

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY, SEPTEMBER 24, 2019, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

MEMBERS ABSENT

Stephen Houser, Chairman  
Laurie Taylor  
Tony Kyker  
Ken Maples  
Jeff Dodgen  
Tom Marsh  
Mark Rutledge

OTHERS PRESENT

Dixon Greenwood, Kacie Huffaker, Mike Shular, Mimi Kulp, Jerry Hanson, Brandon Williams, Joe Keener, Ben Mullin, Mike Shular, Jeff McLeod, David Henry, others.

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

**BOARD OF ZONING APPEALS**

CALL TO ORDER

Chairman Houser called the meeting to order.

- A. Request for front setback variance to allow a 15 feet front setback instead of the required 30 feet in an R-2 district, Conner Heights Subdivision, Lot 123, Kendall Property - Indian Knob Circle, David Hurst.**

Dixon Greenwood was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that the front setback request is for a 15 feet front setback. He said documentation was provided showing it drops off more than a 30% slope to the rear of the property. He reported staff visited the site which showed the proposed foundation of the house. He said that the land is flat until the drop-off at the back of the property. He said after viewing that staff's opinion is the foundation could be set back another five feet before the drop-off starts. Staff recommended a front setback of 20 feet, which he said is what BZA usually grants for 30% slope. He discussed it with the applicant who is fine with the new proposal.

#### ACTION TAKEN

Commissioner Maples made a motion to allow a 20 feet front setback instead of the required 30 feet due to severe topography. Commissioner Dodgen seconded and all voted in favor.

The meeting was adjourned at 3:20 p.m.

### **PLANNING COMMISSION**

#### CALL TO ORDER

Chairman Houser called the meeting to order. He introduced new City Attorney Nathan Rowell.

#### PUBLIC COMMENT FROM CITIZENS

No one came forward for public comment.

#### APPROVAL OF MINUTES

Commissioner Maples made a motion to approve the Planning Commission minutes for the meeting with correction on page two for August 27, 2019. Commissioner Marsh seconded and all voted in favor.

#### OLD BUSINESS

Staff Planner Taylor updated the Commissioners that the City Commission passed a moratorium on wineries until the issue is fully addressed. He said the two proposed (with applications for business licenses) that were under BZA review were approved before the moratorium. He stated that staff continues to research the wineries issue. He

asked that a workshop to set to discuss options. The workshop was set for Thursday, October 17, 2019 at 9 AM.

NEW BUSINESS

**City of Pigeon Forge Items**

***A. Special Events***

**1. East Tennessee Corvette Club Show & Cruise, Saturday, October 5, 2019 8:30 PM, Parkway and Sharon Drive, Brian Kimball**

No one was present.

STAFF RECOMMENDATION

Staff Planner Kreis said that this is an annual event and that the Special Events Administrative Review has already approved the event. He continued that Planning Commission decision is to whether or not they can have police department support for getting the cruise out on to the Parkway. He said this has been done the last few years without problem.

ACTION TAKEN

Commissioner Maples made a motion to approve allowing police support for the cruise. Commissioner Marsh seconded and all voted in favor.

***B. Subdivisions***

**1. Final Subdivision of Eagles Ridge Phase V, Osprey Way, Kacie Huffaker – Norvell and Poe Engineers.**

Kacie Huffaker was there for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said the plan for this project has new phasing and that the plat must match the new Phase V, Phase 1 shown on the updated PUD plans. He recommended the plat once those changes are complete and with all required signatures.

ACTION TAKEN

Commissioner Taylor made a motion to approve a revised plat showing Phase V, Phase 1 as PUD Plan, with all required signatures. Commissioner Maples seconded and all voted in favor.

***C. Planned Unit Developments (PUD)*****1. Final PUD Plat and Plan for Eagles Ridge PUD Development, Phase 5, Osprey Way, Kacie Huffaker – Norvell and Poe Engineers.**

Kacie Huffaker represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that upon site visit not all the roads were graded and not all the as-builts road profiles provided. He said that it was requested that they re-phase the project to match only the road that they can provide as-builts road profiles. He explained the updated (projected) plans showing the new phasing lines which has become phase 1 of phase five - labelled Phase five, Phase 1. He said that PUD documents have been provided for this phase and drainage plan has been provided.

ACTION TAKEN

Commissioner Maples made a motion to approve Final PUD Plan only for Phase 1 of Phase 5. Commissioner Dodgen seconded and all voted in favor.

**2. Final PUD Plan for Smoky Mountain RV Park & Resort, Phase 1 (formerly known as Eagles Nest Campground), 1111 Wears Valley Road, Gary Norvell – Norvell and Poe Engineers.**

Kacie Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor reminded the Commissioners that preliminary was granted for only the proposed project out of the floodway (Phase 1). He said that this month they are request final PUD for the section out of the floodway (phase 1) so they can get started with some of their proposed buildings. He stated that staff had concerns that although the road and circulation already

exist that the current design could not function if the floodway portion was not approved. He said that if not improved, the RV park would need re-design. He also recommended that a bond or letter of credit should be provided for paving and landscaping should include the whole proposed development including the phases in the floodway. He reported an emergency evacuation plan has been provided and reviewed.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the final PUD plan for only the project out of the floodway (phase 1) subject to a bond or letter of credit for paving and landscaping for the entire project (phase 1 and phase 2) received within 10 days and FEMA approval. Commissioner Maples seconded and all voted in favor.

**3. Preliminary PUD Plan for Appalachian Springs Campground, 402 Ogles Drive, Matthew Sprinkle– CEC Engineering.**

Jeremy Pucket was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that they are proposing a campground which includes RV sites, tent sites, and tiny houses. He stated that the clubhouse will be a building which started to be constructed as a cabin. He said that they proposing circulation, parking, and RV pads that are not paved. He said that is fine for preliminary, but may need to go to the BZA for interpretation by final.

ACTION TAKEN

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

**4. Preliminary PUD Plan for The Lodges at The Great Smoky Mountains PUD (formerly Grande Crowne Resort), 2222 Whistling Wind Way, Gary Norvell – Norvell and Poe Engineers.**

Kacie Huffaker was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor gave some history of the development. He said it has been many names, had many preliminaries, but very little work has been completed. He said four buildings have been built and there is one temporary building that serves as their sales office. He reported that first submittal showed a design with several buildings, road circulation, and parking. He said that second submittal shows one building and he does not feel that one building makes a preliminary PUD. He said that staff can only recommend this for preliminary if they get a revised preliminary for the full development before final is granted for this one building.

#### ACTION TAKEN

Commissioner Maples made a motion to approve preliminary PUD plan if they submit for revised preliminary for the full development before final is granted for this one building; and plans for the temporary building must be addressed, either removed or submitted to become permanent. Commissioner Taylor seconded and all voted in favor.

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

##### **1. Willa View Structures, Site Plan, Willa View Subdivision, Lot 1 and 2, Willa View and Sharon Drives, David Hurst – Norvell and Poe Engineers.**

Kacie Huffaker was present for the request.

#### STAFF RECOMMENDATION

Staff Planner Taylor said that these are very small existing lots with floodway issues to the front of the properties. He said staff has long discouraged any activities in the floodway for these lots, including egress and ingress. He said this design utilizes a shared drive where they enter behind the structures – out of the floodway. He continued that the structures are also proposed out of the floodway, but will have to be elevated some as they are in the floodplain. He recommended the site plan with the shared drives, but that the shared drives be platted and recorded.

#### ACTION TAKEN

Commissioner Maples made a motion to approve the site plan, with the shared drives platted and recorded. Commissioner Rutledge seconded and all voted in favor.

***E. Requests for Rezoning***

- 1. Michael Shular, approximately 155 acres over three parcels (Tax Map 82, Parcels 58.00, 59.00, and 59.01), R-1 (Low Density Residential) to C-6 (Mixed-Use Commercial) District.**

Mike Shular and Ben Mullin was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor reported that the annexation for the property has been complete and that the property has come in to the city as R-1 per zoning ordinance. He said this proposal for C-6 zoning is only for the Shular property and the rest of the annexed property will remain R-1. He said that there is a plan in place for utilities to be extended to the properties and traffic studies have been done. Staff recommended in favor of the requested zoning.

ACTION TAKEN

Commissioner Maples made a motion to recommend the rezoning request to City Commission. Commissioner Rutledge seconded and all voted in favor.

***F. Miscellaneous Requests or Required Actions***

- 1. None.**

**Planning Region Items**

***A. Subdivisions***

- 1. None.**

***B. Planned Unit Developments (PUD)***

- 1. Preliminary PUD Plan for Wears Valley Campground (Trace Way) RV Park, Trace Two Hundred Subdivision, Lot 1 – Trace Way off Wears Valley Road, Donna Cantrell – Cantrell Engineering & Surveying,**

**PLLC.**

This item was withdrawn before the meeting.

***C. Site Plan***

**1. None.**

***D. Requests for Rezoning***

**1. None.**

***E. Miscellaneous Requests or Required Actions***

**1. None**

ADJOURNMENT

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

The meeting was adjourned at 4:35 p.m.

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Stephen Houser, Chairman

Attest: \_\_\_\_\_