

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY JUNE 27, 2023, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

Tony Watts

OTHERS PRESENT

Jeremy Puckett, Jake Robbins, Rod McCarter and others.

David Taylor – City Planner  
Loreto Ferrada- Assistant City Planner  
Joe Barrett – Staff Planner  
Nathan Rowell – Attorney

**PLANNING COMMISSION**

CALL TO ORDER

PUBLIC COMMENT FROM CITIZENS

Chairman Tony Stephen asked for public comment.

APPROVAL OF MINUTES

Commissioner Tweed made a motion to approve the minutes from May 23, 2023 with one correction. Subdivision item #1 was approved. Commissioner Rutledge seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

**City of Pigeon Forge Items**

***A. Special Events***

- 1. Office of Special Events – Patriot Festival, Tuesday, July 4<sup>th</sup>, 2023, Patriot Park, Jon Elder.**

STAFF RECOMMENDATION

Mr. Elder discussed the activities and lineup for the annual Patriot Festival.

ACTION TAKEN

Commissioner Rutledge made a motion to approve the request.  
Commissioner Kyker seconded and all voter in favor.

***B. Subdivisions***

- 1. NONE.**

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

- 1. Preliminary PUD Plan, Gateway to the Smokies, Mill Creek Road, Jeremy Puckett – CEC, Inc.**

STAFF RECOMMENDATION

Staff Planner Taylor stated Gateway to the Smokies is a Final PUD for a proposed expansion of an existing campground located on Conner Heights Road. The tract is 2.25 acres and will include sixteen campsites, utilities, circulation and detention. The preliminary was approved subject to signage to require RV's to turn left onto Conner Heights rather than West Mill Creek Road. The plan is complete and staff recommended approval

ACTION TAKEN

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

**2. Revised Final PUD Plan, The Ruby Apartments, 227 Sharon Road, Jeremy Puckett, CEC, Inc.**

STAFF RECOMMENDATION

Staff Planner Taylor stated the Ruby Apartments is a revised Final PUD, located at 227 Sharon Drive in a C-6 (Mixed-Use Commercial) District. The plan includes one 36,510 square foot 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 Tweed made a motion to approve the request.  
Commissioner Kyker seconded and all voted in favor.

**3. Final PUD Plan, Heritage Hills Cabins and RV Park, Heritage Hills Drive, David Hurst – Robert Campbell & Associates.**

STAFF RECOMMENDATION

Staff Planner Taylor explained the revised Heritage Hills re-plat of four lots and extension of Southern Sign Way. The re-design appears to function better than the original plan and staff can recommend approval.

ACTION TAKEN

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

**4. Final PUD Plan, Holiday Inn Club Vacations, Inc, 2757 Teaster Lane, Robert Campbell & Associates.**

## STAFF RECOMMENDATION

Holiday Inn Vacations is a revised Final PUD Plan for Phase I and located on Teaster Lane in a C-4 District. The revision includes moving Building 3 approximately 50 feet and closer to Teaster Lane. The relocation will create an encroachment into the drainage easement shown on the plan. The revised plan has been reviewed by CDM Smith and determined the revised plan will not adversely affect drainage in this area. Staff will recommend approval. Chairman Houser asked if this would affect the functionality of the water flow of the area? and Staff Taylor advised not according to the engineering report.

## ACTION TAKEN

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

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

#### **1. Sky Pirates & Mermaids Putt Putt, Site Plan, 2380 Parkway, Gary Best – Best & Associates Architects.**

## STAFF RECOMMENATION

Staff Planner Taylor explained Sky Pirates is an indoor mini golf building currently under construction at 2380 Parkway. The approved plan included a full access entrance at the intersection across from Teaster Lane subject to approval from TDOT. A traffic study was required by TDOT and determined a northbound storage lane would be required to allow left a turn into the business. The state has not currently approved the plan and there are several issues with allowing turn lanes to one business. Another issue with the site is the city received a CMAQ grant, to provide accessible crosswalks to that area and the city has spent money in the beautification of the center median. The developer of the property stated that they had taken steps into building the property with the understanding that the turning lane would be approved and there would be a substantial cost to change. The commission had concerns about the already congested area getting worse, as well as this setting a precedent for other businesses to request a turning lane just to their business.

## ACTION TAKEN

Commissioner Dodgen make the motion to table the matter until the next meeting in order to allow TDOT to receive the engineering plan and to allow the Street Superintendent and Traffic Control Technician to attend and the next meeting and provide more information. Commissioner Rutledge seconded and all voted in favor.

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

- 1. Woralak Kalyawongsa, a 14-acre parcel (Tax Map 106A B 15.00) and a portion of 151.5-acre parcel (Tax Map 106, Parcel 17.00), Rush Branch Road (near Parkway and Conner Heights Road), R-1 (Low Density Residential) and C-2 (Tourist Commercial) to C-6 (Mixed-Use Commercial).**

## STAFF RECOMMENATION

Staff Planner Taylor explained Villatel Village is a rezoning request for two parcels located on Rush Branch Road. Currently, one tract (Parcel 15 of Tax map 106A B) is 13.97 acres and located in a C-2 District and one (Tax Map 17 of Tax Map 106) is approximately 150 acres is located in both the R-1 and C-6 Districts. The request is to rezone both parcels to C-6 for the purpose of developing a PUD with 159 short term rentals. SSR has reviewed a preliminary utility plan and a complete build will require upgrades to the existing sewer on the Parkway. Taylor also stated issues concerning the C-6 request, as this zoning allows building heights to reach up to 70 feet and this could cause the development to create a looming eye sore at the north end of the parkway and deter from the natural beauty of the area. The developer and the engineers for the project advised that they needed such a height due to having to accommodate homes in a very steep slope area. Planner Taylor advised that the model needs to be adjusted that produced the heights for the development, as the wrong formula has been used and C-4 would then be better, once the correct formula is used. Commissioner Dodgen asked if possible could the zoning be done in phasing, along with the phasing of the development. The engineers and the developer advised that this would not be a good option for them, for it could be possible that at some point down the line a phase not be approved and then would have more issues. The engineers had concerns with the rezoning coming before the site plan submittal and Planner Taylor advised that the preliminary site plan has been reviewed and that staff had many concerns that have not been

addressed. Chairman Houser also pointed out the allowable uses in C-6 might be too broad to fit the intention of the development so C-4 would be a better fit for the development. Taylor also advised the correct formula would show a C-4 Height of 35 feet. The engineers asked if they went with the C-4, would they be able to ask for variances? and Chairman Houser advised that would be addressed on a site by site request, and not possible to address now. Chairman Houser advised the board would need to see the new calculations for the houses, with the proper calculation, before zoning could be addressed. Commissioner Rutledge also mentioned the need to answer the comments on the Site Plan so that commission could have the best understanding of the scope of the development.

#### ACTION TAKEN

Chairman Houser made the recommendation to the engineers and the developer to withdraw the petition, and update the site plan and zoning request with the proper calculations, and present next month. They were in agreement with this request. The request was withdrawn.

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

#### **1. Consideration of revised Municipal Floodplain Damage Prevention Ordinance.**

#### STAFF RECOMMENDATION

Staff Planner Taylor advised the need for the update to the existing Flood Plain Ordinance and the role of Floodplain Manager being undertaken by Staff Planner Ferrada. Planner Ferrada explained the need to update the existing ordinance, per FEMA request, to make it more robust and more encompassing of the requirements that must be met for the accurate management of the Floodplain. Ferrada noted new definitions added, as well as the need to assign a titled employee as Floodplain Manager, and the updated fees. Joe Barret advised the Floodplain Ordinance serves as part of overlay zoning in the zoning districts/plats affected by the Floodplain/Floodway.

ACTION TAKEN

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

**Planning Region Items**

***A. Subdivisions***

1. None.

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

1. None.

***C. Site Plans***

- 1.** None.

***D. Requests for Rezoning***

1. None.

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

1. None.

6. Adjournment.

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Stephen Houser, Chairman

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