

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY AUGUST 23, 2022, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

Brenda Tweed

OTHERS PRESENT

Jerry Hanson, Bob McManus, Jeremy Puckett, Allen Dewyse, Fred Frishe, Mimi Kulp,
Others.

David Taylor – City Planner
Karl Kreis – Assistant City Planner
Joe Barrett – Staff Planner
Nathan Rowell – City Attorney

BOARD OF ZONING APPEALS

1. Call to order.

Chairman Houser called the meeting to order and recognized that there was a quorum.

2. Old business.

None.

3. New Business.

A. Request for Uses Permitted on Review to have a day care center under Section 711.3.4 in a C-6 district, Adventures Childcare Center – 2920 Veterans Boulevard, Jeff Blalock.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor explained that this request is a conversion from a residence to a day care facility. He reminded the Board it must meet the requirements for Section 711.3.4. and that it has the necessary fencing, trees, and pick up area under that section. Mr. Taylor continues it will still need site plan approval later in the agenda. Staff recommended in favor.

ACTION TAKEN

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

B. Request for variance to allow a 20 feet front yard setback instead of the required 30 feet in an R-2 district, Cherokee Valley Subdivision, Lot 1, Cherokee Valley Drive, Matthew Kaminsky

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor explained that most of the lots in this subdivision on the creek side have received variance due to excessive slopes. He continued that this is consistency with variances granted for this subdivision and recommended for it.

ACTION TAKEN

Commissioner Kyker made a motion to allow a 20 feet front setback instead of the required 30 feet for Lot 1 of Cherokee Valley Subdivision. Commissioner Dodgen seconded and all voted in favor

C. Request after receiving approval under Section 402.1 for continuation of a non-conforming parking count to expand the non-conforming parking, Island Drive Lodge – 2760 Parkway, Mahavir Patel.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor explained the item has been before them previously to remove seven parking space, while removing seven rooms. He said the parking has long been existing non-conforming for parking. He added they now are requesting removing 13 more rooms and 13 more parking space. He said the ratio of rooms to parking will remain the same and staff feels there should be no change to overall parking needs.

ACTION TAKEN

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

D. Request for variance of PUD setback to allow a 5 feet perimeter setback instead of the required 25 feet in a C-4 district, 125 Music Mountain Drive, Robert McManus – Forge Hotel Partners, LLC.

Bob McManus was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is a similar request to one before them and granted. He continued the C-4 district has a 25 perimeter setback and this is a flag type lot that is narrow at the entrance. He stated they would like a restaurant near the front where narrow and on one side ask for a 5 feet setback. He added the lot presents topography issues as well. Chairman Houser added the lot is irregularly shaped which is a condition for granting variance. Mr. Taylor said that staff recommends that the 5 feet only be for a 125 section along the building and not to be carried to the rear area of the lot where there is more room. He said additional the lot should be platted as such.

ACTION TAKEN

Commissioner Rutledge made a motion to approve a 5 feet perimeter setback along the proposed restaurant for 125 feet as shown on site plan and to be platted with the setback reduction. Commissioner Kyker seconded and all voted in favor.

The meeting was adjourned at 3:15

PLANNING COMMISSION

CALL TO ORDER

PUBLIC COMMENT FROM CITIZENS

Chairman Houser asked for public comment.

Mr. Allen Dewise spoke to the Planning Commissioners about the electric bike rental business that he wants to bring to the Red Roof Mall in Pigeon Forge.

APPROVAL OF MINUTES

Commissioner Watts made a motion to approve the minutes from July 26, 2022. Commissioner Dodgen seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Pigeon Forge Rotary Club – Craft Fair, Saturday, October 1st through Sunday, October 30th, 2022, Patriot Park, Roy Helton (Public Property)..**

Fred Frishe was present

STAFF RECOMMENDATION

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

ACTION TAKEN

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

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. Final PUD Plat of Veterans Overlook, Phase 1, Veterans Boulevard, Steven Hurlbut.**

STAFF RECOMMENDATION

Staff Planner Taylor stated that the Final Plat meets regulations and the lot have PUD plan approval.

ACTION TAKEN

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

- 2. Final PUD Plan of Embassy Suites Hotel (168 rooms), 395 Jake Thomas Road (Tax Map 83, Parcel 90.02), Lawrence Emery – NE Group.**

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said preliminary PUD has been granted. He said the design is much the same, with the retaining wall was moved out of the setback. Staff recommended in favor of final PUD plan.

ACTION TAKEN

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

- 3. Preliminary PUD Plan of Upper Middle Creek Cabins (Custom Crafted), Upper Middle Creek Road, Jeremy Puckett – CEC, Inc.**

Jeremy Puckett represented to request.

STAFF RECOMMENDATIONS

Staff Planner Taylor said the site is tight and odd shaped but meets preliminary PUD standards. He did add the ingress/egress is angled and should be more 90 degrees to Upper Middle Creek Road. He added that per site visit this can be accomplished and recommended that be done by final. Staff recommended preliminary PUD.

ACTION TAKEN

Commissioner Kyker made a motion to approve Preliminary PUD Plan with the ingress/egress being 90-degree to collector by final PUD. Commissioner Dodgen seconded and all voted in favor.

D. Site Plans

1. Adventures Childcare Center, Site Plan, 2920 Veterans Boulevard, Seth Schweitzer – Oysk3 Architects.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor reminded the Commission this was approved by BZA for the use in a C-6 district. He stated that the site plan was mostly in order. He said one was the entrances is being close per Veterans Corridor action. Staff recommended approval per sidewalk being repaired by the property owner.

ACTION TAKEN

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

2. Dragon X Super Tracks, Site Plan, 2898 Parkway, Jeremy Puckett – CEC, Inc.

The item was represented.

STAFF RECOMMENDATION

Staff recommended the item be tabled until the September meeting.

ACTION TAKEN

Commissioner Dodgen made a motion to table the request until the September meeting. Commissioner Watts seconded and all voted in favor.

3. Hillside Subdivision Lot 23R Duplex, Site Plan, 526 Royal Coachman Drive, Brennon Garrett – The Land Surveyors, Inc.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor stated this item was denied last month and Commission requested better architecture connection between structures. He continued that has been received by staff and recommended the site plan.

ACTION TAKEN

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

4. Wears Valley Warehouses, Site Plan, Wears Valley Road, Jeremy Puckett – CEC, Inc

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor stated the item was redesigned a couple times as difficulties presented themselves from shared access and drainage easements with adjacent O'Reilly's. He continued the entrance off the entrance easement needed to be further away from TDOT road and the plan changed again. Staff recommended in favor of latest site plan.

ACTION TAKEN

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

E. Requests for Rezoning

1. None.

F. Miscellaneous Requests or Required Actions

1. **Request for electric bicycle rental facility to operate within the city limits of Pigeon Forge – Multiple locations, Staff.**

Mr. Allen Dewyse answer several questions about the type of bikes available and what he plans to rent. He said he wants to do it the right way through a store instead of on-line that he feels provides more oversight.

STAFF RECOMMENDATION

Staff Planner Taylor said he has gotten multiple request for these electronic bicycles and worries about the safety of where these bikes can travel since city codes prohibits them on sidewalks and they may not be safe for Parkway or greenway. After much discussion, staff recommended tabling the item until it can be workshopped.

ACTION TAKEN

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

Planning Region Items

A. Subdivisions

1. None.

B. Planned Unit Developments (PUD)

1. None.

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 3:50 p.m.

Stephen Houser, Chairman

Attest: _____