

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY JULY 27, 2021, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser – Chairman  
Tony Kyker  
Jeff Dodgen  
Ken Maples  
Mark Rutledge

MEMBERS ABSENT

Brenda Tweed

OTHERS PRESENT

Mike Smelcer, Jeff Ferrell, Mimi Kulp, Rod McCarter, Alan Hill, Jerry Hanson, Jeremy Puckett, Dale Carr, Kacie Huffaker, Don Gibson, Mike Malka, Alan Hill, 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

Chairman Houser asked for those wanting to speak during public comment period:

- Don Gibson said he wanted to speak against the Sequoia PUD development on the agenda. He said the road is 19 feet wide and cannot handle 150 new units. He added that some of the roads that would be utilized by this development are not public. He asked the matter be tabled until the traffic is studied.

- Steve Russell was worried about the traffic that would be created by the Sequoia PUD development. He said the children staying at the Clabo Campground cross where traffic would exit to Wears Valley Road. He asked if a crosswalk could be considered across Sequoia Road at their campground.
- Alan Hill said he is in favor of the AT&T wireless facilities on the agenda.

With one else coming forward, Chairman Houser closed the public comment period.

### APPROVAL OF MINUTES

Commissioner Maples made a motion to approve the Planning Commission minutes for the meeting from June 22, 2021. Commissioner Rutledge seconded and all voted in favor.

### OLD BUSINESS

None.

### NEW BUSINESS

#### **City of Pigeon Forge Items**

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

- 1. None.**

##### ***B. Subdivisions***

- 1. Final PUD Plat for Veterans Overlook, Lots 1 – 9, Lee Cardwell Circle, Marcus Whaley – WC Whaley, Inc.**

The item was represented.

### STAFF RECOMMENDATION

Staff Planner Taylor said this 9 cabin development has already received final PUD plan and now are seeking final PUD plat approval. He said that the plat is in order and staff has reviewed the PUD documents as per final PUD plan approval. Staff recommended in favor of final plat.

### ACTION TAKEN

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

**2. Re-Subdivision of Lots 3 & 4 of the Stirrup Lane Subdivision into Lots 3R1, 3R2, & 3R3, Stirrup Lane, Tim Wallace – Wallace Surveying Company.**

Dale Carr represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that the request is for two lots to become 3 lots. He stated that the lots meet the minimum standards for an R-1 district. He added that the topography is challenging and as per standard practice for Planning Commission no variance can be recommended for newly created lots. He said that the applicant plans to build at the required R-1 setbacks.

ACTION TAKEN

Commissioner Maples made a motion to approve the request subject to no variances for setbacks being given for these lots in the future. Commissioner Dodgen seconded and all voted in favor.

***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.**

Kacie Huffaker represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that Section 3 is basically adding six additional cabins at the beginning and end of Section 2. He said that staff is still waiting on a revised drainage plan for these two sections. He recommended in favor of Section 3 but that no building permits issued before the revised drainage/stormwater plan has been approved.

ACTION TAKEN

Commissioner Maples made a motion to approve the Final PUD Plan subject to no building permits being issued until storm water staff has

approved a revised drainage/stormwater plans for Sections 2 & 3. Commissioner Rutledge seconded and all voted in favor.

**2. Final PUD Plan for Sequoia Road Development, Phase 2 (Cabins 7 – 14), Sequoia Road, Jeremy Puckett – CEC Engineering.**

Jeremy Puckett was present for the item.

STAFF RECOMMENDATION

Staff Planner Taylor said the development has received preliminary PUD plan approval for the whole development and final PUD plan for phase one which was 6 cabins. He reported the sewer line is installed and water is available. He understood the citizen concerns but the property has been zoned R-2 for a long time and this development fits the R-2 zoning. He said this month, staff can recommend Phases 2 & 3 which is 27 cabins. He continued that staff wants Phase 3 because the solid waste plan is in that phase and the cabins will need the dumpster. Discussion ensued. Commissioners Rutledge and Maples had concerns about the traffic there. Commissioner Maples wondered if a traffic study could be done. Mr. Puckett said a preliminary traffic study could be done but a full traffic study is very expensive and the preliminary should give the information needed.

ACTION TAKEN

Commissioner Maples made a motion to approve Final PUD Plan for Phase 2 & 3, with no building permits for Phase 3 until a traffic study is complete; but the Phase 3 solid waste plan must be installed. Commissioner Rutledge seconded and all voted in favor.

**3. Final PUD Plan for Michael Malka Apartments, 404 Henderson Chapel Road, Kacie Huffaker – Robert Campbell & Associates.**

Mike Smelcer and Kacie Huffaker were present for the request. Mr. Smelcer said the plans have received several approvals and that he is concerned that the requested changes to the plans have been overly burdensome on his client. Mrs. Huffaker explained the sight distance chart and said that adjustments could be made to the grading plan as needed.

STAFF RECOMMENDATION

Staff Planner Taylor reported the three building development has preliminary PUD plan approval but that sight distance (from the proposed ingress/egress to the corner of the property on Henderson Chapel Road) was to be further assessed/adjusted as needed by final. He continued that sight distance is still a staff concern, but said after driving that corner, cars will be at a fairly low rate of speed when they approach the intersection. Discussion ensued. Many agreed that the bank at the corner could be graded more if sight distance was a problem.

#### ACTION TAKEN

Commissioner Maple made a motion to approve Final PUD Plan subject to working with staff to obtain an adequate sight distance to the corner. Commissioner Rutledge seconded and all voted in favor.

#### **4. Preliminary PUD Plan for Tanasi Resorts (formerly The Lodges, Grand Crowne and other names), Whistling Wind Way, Gary Norvell – Robert Campbell & Associates.**

This item was withdrawn before the meeting.

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

##### **1. Dollywood Radio Tower, Site Plan, Dollywood Lane, Jeremy Puckett – CEC, Engineering.**

Jeremy Puckett was present.

#### STAFF RECOMMENDATION

Staff Planner Taylor said this is a proposal to basically move internal communication network within the park and staff received a letter (distributed to Commissioners) stating it will not interfere with any telecommunications in the area. He said that per the ordinance they must post a bond or letter of credit for 20% of the total cost of the tower.

#### ACTION TAKEN

Commissioner Dodgen made a motion to approve the site plan subject to a bond or letter of credit. Commissioner Kyker seconded and all voted in favor.

- 2. AT&T – Small Wireless Facility, Site Plan, 3040 Veterans Boulevard, Cody Taylor – MasTec Network Solutions.**
- 3. AT&T – Small Wireless Facility, Site Plan, 250 Carlstown Drive, Cody Taylor – MasTec Network Solutions.**
- 4. AT&T – Small Wireless Facility, Site Plan, 114 Community Center Drive, Cody Taylor – MasTec Network Solutions.**

Alan Hill from AT&T was present.

#### STAFF RECOMMENDATION

Staff Planner Taylor asked that agenda Items 2 – 4 of Site Plans be handled together. He explained the nature and areas of each of these small wireless facility which he reports are a pole (similar to light pole) and in one area is a light pole. He said they must post a bond or letter or credit for 20% total cost of the poles.

#### ACTION TAKEN

Commissioner Maples recommended in favor of Site Plans Items 2 – 4 subject to a bond or letter of credit. Commissioner Rutledge seconded and all voted in favor.

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

- 1. None.**

#### ***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. Carolyn Walker, approximately 1.8-acre parcel (Tax Map 105, Parcels 1.13), Little Cove Road, R-1 (Rural Residential) District to C-1 (Rural Commercial) District.**

The item was not represented.

STAFF RECOMMENDATION

Staff Planner Taylor said that this request was spot zoning and thought the area should be studied to see if more properties should be added to create a zoning district. Staff recommended against the map change.

ACTION TAKEN

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

***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:\_\_\_\_\_