

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY JULY 25, 2023, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

Brenda Tweed

OTHERS PRESENT

Jerry Hanson, Brandon Williams, Lonnie Higgins, Gary Regan, Duane Rainbolt, Sara Jo Bounds, Jake Robbins, Mike Smelcer, Ross Ogle, Jeremy Puckett, 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 Stephen Houser asked for public comment.

APPROVAL OF MINUTES

David Taylor spoke to a correction that was made in the minutes. Commissioner Watts made a motion to approve the minutes from June 27, 2023 with one correction. Commissioner Rutledge seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Personal Best Racing – Smoky Mountain Sprint Triathlon, Saturday, September 16th 2023, Pigeon Forge Community Center and Greenway (Public Property).**

Personal Best Racing – Smoky Mountain Sprint Triathlon, Saturday, September 16th 2023, Pigeon Forge Community Center and Greenway (Public Property). This was removed, as the event has been denied by Special Events Committee, for it is at the same time as Rod Run.

B. Subdivision

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. Revised Final PUD Plan for Appalachian Springs Trout Farm & Campground, Phase II, 370 Ogle Drive, Jeremy Puckett, CEC Inc.**

STAFF RECOMMENDATION

Appalachian Springs Trout Farm is revised final Phase II for a campground approved in December 2019. The site is 9.16 acres located at 370 Ogle Drive in a C-6 (Mixed-Use Commercial) District. The site will include a 2,000 square foot structure, seventy-five RV sites, one bath house and swimming pool. There have been updates, including the drainage plan and appears to be in order. Staff recommended approval.

ACTION TAKEN

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

2. Preliminary PUD Plan, Three Bears Warehouses, C.A. King Boulevard, Jeremy Puckett, CEC, Inc.

STAFF RECOMMENDATION

Three Bears Warehouses is a proposed Preliminary PUD and redesign of a warehouse development approved in 2012. Three buildings from the previous plan were constructed but the final plan was never completed. The redesign includes replacing older existing structures with two warehouses. The plan meets preliminary approval but more detail regarding circulation, solid waste, landscaping and detention is needed before final.

ACTION TAKEN

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

D. Site Plans

1. The Inn at Christmas Place, Courtyard Remodel, 119 Christmas Tree Lane, Houston Hill.

STAFF RECOMMENDATION

The Inn at Christmas Place is a redesign of the court yard area in front of the hotel. The plan includes revised landscaping with the use of pervious pavers, the addition of fire pits and retaining walls. Staff recommended approval.

ACTION TAKEN

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

2. Jurassic Tymes, Site Plan, 1341 Wears Valley Road, Mike Suttles, – Advanced Land Solutions.

STAFF RECOMMENDATION

Jurassic Tymes received site plan approval in July 2022. The plan was approved subject to final stormwater plan review and administrative

approval. Since the meeting, the 22,000 square foot mini golf area with 63 parking spaces has been constructed without permits, and the stormwater plan and large graphics have been added to the sight without approval. The issues with this proposed plan include permits have ever been applied for, and they are operating without a business license. Ross Ogle advised they had received a letter from engineer Bill Rosen advising everything in order. Planner Taylor advised plans were not submitted and a letter is not sufficient. The drainage plan did not meet stormwater requirements and a fine was issued for failure to obtain a land disturbance permit. Staff recommend denying the plan.

ACTION TAKEN

Commissioner Watts made a motion to deny the request until plans are submitted and allow the planning department to review and approve administratively. They also must not open until plans are approved. Commissioner Dodgen seconded and all voted in favor.

3. **Pigeon Forge Coffee House Site Plan, 506 Maple Lane, Marcus Whaley – WC Whaley, Inc.**

STAFF RECOMMENDATION

Pigeon Forge Coffee House is an existing building, recently rezoned to C-6 and located at 506 Maples Lane. The building is 2000 square feet and will provide indoor seating only. There are eight parking spaces shown. Staff can recommend approval.

ACTION TAKEN

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

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

STAFF RECOMMENDATION

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 turns into the business. The state has not currently approved the plan and there are several issues with allowing turn lanes to one business. The plan was tabled in June. Duane Rainbolt and Gary Regan spoke to the impact of the proposed turning lane. Duane advised grant money was used for the crosswalk and can't just be taken out. He also advised that the mast arm poles have been ordered and are arriving to replace the older arms at some of the intersections and the City would be sitting on these expensive arms that could not be used, around \$400,000. He also advised that a non-signalized turn lane will disrupt the flow of traffic in a section of the parkway that is already a bottleneck and create a safety concern. Gary Regan spoke about the safety issue stating the turning lane would not have visibility for oncoming traffic and would be turning blindly. Timing for the lights will be further compromised in the area and will cause problems the entire length of the parkway, into Sevierville. Staff recommended to deny the application.

ACTION TAKEN

Commissioner Rutledge made a motion to deny the request.
Commissioner Kyker seconded and all voted in favor.

E. Requests for Rezoning

- 1. None.**

E. Miscellaneous Requests or Required Actions

- 1. None.**

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.

Stephen Houser, Chairman

Attest: _____