available at the properties and would be



extremely difficult to serve. He explained the residents have asked to be out of the city and staff recommends the de-annexation.

#### ACTION TAKEN

Commissioner Dodgen made a motion to recommend the de-annexation request to City Commission. Commissioner Maples seconded and all voted in favor.

### **2. Request for de-annexation of approximately 1.5-acre parcel – Wier Farm Subdivision, Lot 5, Wier Farm Way, Staff.**

No one represented the item.

#### STAFF RECOMMENDATION

Staff Planner Taylor stated this request for de-annexation is a portion of the recent Montgomery Farm annexation on Henderson Road. He said this lot was determined to be a separate lot that fronts on Wier Farm Way and none of the other lots in this subdivision are in the city. Mr. Taylor reported the property owner requested this and staff recommends de-annexation.

#### ACTION TAKEN

Commissioner Maples made a motion to recommend the de-annexation request to City Commission. Commissioner Dodgen seconded and all voted in favor.

## **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 was deferred from last month due to multiple issues and unanswered questions but reminded the Commission action is needed this month per state law. He said that staff recommends denying the plat do to issues with design created by Laurel Creek, on-site septic challenges, and an unsafe drive easement through the proposed cul-de-sac. He said developers are working through the issues and can submit again with a better design.

ACTION TAKEN

Commissioner Dodgen made a motion to deny the preliminary plat request. Commissioner Maples seconded and all voted to deny.

***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 Dodgen made a motion to adjourn. Commissioner Maples seconded and all voted in favor.

The meeting was adjourned at 4:00 p.m.

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Stephen Houser, Chairman

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

