

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY JUNE 22, 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

Mike Suttles, Dixon Greenwood, Jeff Ferrell, Mimi Kulp, Bob Krusenklous, Jay Patel, Tom Marsh, Rod McCarter, Ryan Cullen, Jerry Hanson, Others.

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

**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 May 25, 2021. Commissioner Maples seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

**City of Pigeon Forge Items**

***A. Special Events***

- 1. Southeastern Shrine Association – Parking, Friday, August 13<sup>th</sup>, 2021, LeConte Parking Lot, Bruce Ridley (Public Property).**

The item was not represented.

STAFF RECOMMENDATION

Staff Planner Taylor said LeConte Center did not book, so it is okay for them to use the parking lot one last time for parking trailers and their obstacle course. He continued that there was a couple of items of the special events administrative review agenda that had to do with food trucks. He said that there may need to be a workshop on how to handle food trucks in the future in relation to special events.

ACTION TAKEN

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

***B. Subdivisions***

- 1. None.**

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

- 1. Final PUD Plan for Eagle’s Ridge Phase 5, Section 3 (6 cabins), Osprey Way, Kacie Huffaker – Robert Campbell and Associates.**

This item was withdrawn.

- 2. Preliminary PUD Plan for Veterans Overlook, Lots 1-9, Lee Cardwell Circle, Marcus Whaley – WC Whaley, Inc.**

Ryan Cullen was present for the item.

STAFF RECOMMENDATION

Staff Planner Taylor said that they have preliminary approval and are seeking final PUD plan. He reminded them that there are 9 cabins that are accessed by walking trails. He said fire department still needs to approve turn-a-round, but he said staff can recommend final PUD plan. He noted that they plan to submit for final PUD plat next month, at which time that issues need resolution and staff will need final PUD documents.

ACTION TAKEN

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

**3. Preliminary PUD Plan for Little Forge Resort, 2624 Laurel Crest Lane, James Quarve – XBT, LLC.**

James Quarve was present.

STAFF RECOMMENDATION

Staff Planner Taylor said there is 16 duplex buildings that many of which are accessed by walking paths. He reported there is very challenging topography at the site with many retaining walls proposed. He added they have an emergency access off Laurel Crest Lane for fire protection. He stated they are proposing drainage to be a combination of underground and pervious pavers. Staff recommended in favor of preliminary PUD plan.

ACTION TAKEN

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

**4. Final PUD Plan for Sequoia Road Development, Phase 1 (Cabins 1 – 6), 2890 Sequoia Road, Jeremy Puckett, CEC Engineering.**

Rod McCarter represented the item.

STAFF RECOMMENDATION

Staff Planner Taylor reported that they are still awaiting SSR reports on utilities. He said they are currently asking for final for six cabins on the existing Sequoia Road and where utilities are available. He continued that dumpsters would come in the later phases. Staff recommended final for these six cabins only.

ACTION TAKEN

Commissioner Maples made a motion to approve Final PUD Plan for the six cabins. Commissioner Dodgen seconded and all voted in favor.

***D. Site Plans***

**1. Smoky Mountain Adventure Rides - ATV Rentals, Site Plan, 120 Plaza Drive, Bob Krusenklaus.**

Bob Krusenklaus was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is an existing building where they propose 24 ATV rentals. He pointed out they will have two in front for display and the rest must be stored in the back or inside. He stated all the vehicles must be street legal with Tennessee tags. He said they need a dumpster and the Sanitation Department have a certified letter stating they will have a location and plan by 90 days.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the site plan subject to a solid waste plan within 90 days. Commissioner Dodgen seconded and all voted in favor.

**2. Bear Camp Realty Office, Site Plan, 3110 Priscilla Heights Lane, Jeremy Puckett, CEC, Inc.**

Rod McCarter was present.

STAFF RECOMMENDATION

Staff Planner Taylor said they are converting a house to office space. He reported they have added adequate parking for office use. He continued that staff needs an updated drainage letter stating the increase from the parking will be zero at the property line.

ACTION TAKEN

Commissioner Dodgen recommended in favor of the site plan subject to a revised drainage letter and/or plan. Commissioner Rutledge seconded and all voted in favor.

**3. Old Time Pottery Storage Expansion, Site Plan, 2735 Teaster Lane, Dixon Greenwood.**

Dixon Greenwood was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that they are proposing a 7,830 square feet addition to the existing building for storage. He said the revised plans also revises their solid waste plan adding a few dumpsters. Staff recommended in favor.

ACTION TAKEN

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

**4. Jay Patel Condos, Site Plan, 129 Sugarfoot Way, Gary Best - Best & Associates Architect.**

Gary Best was present.

STAFF RECOMMENDATION

Staff Planner Taylor said they are proposing a building with 17 units. He continued that the site is tight but that their FAR is less than one as in regulations. He said before any building permits are issued that an easement needs to be recorded for the Sanitation Department to travel on private road Sugarfoot Way to empty their dumpsters.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the site plan.  
Commissioner Rutledge 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 Residential) to R-2 (High Density Residential) District.**

The item was not represented.

STAFF RECOMMENDATION

Staff Planner Taylor said that this request would be encroachment into an established single family residential neighborhood and staff cannot recommend.

ACTION TAKEN

Commissioner Kyker made a motion to deny the request and not to recommend any zoning map change to this property. Commissioner Tweed seconded and all voted to deny.

- 2. Margaret Loy and Others, approximately 17.2 acres over 15 parcels (Tax Map 94D, Group F, Parcels 38, 38.01, 39, 45, & 47 and Tax Map 94E, Group C, Parcels 13 & 14 and Tax Map 94 E, Group D, Parcels 10, 10.01, 10.03, 11, 12, 13, 15 & 16) and 1,130 feet of ROW of Householder Street, 270 feet of ROW of Forest Street, 230 feet of ROW of Sevier Avenue, and 970 feet of ROW of Dollywood Lane, R-1 (Low Density Residential) to R-2 (High Density Residential) District.**

This item was not represented.

STAFF RECOMMENDATION

Staff Planner Taylor said these properties are the smattering of remaining R-1 properties of an area that has been encroached on by commercial for years. He continued that there is C-6 zoning to the west and north, and C-4 zoning the east and south. He felt R-2 zoning would provide a buffer

between the commercial zones. He added that there is not much sense of neighborhood left in this area; many of houses are currently being used as rentals, some of the lots are a cemetery, and others TVA easement areas. Staff recommended these lots for rezone to R-2.

ACTION TAKEN

Commissioner Maples made a motion to recommend the proposed map amendment to City Commission subject to all property owners being contacted by second reading. Commissioner Dodgen seconded and all voted in favor.

**3. Deborah J. Ogle, approximately 1.6-acre portion of Tax Map 94, Parcel 126.02, Pine Mountain Road, R-1 (Low Density Residential) to R-2 (High Density Residential) District.**

Deborah Ogle was present and said that the nearby Arrowhead Resort is noisy and feels the property should be rezoned R-2.

STAFF RECOMMENDATION

Staff Planner Taylor said this is a newly created lot off of their property and does not adjoin an R-2 district and would be spot zoning. He said staff could not recommend.

ACTION TAKEN

Commissioner Maples made a motion to recommend the rezone to City Commission if they can get the properties between this property and an R-2 district to agree to join the request. Commissioner Dodgen seconded and all voted in favor.

**4. Tom Marsh, approximately 1.2 portion of Lot 1 of Tom Marsh Property (parts of Tax Map 93, Parcels 140 & 141), 3120 Chapel Way, R-2 (High Density Residential) to C-6 (Mixed-Use Commercial) District.**

Tom Marsh was present.

STAFF RECOMMENDATION

Staff Planner Taylor said the property is located on Chapel Way near Wears Valley Road. He stated the lots have recently been re-subdivided and the property owner would like the ability to expand under the C-6 zoning. He added the portion of the newly created Lot 1 that fronts Wears Valley Road is already zoned C-6. Staff recommended in favor of the map amendment.

ACTION TAKEN

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

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

- 1. None.**

**Planning Region Items**

***A. Subdivisions***

- 1. None.**

***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 4:10 p.m.

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Stephen Houser, Chairman

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