

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, SEPTEMBER 26, 2023, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

Mark Rutledge

OTHERS PRESENT

Brandon Williams, Mike Smelcer, Jeremy Puckett, 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 August 22, 2023. Commissioner Tweed 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, Friday, September 29th through Sunday, October 28th, 2023, Patriot Park, Roy Helton (Public Property).**

STAFF RECOMMENDATION

Staff explained the annual event and that it had been approved by the Special Events Committee meeting.

ACTION TAKEN

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

- 2. Holy Cross Catholic Church – Our Lady of Guadalupe Celebration Procession, Tuesday, December 12th, 2023, Terry Aparicio. Holy Cross.**

STAFF RECOMMENDATION

Staff presented the event and that the police department was aware of the request for assistance crossing the streets during the route. The Special Events Committee approved the event.

ACTION TAKEN

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

- 3. Carry The Load – National Relay, Walk Starts in Sevierville and ends at the Pigeon Forge Fire Department, Station 1, Monday, May 13, 2023, Madison Woodson.**

STAFF RECOMMENDATION

Staff presented the event and advised that Fire Department was aware of request for parking the bus and large SUV and could accommodate their request. The Police Department was also made aware of the route and had no issues. The Special Events Committee meeting approved the event.

ACTION TAKEN

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

4. City of Pigeon Forge – Spooktacular and Safety Day, Friday, October 27, 2023, Jacob Cave.

STAFF RECOMMENDATION

Staff presented that the joint event with the Police and Fire Departments, Community Center, and Parks and Rec. were approved by the Special Events Committee.

ACTION TAKEN

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

B. Subdivision

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

STAFF RECOMMENDATION

Staff Planner Taylor advised that this application for subdivision was withdrawn from the agenda last month and it is being brought for review this month. Final Subdivision of McMahan Road Lot 11, is a request to divide one lot into four. The 2.52-acre tract is located on McMahan and Evans Road. Pine Road, as shown on the plat, is an unimproved private easement. The property is located in an R-2 District with a lot size requirement of 7,000 square feet. The proposed lots range from approximately 29,000 to 33,000 square feet and meet requirements for this zone. The plan was tabled last month to work through drainage issues. Those have been resolved and staff will recommend final plat approval. The only current issue is that the property line is showing in the center of the road and will be brought in 25 ft. from center. Staff will recommend with the correction and approvals and signatures.

ACTION TAKEN

Commissioner Watts made a motion to approve subject to correcting the property lines. Commissioner Tweed seconded and all voted in favor.

C. Planned Unit Developments (PUD)

1. Final 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 Final PUD for an additional phase for two building sites. The proposed cabin locations will have a maximum of three bedrooms and meet the 30 feet separation requirement. Staff will recommend final approval.

ACTION TAKEN

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

2. Final PUD Plan, Three Bears Warehouse, C.A. King Boulevard, Jeremy Pickett – CEC, Inc.

STAFF RECOMMENDATION

Three Bears Warehouses is a proposed Final PUD and redesign of a warehouse development approved in 2012. Three buildings from the previous plan was constructed, but the final plan was never completed. The redesign includes removing older existing structures, constructing two additional warehouses and improved circulation. The original landscaping plan was not completed and the evergreen trees along the perimeter according to Section 711.3.5 and will need to be included on the plan. The solid waste issues have been resolved but a revised plan will need to be submitted before a building permit is issued. Staff can recommend approval subject to a revised final and a bond for paving and landscaping.

ACTION TAKEN

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

3. Preliminary PUD Plan of Drury Hotel, Jake Thomas Road, Charlie Drury – Drury Development Corporation.

STAFF RECOMMENDATION

Drury Hotel is a proposed Preliminary PUD, located on Jake Thomas Road in a C-4 District adjacent to Food City. The plan includes an eight-story hotel with 252 rooms and a two-level parking garage with a total of 173 spaces. Additional parking is also shown adjacent to the garage with 74 spaces and five between the hotel and garage. The total parking required is 255 with 252 located onsite and an additional 35 available in a cross-parking agreement with Food City, with documentation provided. Stormwater will be detained with underground detention. The plan meets preliminary requirements and staff will recommend approval.

ACTION TAKEN

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

4. Preliminary PUD of Pigeon Forge City Hall, 3211 Rena Street, Jeremy Puckett – CEC, Inc.

STAFF RECOMMENDATION

Pigeon Forge City Hall Complex is a Preliminary PUD for five new buildings constructed in phases. Phase 1 will include the relocation of the Fire Department to Pine Mt Road and the Police Department located behind the Post Office with access onto Valley Drive and Pine Mt Road. Phase 2 will include new construction of City Hall. The plan meets preliminary requirements and staff will recommend approval.

ACTION TAKEN

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

5. Preliminary PUD of Pine Mountain Resort, Phase 2, Pine Peak Way.

STAFF RECOMMENDATION

Pine Mountain Resort Phase II is a Preliminary PUD located on Pine Mountain Road in an R-2 District. The proposed plan includes four cabins, two accessed by a shared driveway. Staff can recommend approval.

ACTION TAKEN

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

D. Site Plans

1. Sawyers Restaurant, Site Plan, 862 Wears Valley Road – Jeremy Puckett- CEC, Inc.

STAFF RECOMMENDATION

Sawyers is a proposed one-story restaurant with 9100 square feet and seating for approximately 200 customers. Fifty-six parking spaces and required and provided. The proposed plan is located on three tracts and a subdivision plat combining the lots will be required. TDOT has approved both entrances. Sanitation issues have been corrected. Pervious pavers will be used to meet stormwater requirements. Staff can recommend approval. Vice-Chairman asked what had been there previously, was advised a bakery. Chairman Houser asked if still using the same driveway. Jeremy Puckett advised that was close to the same location. Commissioner Tweed asked about slope in the back, was advised that it was outside the City and advised that annexation may be requested.

ACTION TAKEN

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

2. The Inn at Christmas Place, Site Plan, 119 Christmas Tree Lane, Houston Hill – applicant.

STAFF RECOMMENDATION

The Inn at Christmas Place is located on Christmas Tree Lane in a C-2 District. The revised plan includes a swimming pool expansion, improvements to the courtyard area and addition of retaining walls. The plan meets minimum requirements and staff will recommend approval.

ACTION TAKEN

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

3. Wayback Hotel ROW, Site Plan, 2760 Parkway, Jay Defoe – Trotter Defoe Architects.

STAFF RECOMMENDATION

Wayback Hotel received site plan approval in 2022 for a hotel remodel at 2760 Parkway. The site plan referenced landscape and hardscape designed by others in the State Right-of-Way. There have been three plans submitted and included in your packets. Staff will recommend the plan be tabled. It was also advised that there is a possibility that once they provide the updated plan, following outline from zoning ordinance and using landscaping from the Right Tree for the Right Place, the plan could be administratively approved. The issue being faced with this remodel is the development of a patio area in the R.O.W. Staff advised cannot build in the R.O.W, for it is owned by the State and PF has a lease agreement that clearly states the only use allowed to be developed is parking and landscaping. Their attorney advised that since the original site plan was approved, the client has a vested interest in the R.O.W and could proceed with the site plan as approved in 10/2022. Staff explained that the ROW, again, was never discussed, and that the landscaping plan was not part of the agreed upon site plan, for that was for the hotel property. The development in the ROW was never discussed, was never agreed, and that they cannot build in the ROW, City Attorney advised that advised that PF cannot grant the authority to do what they are proposing. Their attorney discussed vested rights and Tennessee Law. City Attorney advise that the vested rights applied to private property and that they cannot have a vested interest in property they do not own. It was reiterated that in order to proceed, would need a detailed landscaping plan, a note within the plan advising will not be an amenity area or used for any type of commerce and revised plan can approved administratively.

ACTION TAKEN

Commissioner Tweed made a motion to table. Commissioner Kyker 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. **Final Smoky Bluff Subdivision, Lots 111, Sharp Hollow Road, Marcus Whaley- WC Whaley, Inc.**

STAFF RECOMMENDATION

Smoky Bluffs is a final subdivision plat for eleven lots and one public road. The plan meets all minimum requirements including hillside and steep slope regulations. The final plat has been submitted with required signatures and staff will recommend approval.

ACTION TAKEN

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

2. **Preliminary Little Valley Subdivision, Little Valley Road, Jeremy Puckett- CEC Inc.**

No motion was necessary this item was withdrawn.

3. **Preliminary Mourhourtis Subdivision, 963 Caney Creek Road, David Hurst- Robert G. Campbell & Associates**

STAFF RECOMMENDATION

Mourhourtis is a preliminary subdivision plat located on Caney Creek Road in an R-1 District. Tracts 1-5 are existing and exceed five (5) acres. The proposed plan is to construct a public road for access. Staff recommend preliminary approval.

ACTION TAKEN

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

4. **Preliminary Whitetail Ridge Subdivision, Valley View Road, Jeremy Puckett- CEC, Inc.**

STAFF RECOMMENDATION

Whitetail Ridge is a Preliminary Subdivision Plat, located on Valley View Road. The total acreage is 140.8 acres with 94 lots proposed. Thirteen lots and approximately 2000 feet of right-of-way is in the Pigeon Forge Planning Region and the remainder are in the county. The plan has been reviewed and approved by the Sevier County Planning Commission.

ACTION TAKEN

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

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:_____