

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY SEPTEMBER 28, 2021, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

MEMBERS ABSENT

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

OTHERS PRESENT

Jerry Hanson, Jeff Ferrell, Mimi Kulp, Bill Higgins, Deborah Ogle, Mike Smelcer, Matt Sprinkle, Jeremy Puckett, Kacie Huffaker, 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.

3. New Business.

A. Request under Section 402.1 for continuation of a non-conforming parking count while proposing modernizing the hotel and adding beautification, Island Drive Lodge – 2760 Parkway, Mahavir Patel.

No one was present to represent the item.

STAFF RECOMMENDATIONS

Staff Planner Taylor explained that they are modernizing the hotel with removing seven rooms, but also seven parking spaces to add landscaping to the parking area. He said that the hotel is substandard to today parking requirement (one space per room), but that the room to parking ratio will remain the same. He showed a picture of the current parking area which is substandard to today's landscape requirements. Staff recommended in favor to continue the non-conforming parking standard.

ACTION TAKEN

Commissioner Watts made a motion that the proposal satisfied criterion set forth in Section 402.1 to continue a non-conforming use that met standards at time of original approval. Commissioner Tweed seconded and all voted in favor.

4. Adjournment.

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

APPROVAL OF MINUTES

Commissioner Watts made a motion to approve the Planning Commission minutes for the meeting from August 24 and September 9, 2021 special called meeting. Commissioner Rutledge seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. None.**

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. Preliminary PUD Plan of Fiddler's Creek Pine Mountain Cabins, Phase 2, Pine Mountain Road, Jeremy Puckett – CEC, Inc.**

Jeremy Puckett was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor gave background stating Phase 1 is under construction and this is a proposed extension of Fiddlers Creek Way. He said there is challenging topography but that the plan is mostly in order for preliminary approval. He reported the stormwater from Phase one will be utilized and adjustments to parking and roads may be necessary when grading begins. Staff recommended in favor of preliminary plan approval.

ACTION TAKEN

Commissioner Tweed made a motion to approve Preliminary PUD Plan for Phase 2. Commissioner Watts seconded and all voted in favor.

- 2. Final PUD Plan of Heritage Hills Cabins and RV Park, Phase 2, Heritage Hills Drive, Kacie Huffaker – Robert Campbell and Associates.**

Kacie Huffaker was present.

STAFF RECOMMENDATION

Staff Planner Taylor said Phase 2 has preliminary approval and Phase 1 has final. He said that heavy pavement is needed on Road D for solid

waste trucks. He stated that the plat will be on next month's agenda and roads will be named. Staff recommended in favor of Final PUD Plan for Phase 2.

ACTION TAKEN

Commissioner Rutledge made a motion to approve Final PUD Plan for Phase 2. Commissioner Watts seconded and all voted in favor.

D. Site Plans

1. Dollywood 2023 Family Attraction, Site Plan, 2700 Dollywood Parks Blvd., Matt Sprinkle – CEC, Inc.

Matt Sprinkle was present.

STAFF RECOMMENDATION

Staff Planner Taylor said this proposed attraction is a 20-acre section of the park which includes a track, load station and que tent, maintenance building and food area. He said that the stormwater is incorporated with that existing for the park and that all track-over-roads clearances meet standards. Staff recommended site plan approval.

ACTION TAKEN

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

2. DreamCatcher Hotel, Revised Site Plan, Jake Thomas and Teaster Lane, Matt Sprinkle – CEC, Inc.

Matt Sprinkle was present.

STAFF RECOMMENDATION

Staff Planner Taylor reported that the hotel is revising their site plan. He continued they are going from 7 floors to 6 floors but that the room number remains the same. He said overall there are minor changes to the original site plan and recommended approval.

ACTION TAKEN

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

3. Pigeon Forge ATV, Site Plan, 4030 Parkway, Kacie Huffaker – Robert Campbell and Associates.

Kacie Huffaker was present.

STAFF RECOMMENDATION

Staff Planner Taylor said they are proposing 35 street-legal ATV rentals using an existing building and adding some parking. He said that there are 35 spaces, one for each rental which Planning Commission has been approving. He stated that there is a cross-parking agreement with the Pancake House Restaurant for this property that does not specify the number of parking spaces shared. He continued that staff must interpret this as half the parking. Staff recommended that due to this existing cross-parking agreement, staff can only recommend half the rentals proposed (17 rentals) to match half the parking spaces shown on plan. Mr. Taylor pointed out on the latest site plan that per TDOT one of the Parkway curb cut will be closed. He continued that they have shown Parkway ROW spaces that blocks solid waste collection and that other spaces may be blocking solid waste collection. Kacie Huffaker said that the ROW spaces can be removed and she showed the Commissioners where the other spaces could be moved as to not interfere with solid waste pickup.

ACTION TAKEN

Commissioner Watts made a motion to approve the site but that ATV rentals be limited to 17 vehicles to honor existing cross-parking agreement, remove 4 Parkway ROW parking spaces blocking solid waste collection, and to work with Sanitation Department to relocate other parking spaces interfering with pickup. Commissioner Dodgen seconded and all voted in favor.

E. Requests for Rezoning

1. Deborah J. Ogle, approximately 2-acre portion of Tax Map 94, Parcel 126.02, Pine Mountain Road, R-1 (Low Density

Residential) to C-4 (Planned Unit – Commercial) District.

Deborah Ogle was present and continued to petition for her request as improving the area. She expressed to the Commission there could be similar requests forthcoming.

STAFF RECOMMENDATION

Staff Planner Taylor said this property is located on Pine Mountain Road adjacent to the former Catawba Peak Development. He reported the request was previously before the Commission in August for R-2 and are now requesting C-4. He gave background that the Commission took action in August that if she could get neighboring property owner to join the request as to adjoin an R-2 district they could recommend the rezone to City Commission. He reported that some of the property owners chose not to join the request. He stated the property adjoins a large C-4 district but this property was never developed. He added that staff does not feel a small two-acre lot meets the intent of the C-4 district and that the city should not expand an undeveloped zoning district which is speculative in nature, since she reports not having PUD plans for this lot. Staff recommended against this proposed map amendment. Discussion ensued. Commissioner Houser felt that promises were made to her that the Commission should honor.

ACTION TAKEN

After much discussion, Commissioner Watts made a motion to recommend the zoning map amendment to City Commission. Commissioner Rutledge seconded and all voted in favor.

2. Shawn and Tina Dunfee, approximately 0.18-acre portion at 236 Mountain Vista Drive (Tax Map 94C, Group C, Parcel 30), Between Mountain Vista Drive and Pine Mountain Road, R-1 (Low Density Residential) District to C-6 (Mixed-Use Commercial) District.

No one appeared to be present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor explained the proposed rezoning is a narrow strip of land between Mountain Vista Drive and Pine Mountain Road. He reported

there is a building on it and adjoins C-6, but continued the proposal is too small and narrow for any real commercial development. He said there are plans to run a vehicle rental business out of the building after being cited several times for running commercial business out of this building in an R-1 district. Staff recommended against the proposed map amendment.

ACTION TAKEN

Commissioner Watts made a motion to deny the request and not recommend the proposed zoning map amendment. Commissioner Dodgen seconded all voted against recommendation to City Commission, with Rutledge abstaining.

F. Miscellaneous Requests or Required Actions

- 1. Proposed amendment to the zoning text of the City of Pigeon Forge Zoning Ordinance to allow flat wall sign(s) on any side of a building in a C-4 district, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor reported to the Commission that this was mostly housekeeping. He said after the adoption of the new sign ordinance, it was discovered that the only district that could not place wall sign(s) on any side of the buildings was C-4. Staff anticipated that a few mistakes like this may be discovered and recommended the text amendment.

ACTION TAKEN

Commissioner Tweed made a motion to recommend the proposed zoning text amendment to City Commission. Commissioner Dodgen seconded and all voted in favor.

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

STAFF RECOMMENDATION

Staff Planner Taylor said they generally combine the November and December meeting and have it the second Tuesday in December which is December 14th.

ACTION TAKEN

Commissioner Dodgen made a motion to approve December 14th, 2021 at 3 P.M. for a combined November and December Planning Commission meeting. Commissioner Tweed seconded and all voted in favor.

- 3. Proposed abandonment of a section of city street R-O-W at the end of Colonial Drive and accept R-O-W property for a new turnaround, Country Cascades, Kacie Huffaker – Robert Campbell & Associates.**

STAFF RECOMMENDATION

Staff Planner Taylor said this is a request from the Collier Development to close the cul-de-sac at the end of Colonial Drive for a hotel expansion to make room for parking. He continued the proposal is to shorten the street and have a turn-a-round be dedicated from one of their properties. He stated an existing house will be removed as to not create an encroachment. He reported adjustments are coming to not interfere with the floodway. Staff recommended the R-O-W closure and to accept land for a new turn-a-round.

ACTION TAKEN

Commissioner Tweed made a motion to recommend the R-O-W closure and accept land for a new turn-a-round for Colonial Drive to the City Commission. Commissioner Dodgen seconded and all voted in favor.

Planning Region Items

A. Subdivisions

- 1. Preliminary Subdivision Plat of Laurel Creek Subdivision, Lots 1 – 13, McMahan Sawmill Road, Terry Romans – Romans Engineering.**

No one appeared to represent the request.

STAFF RECOMMENDATION

Staff Planner Taylor said this plat was denied until more information from an environmentalist about the perk abilities of lots along Laurel Creek. He

explained this become unnecessary since they are going to utilize a community system that will be taken over by a public utility. He stated one of the lots will be marked unbuildable and used for this propose. Mr. Taylor also said that the drive easement has been moved out of the cul-de-sac. Staff recommended Preliminary Plat.

ACTION

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

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 Dodgen made a motion to adjourn. Commissioner Tweed seconded and all voted in favor.

The meeting was adjourned at 3:50 p.m.

Stephen Houser, Chairman

Attest:_____