

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY SEPTEMBER 22, 2020, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser - Chairman
Tony Kyker
Ken Maples
Jeff Dodgen
Mark Rutledge
Brenda Tweed

MEMBERS ABSENT

Laura Taylor

OTHERS PRESENT

Brandon Williams, Matt Sprinkle, Jeremy Puckett, Kacie Huffaker, Jerry Hanson, Mimi Kulp, Steve Young, Dixon Greenwood, Robin Turner, Larry McNutt, Mike Smelcer.

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.
2. Old business.
3. New Business

A. Request for Interpretation of the Pigeon Forge Zoning Ordinance, Section 503 and Section 401.1, Intersection of Valley Drive and Rena Street – Flanagan Addition Subdivision, Lot 65, Brennon Garrett.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said they are proposing adding a garage to their house and have a setback of 19 feet 2 inches from Rena Street. He explained the house is on a corner lot and the garage would be on the secondary frontage (Rena Street). He continued that per Section 503 the setback requirement for a secondary frontage in a R-1 is 22.5 feet. He said the existing house is setback (on that street) at 19' 2" and was likely developed/approved under an earlier ordinance. Staff interprets per Section 401.1 that the continuation of a non-conforming could allow the same setback as that originally approved.

ACTION TAKEN

Commissioner Maples made a motion that continuing the garage at the existing house setback is allowable under Section 401.1 and can be setback at 19 feet 2 inches on Rena Street as shown. Commissioner Rutledge seconded and all voted in favor.

The meeting was adjourned at 3:10 p.m.

PLANNING COMMISSION

CALL TO ORDER

Chairman Houser called the meeting to order.

PUBLIC COMMENT FROM CITIZENS

No one came forward for public comment.

APPROVAL OF MINUTES

Commissioner Dodgen made a motion to approve the Planning Commission minutes for the meeting from August 25, 2020. Commissioner Tweed seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. His Place Christian Store – A Walk for Jesus - Demonstration of Love, E. Wears Valley Road, Parkway, Saturday, September 26th, 2020, 5:00 P M to 7:00 P M, Charlotte Bise (Public Property and Police Support).**

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said there have been two applications for marches the same day but different times and locations. He reported they agreed to combine them and have it at the time and route listed. He said it has been before the city department administrative review committee which recommends the event.

ACTION TAKEN

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

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. Final PUD Plan for Roberts' Cabins (7 cabins), 2654 Valley Heights, Marcus Whaley – WC Whaley, Inc.**

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor stated that per preliminary approval the solid waste plan has been improved and okayed by Sanitation Department. He said that the utility plan and final detention plans has been received and approved as well. Staff recommended final PUD plan.

ACTION TAKEN

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

2. Final PUD Plan for The Lodge at Bear Cove Falls (29 bedroom cabin), Dollywood Lane, Kacie Huffaker – Norvell and Poe Engineers.

Kacie Huffaker was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor gave background on the various proposed uses for the area. He said that now they are proposing a 29-bedroom cabin and that preliminary PUD plan has been granted. He reminded the Commission that there is no solid waste plan, that this will be handled as part of the Bear Cove PUD development with their compactor, which Sanitation Department approves. Staff recommends final PUD plan.

ACTION TAKEN

Commissioner Kyker made a motion to approve Final PUD Plan.
Commissioner Rutledge seconded and all voted in favor.

3. Final PUD Plan for Safe Harbor, Camp Margaritaville RV Park and Hotel (79 rooms), Cate Road, Matt Sprinkle – CEC Engineering.

Matt Sprinkle was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said this has been granted preliminary PUD plan. He reported that the emergency exit onto Troy Drive was not feasible. He stated there is not much change in the proposed final plan from the last preliminary plan approval, but continued that SSR must approve lift station improvements before this project can move forward. He also reported that the city may be helping with these upgrades.

ACTION TAKEN

Commissioner Dodgen made a motion to approve Final PUD Plan but that no building permits issued until details of the lift station improvements have been worked out. Commissioner Rutledge seconded and all voted in

favor.

4. Revised Preliminary PUD for Citicommunities, LLC. PUD Development (887 units & Commercial Center), Millers Way, Matt Sprinkle – CEC Engineering.

Matt Sprinkle was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor reviewed the revised preliminary PUD plan saying that there are not many changes from the approved preliminary. He said there will be ten phases and the workforce housing has been eliminated. He said there will be a City Commission workshop to work out utility details. Staff recommended revised preliminary PUD plan.

ACTION TAKEN

Commissioner Maples made a motion to approve Revised Preliminary PUD Plan. Commissioner Rutledge seconded and all voted in favor.

5. Revised Preliminary PUD of Timber Oaks Resorts PUD (74 Yerts), 2771 Veterans Boulevard, Kacie Huffaker – Norvell and Poe Engineers.

Kacie Huffaker was present.

STAFF RECOMMENDATION

Staff Planner Taylor detailed the changes to the preliminary plan. He said that a one-way exit road, recreation and other amenities were added. He said they are showing an amphitheater in the cell tower fall zone which will need to be relocated by final. He continued that they request final PUD/building permits on two yerts. He stated the ordinance is unclear as to when building permits can be issued. He feels that having a couple yerts built may be a good idea; to see if they work before considering final approval of the whole development (72 more yerts). Staff recommended revised preliminary PUD and final of the two yerts highlighted on the plan (51 & 52).

ACTION TAKEN

Commissioner Kyker made a motion to approve Revised Preliminary PUD Plan for the whole development and Final PUD Plan for Yerts 51 & 52. Commissioner Rutledge seconded and all voted in favor.

D. Site Plans

1. Beyond the Lens – Addition & Renovations, Revised Site Plan, 2115 Parkway, Kacie Huffaker- Norvell and Poe Engineers.

Kacie Huffaker was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said that they are adding a 10,000 square feet addition to include office and theater space. He said that parking chart meets requirements and that the solid waste moved some, but been okayed by Sanitation Department. Staff recommended approval

ACTION TAKEN

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

2. The Tower Shops at Mountain Mile – The Listening Room, Site Plan, 2703 Teaster Lane, Dixon Greenwood.

Dixon Greenwood was present.

STAFF RECOMMENDATION

Staff Planner Taylor said this is a revision to the former Belz complex where Coleman and the Old Time Pottery are located. He said the end unit is going to convert retail space to restaurant which includes outdoor seating. He said the patio is on the property line and cannot to covered or will encroach setback. He said a parking chart has been provided that meets requirement and a grease trap has been added. Staff recommended approval.

ACTION TAKEN

Commissioner Dodgen made a motion to approve Revised Site Plan. 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. None.

F. Miscellaneous Requests or Required Actions

1. None.

ADJOURNMENT

Commissioner Maples made a motion to adjourn. Commissioner Rutledge seconded and all voted in favor.

The meeting was adjourned at 4:00 p.m.

Stephen Houser, Chairman

Attest: _____

