

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY JUNE 28, 2022, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

OTHERS PRESENT

Jerry Hanson, Jeremy Puckett, David Hurst, Phil Campbell, Stephen Hurlbut, Brandon Williams, Sarah Jo Bounds, Jeff Farrell, Mimi Kulp, Kacie Huffaker, Robert Campbell, Chad Ayers, 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 May 24, 2022. Commissioner Tweed seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

**City of Pigeon Forge Items**

***A. Special Events***

- 1. Smoky Mountain Jeep Club – Great Smoky Mountain Jeep Invasion, Thursday, August 25<sup>th</sup> through Saturday, August 25<sup>th</sup>, 2022, LeConte Center – Teaster Lane, Kevin Carlson (Public Property).**

Phil Campbell explained the minor changes to LeConte grounds and parking areas for this growing annual event.

STAFF RECOMMENDATION

Staff Planner Kreis said that this is an annual event and that the city department administrative review committee recommends the event.

ACTION TAKEN

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

- 2. Knoxville Track Club – Pigeon Forge Midnight 8K, Saturday, August 6<sup>th</sup>, 2022, Parkway, Stephanie Bailey (Public Property).**

No one was present for this event.

STAFF RECOMMENDATION

Staff Planner Kreis said that this is an annual event and that the city department administrative review committee recommends the event.

ACTION TAKEN

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

- 3. CT Townsend Ministries – Arise Youth Conference, Monday, July**

**18<sup>th</sup> through Friday, July 22<sup>nd</sup>, 2022, LeConte Center, Cindy Burr (Public Property).**

Phil Campbell explained this growing LeConte Center youth event. He said the event has grown such that the basketball recreation was moved outdoors.

STAFF RECOMMENDATION

Staff Planner Kreis said that this is an annual event that has moved some activities outside, and that the city department administrative review committee recommends the event.

ACTION TAKEN

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

***B. Subdivisions***

- 1. None.**

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

- 1. Final PUD Plan of Cambria Hotel, Phases 1 (118 rooms), Jake Thomas Boulevard, Margaret Butler – McCarty, Holsaple, & McCarty.**

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor stated that the preliminary PUD plan of two hotels was approved last month and are now seeking approval of one hotel for phase one. He said they added a temporary solid waste plan and some circulation for this phase. He reported the changes left them a seven parking spaces deficit of the regulation for phase one. Mr. Taylor continued that this must be fixed in case phase two is never built. Staff recommended in favor but that a revised site plan must be submitted with 7 more parking spaces before building permits are issues for phase one.

ACTION TAKEN

Commissioner Watts made a motion to approve the Final PUD Plan for Phase One subject to a revised site plan being submitted with 7 more parking spaces for Phase One before any building permits issued. Commissioner Dodgen seconded and all voted in favor.

**2. Final PUD Plan and Plat of Eagles Ridge PUD, Phase 5 Section 3 (6 lots), Osprey Way, Kacie Huffaker – Robert G. Campbell & Associates.**

David Hurst was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is for final PUD plan and plat of Section 3 which is six cabins added to either end of the Phase 5. He stated the solid waste has also been updated in this section. He added that this has ongoing for months due to stormwater issues regarding the whole phase which are now resolved. Staff recommended in favor with Purple Marlin Way being complete before building permits issued.

ACTION TAKEN

Commissioner Watts made a motion to approve Final PUD Plan for Phase 5, Section 3 subject to Purple Marlin Way being completed before building permits being issued. Commissioner Dodgen seconded and all voted in favor.

**3. Revised Final PUD Plan of Veterans Overlook, Phase 1 (4 cabins), Lee Cardwell Circle, Kacie Huffaker – Compass.**

Kacie Huffaker was present.

STAFF RECOMMENDATIONS

Staff Planner Taylor said that revised preliminary PUD was granted last month. He stated that final was asked for in phases as to limit land disturbance in this proposed development with steep topography. He continued they seek 4 cabins in phase one. Staff recommended in favor with a bond or letter of credit being received for drive, parking, and detention.

ACTION TAKEN

Commissioner Watts made a motion to approve Final PUD Plan of Phase One subject to a bond or letter of credit being received for drive, parking, and detention. Commissioner Rutledge seconded and all voted in favor.

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

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor reported this is a proposed additional phase to this long standing development. He said parking met standards when large PUD development parking standards were utilized. He said the utilities were modelled by SSR engineers and existing infrastructure can handle this proposal. He said that solid waste was recently added and staff recommended preliminary approval.

ACTION TAKEN

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

**5. Preliminary PUD Plans of Tanasi Resort (136 new units), 222 Whistling Wind Way, Robert Campbell – RGCA, Inc.**

Withdrawn before the meeting.

***D. Site Plans***

**1. Townplace Suites for Riverwalk Park, LLC (130 rooms and 148 seat restaurant), Site Plan, Teaster Lane, Greg Houston Presnell – CEC, Inc.**

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor reminded the Commissioners about the recent height limit interpretation for this hotel. He said they propose 130 rooms that will share the detention with Food City development. He added the solid waste was recently moved away from the city greenway. He said the site plan was in order and recommended in favor.

ACTION TAKEN

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

***E. Requests for Rezoning***

- 1. Chad Ayers Property, approximately .48 acres at 2354 Henderson Springs Road (Tax Map 82, Parcel 86.05), Henderson Springs Road, R-1 (Low Density Residential) District to R-2 (High Density Residential) District.**

Chad Ayers was present. He said he bought the property as an overnight rental and only found out it did not meet zoning for overnight rental when he tried to sell it. He said the property is more valuable as an overnight rental.

STAFF RECOMMENDATION

Staff Planner Taylor said the property was annexed into the city to get sewer, yet the previous owner never extended the sewer as in the Plan of Services. He reported everything within the city limits adjoining this property is R-1. He reported this rezoning request is similar to others that the Commission considered spot zoning and denied. Staff recommended that the zoning map not be amended. Commissioner Houser added this is classic spot zoning and de-annexation would be a better option.

ACTION TAKEN

Commissioner Watts made a motion to recommend to City Commission to keep the property as R-1 and deny the proposed map amendment. Commissioner Rutledge seconded and all voted to deny the zoning map amendment.

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

1. None.

## Planning Region Items

### *A. Subdivisions*

1. None.

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

1. **Final Re-Plats of Smoky Mountain Ridge PUD, Section 2, Lots 51A - B, 52 A - B, 61 A - B, 62 A - B, Smoky Ridge Way, David Hurst – RGCA, Inc.**

This request was withdrawn before the meeting.

### *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 3:28 p.m.

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Stephen Houser, Chairman

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