

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY SEPTEMBER 27, 2022, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

MEMBERS ABSENT

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

OTHERS PRESENT

Jerry Hanson, Rod McCarter, Jay Defoe, Loreto Ferrada, Devin Davis, Jennifer Davis, John Ogle, Kacie Huffaker, Sara Joe Bounds, Jeff Farrell, Jon Elder, Chuck Smith, Brandon Williams, Jeremy Puckett, Mimi Kulp, Others.

David Taylor – 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 variance to allow a 19 feet perimeter setback instead of the required 25 feet in a C-4 District, Marshall Acres, Phase IV,

Building 5, The Lofts, Jeremy Puckett – CEC, Inc.

Jeremy Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor explained a variance request for Phase IV along the rear setback. Jeremy Puckett spoke on behalf of the developers and stated the odd shaped lot created a hardship in two locations for the proposed buildings as shown on the plan. Commissioner Houser noted that the lot is irregular shape which is the basis for a variance and the commission concurred.

ACTION TAKEN

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

The meeting was adjourned at 3:10

PLANNING COMMISSION

CALL TO ORDER

PUBLIC COMMENT FROM CITIZENS

Chairman Houser asked for public comment.

Devin Davis and Jennifer Davis addressed to the Planning Commissioners regarding the de-annexation request of their property on Henderson Springs Road.

APPROVAL OF MINUTES

Commissioner Tweed made a motion to approve the minutes from August 23, 2022. Commissioner Watts seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. City of Pigeon Forge Police and Fire Department – Safety Day Halloween Spooktacular, Thursday, October 27th, 2022, Community Center, Jaimie McCarter. (Public Property)**

No one was present

STAFF RECOMMENDATION

Staff Planner Taylor said that this is an annual event and the Special Event Review Committee recommended approval.

ACTION TAKEN

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

- 2. Pigeon Forge Office of Special Events – Winterfest Kick-off Lighting on Riverwalk and Patriot Park, Thursday, November 10th, 2022, Greenway and Patriot Park, Jon Elder. (Public Property).**

Jon Elder was present and explained the event.

STAFF RECOMMENDATION

Staff Planner Taylor stated the event has been approved by the Special Events Committee.

ACTION TAKEN

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

- 3 Knoxville Track Club – Pigeon Forge Half Marathon & 5k, Saturday, December 10th, 2022, Greenway/ City Parking Lot, Stephanie Bailey. (Public Property)**

STAFF RECOMMENDATION

Staff Planner Taylor stated the Sponsors are still working with the Police Department regarding the course and recommended approval once the route had been finalized.

ACTION TAKEN

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

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. Final PUD Plan Treehouse Rentals, Forge Hiway Loop, Kacie Huffaker – Compass Ventures.**

Kacie Huffaker was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated the final includes twelve building sites and one private road. He further stated the plan meets the final requirements with the exception of a section of road that exceeds 15% in one area for a short distance. The plan notes the grade will be adjusted when the detention basin is installed. Staff recommended approval subject to no issuance of building permits until a revised as-road profile is submitted and the grade not exceeding 15%.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the PUD plan subject to submittal of a revised road-profile meeting grade requirements. Commissioner Rutledge seconded and all voted in favor.

- 2. Final PUD Plan of International Residence Hall (Admin), Parking Conditions, 2955 Veterans Boulevard, Brad Boettcher – General**

Engineering Company.

STAFF RECOMMENDATION

Staff Planner Taylor stated International Residence Hall is a parking lot expansion adjacent to the recently constructed J-1 Housing. The plan includes three additional locations with a total of 87 parking spaces. Staff can recommend approval.

ACTION TAKEN

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

3. Final PUD Plan of Upper Middle Creek Cabins, Dollywood Lane, Jeremy Puckett – CEC, Inc.

Jeremy Puckett represented the request.

STAFF RECOMMENDATIONS

Staff Planner Taylor stated this a Final PUD located on Dollywood Lane in a C-4 District. The plan includes ten (10) cabins, one private easement, thirty-six parking spaces and permeable pavers for detention. The plan appears to be in order and staff can recommend final approval. Commissioner Rutledge noticed that Units 1 and 2 should be adjusted to meet the 30 ft. separation requirement. Staff Planner Taylor recommended approval of the PUD plan subject to the correction.

ACTION TAKEN

Commissioner Watts made a motion to approve PUD Plan subject to staff recommendation. Commissioner Tweed seconded and all voted in favor.

4. Revised Final PUD Plan of Holiday Inn Club Vacation, Teaster Lane, Edwina Merritt – Robert Campbell & Assoc., L.P.

STAFF RECOMMENDATION

Staff Planner Taylor stated this submittal is a revised Final for Phase I and

includes moving Building Two closer to the perimeter setback along Teaster Lane. The revision also modifies phase lines by adding Building Three to Phase II.

ACTION TAKEN

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

5. Preliminary PUD Plat of McMahan Road Apartments, Evans Road, Jeremy Puckett, CEC, Inc.

Jeremy Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated the property is located in an R-2 District and includes 18 units and 37 parking spaces. Permeable pavers will be used in parking areas for stormwater. Staff can recommend preliminary approval, however the recommendations from a previous traffic study will need to be completed before final.

ACTION TAKEN

Commissioner Tweed made a motion to approve the PUD plat contingent upon the traffic study and improvements to McMahan/Evans Road. Commissioner Watts seconded and all vote in favor.

6. Preliminary PUD Plat of Trolley to Dolly, 1217 McCarter Hollow Road, Kacie Huffaker – Compass Ventures.

Kacie Huffaker was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated the Preliminary PUD is located at 1217 McCarter Hollow Road in an R-2 District. The proposed plan includes thirteen four-plex units, one duplex, one three-bedroom cabin and one private road. There are 84 parking spaces required and 107 provided. He stated there are parking concerns with the first two buildings and will need to be reviewed during final due to the grade of the road.

ACTION TAKEN

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

7. Revised Preliminary PUD Plat of Tanasi Resort, 222 Whistling Wind Way, Jordan Richardson – Robert Campbell & Associates.

STAFF RECOMMENDATION

Staff Planner Taylor stated Tanasi Resort is revised Preliminary PUD located on Whistling Wind Way off Teaster Lane in a C-4 District. There are currently four existing buildings and the revised plan includes three phases with forty-six additional buildings, sales building, amenities and parking. There are two proposed underground detention areas. The utilities are private and will meet the demand according to the SSR report. There are 257 parking spaces required and 266 provided. Staff recommended preliminary approval. Required also is the demolition of the existing sales building. Additional fire hydrants are also required.

ACTION TAKEN

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

D. Site Plans

1. American UTV Rental, 3120 Parkway, Neil Patel – Gift Shop and UTV Rental

This item was not represented

STAFF RECOMMENDATION

Staff Planner Taylor stated this location is formerly Jack Stewarts Drugstore and located at 3120 Parkway in a C-2 District. The building is a non-conforming use with limited parking. The applicant is requesting to

add UTV rentals to this location. Staff had concerns with expanding a non-conforming use that did not meet the current parking requirements and could set a precedent on the Parkway.

ACTION TAKEN

Commissioner Watts made a motion to deny the site plan. Commissioner Tweed seconded and all voted to deny it.

2. Backyard Buggy Rentals, Site Plan, 3259 Parkway, Kaleb Dunlow – Backyard Buggy Rentals.

STAFF RECOMMENDATION

Staff Planner Taylor stated the property is located at 3259 Parkway in a C-2 District. Based on net square footage ten spaces are required for retail and five for the buggy rental. Two buggy rental spaces will be located in front with the remainder behind the building. Pervious pavers are proposed to meet the stormwater requirements. There are still issues with solid waste location. Staff can recommend approval subject to a drainage letter stating no increase in the pre to post development of the parking area and meeting solid waste requirements. Also required is wording included in the plan of location of the buggy, as they cannot be situated in the right of way.

ACTION TAKEN

Commissioner Kyker made a motion to approve the request subject to staff recommendation. Commissioner Tweed seconded and all voted in favor.

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

Jeremy Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated the site is the former Hillbilly Village and located in the C-2 District. The proposed use is an amusement with go

kart tracks, office and maintenance building. A drainage plan with pervious pavers has been approved. Staff recommended approval.

ACTION TAKEN

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

4. Titanic Custard and Candy Shoppe, Site Plan, 2134 Parkway, Mike Harned – BRP Architects.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor stated the proposed plan includes a 5,000 square foot building addition adjacent to the existing building, connected by a breezeway and separated by a seating area. A grease trap has been added. Also requested to include an updated solid waste plan. Staff recommended approval.

ACTION TAKEN

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

E. Requests for Rezoning

- 1. None.**

F. Miscellaneous Requests or Required Actions

- 1. Consideration of setting date and time for November/December Planning Commission/BZA Meeting, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor stated the November/December meeting is usually combined to the second Tuesday in December which is the 13th due to the Holidays. Approved to be moved to the 13th.

ACTION TAKEN

Commission agree unanimously on combined meeting date.

Planning Region Items

A. Subdivisions

- 1. None.**

B. Planned Unit Developments (PUD)

- 1. None.**

C. Site Plan

- 1. None.**

D. Requests for Rezoning

- 1. Hanna Dover, approximately .93- acre portion of Tax Map 105, Parcel 92, 494 Mill Creek Road, R-1 (Rural Residential) District to A-1 (Agricultural) District.**

STAFF RECOMMENDATION

Staff Planner Taylor stated the Dover Property is located in an R-1 District. The site is .33 acres and used as a short term rental. The applicant is requesting the property be rezoned from R-1 to A-1 and adjoins A-1 on the eastern boundary. Staff had no objections to the rezoning.

ACTION

Commissioner Dodgen made a motion to recommend the request to the County Commission. Commissioner Watts seconded and all voted in favor.

- 2. Kathy Turner, 81- Acres, (Tax Map 105, Parcel 67), 818 Mill Creek Road, from R-1 (Rural Residential) to A-1 (Agricultural) District.**

STAFF RECOMMENDATION

Staff Planner Taylor stated the property is located at 818 Mill Creek Road in an R-1 District. The applicant is requesting the rezoning of 80 acres to A-1. The tract adjoins A-1 on three sides. Staff had no objections to the rezoning.

ACTION

Commissioner Dodgen made a motion to recommend the rezoning request to County Commission. Commissioner Tweed seconded and all voted in favor.

F. Miscellaneous Requests or Required Actions

- 1. None.**

ADJOURNMENT

Commissioner

The meeting was adjourned at p.m.

Stephen Houser, Chairman

Attest: _____