

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, AUGUST 22, 2023, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

MEMBERS ABSENT

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

OTHERS PRESENT

Jerry Hanson, Lonnie Higgins, Sara Jo Bounds, Jake Robbins, Mike Smelcer, Ross Ogle, Jeremy Puckett, Chuck Blalock, Durand Hacker, Rod McCarter, Mimi Kulp 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

Commissioner Watts made a motion to approve the minutes from July 25, 2023. Commissioner Tweed seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

1. None.

B. Subdivision

1. **Final Subdivision of McMahan Road Lot 11, Jeremy Puckett – CEC, Inc.**

STAFF RECOMMENDATION

David Taylor advised that this application for subdivision had been withdrawn from the agenda, as it was not ready for review and will be resubmitted in September.

C. Planned Unit Developments (PUD)

1. **Preliminary PUD Plan of Alpine Mountain Village PUD, Phase 6C, off Sugar Hollow Road, Jeremy Puckett – CEC, Inc.**

STAFF RECOMMENDATION

Alpine Village Phase 6C is a Preliminary PUD for an additional phase with two building sites. The proposed cabin locations will have a maximum number of three bedrooms and meet the 30 feet separation requirement. Staff recommends preliminary approval.

ACTION TAKEN

Commissioner Watts made a motion to approve the preliminary PUD plan for phase 6C. Commissioner Dodgen seconded and all voted in favor.

2. **Final PUD Plat, Veterans Blvd Cabin Development, 1090 Pinyon Circle, Rod McCarter – CEC, Inc.**

STAFF RECOMMENDATION

Veterans Blvd Cabin Development is a Final PUD plat for three lots approved in October 2022. The plan was approved subject to the road being constructed before plat approval, because of road widening at the entrance. The construction is complete with the exception of

paving. Staff can recommend approval subject to submittal of a performance bond for paving and landscaping, as well as the estimate for the work. The plat approval had been held until the construction was finished for the driveway.

ACTION TAKEN

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

3. Final PUD Plat for Sequoia Road Development, Phase 3 (Cabins 31, 53-82), Sequoia Road, Jeremy Puckett – CEC Engineering.

STAFF RECOMMENDATION

Sequoia Phase 3 is a Final PUD plat request for thirty-one sites and two private roads. Staff has been waiting on other phases to be substantially complete before moving forward with Phase 3 and now appears to be ready to review. The hold had been placed until the traffic study had been completed, signage to be placed on the roadway, and the stormwater requirements met. Staff recommends approval for plat recording. Commissioner Kyker asked if this was the last phase, Staff advised that yes, it was the final.

ACTION TAKEN

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

D. Site Plans

1. Dollar General Market, Site Plan, Waldens Creek, Will Robinson – Will Robinson & Associates.

STAFF RECOMMENDATION

DG Market is located on Walden's Creek Road in a C-3 (Neighborhood Commercial) District. The proposed plan includes one 12,480 square feet structure with a net floor area of 7,733 square feet and located on a 2.23 acres. 61% is being used as the floor area. Thirty-nine (39) parking spaces are required and forty (40) provided. Above ground detention is located in front of the property and drainage calculations have been provided and approved. There had been an issue with the location of the dumpster, but before the meeting, an agreement has

been reached to move the dumpster to the rear parking area, allowing the truck to back in more easily with an additional turn-around added. Staff can recommend approval subject to the revised site plan, with the new location for the sanitation area. Once that has been submitted and approved, the plan can move forward. Chairman Houser asked if the new location would include heavy duty pavement, he was advised that it would.

ACTION TAKEN

Commissioner Watts made a motion to approve. Commissioner Tweed 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) and C-4 (Planned Unit Commercial).**

STAFF RECOMMENDATION

Woralak Kalyawongsa (Villatel Village) is a rezoning request for two parcels located on Rush Branch Road. Currently, one tract (Parcel 15 of Tax Map 106A B) with 13.97 acres is located in a C-2 District and one (Tax Map 17 of Tax Map 106) with approximately 150 acres is located in both the R-1 and C-6 Districts. The request is to rezone both parcels to C-4 and C-6 for the purpose of developing a PUD with 159 short term rentals. Staff has been working with the developers and has reached a resolution to the rezoning. It will include C-4 along the ridge line, roughly 1000 ft., lessening visibility from the parkway, as well as along the perimeter of the development. The C-4 allows for height as 35 feet. C-6 zoning will be located along the center, due to steep topography, with a maximum height of 70 feet. There was a question about the formula used for maximum height calculation and it was requested that it be noted that the maximum height is actually the average height of finished grades and measured to mid-point of the roof.

ACTION TAKEN

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

F. Miscellaneous Requests or Required Actions

1. Chairman Houser re-introduced the turning lane at Sky Pirates Miniature Golf. No new information was introduced. The submittal had been denied as of the last meeting, however, a decision was made to allow the developer to resubmit the plans next month.

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.

E. Miscellaneous Requests or Required Actions

1. None.

Adjournment.

Stephen Houser, Chairman

Attest: _____