

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY MARCH 26, 2024, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

OTHERS PRESENT

Jerry Hanson, Jeremy Puckett, Angie McCarter, Brandon Williams, Chuck Smith, Mimi Kulp, Randy Corlew, James Temple, Jake Robinson, Marcus Whaley, Dixon Greenwood, Others.

David Taylor – City Planner
Loreto Ferrada – Assistant City Planner
Joe Barrett – Staff Planner
Nathan Rowell – City Attorney

PLANNING COMMISSION

CALL TO ORDER

PUBLIC COMMENT FROM CITIZENS

Chairman Houser asked for public comment.

APPROVAL OF MINUTES

Commissioner Watts made a motion to approve the minutes from February 27, 2024. Commissioner Tweed seconded and all voted in favor. It was pointed out that the year was incorrect and was corrected.

OLD BUSINESS

None.

Planning Region Items

Staff requested review of amendments to the Sevier County Zoning Resolution moved to Agenda item #1

NEW BUSINESS

E. Miscellaneous Requests or Required Actions

Proposed amendments to the Sevier County Zoning Resolution, Sections 201., 303.4.1., 303.4.2., 305.2., 305.2.3., 306.3 – 306.7., 308., 308.1.6., 308.17., 308.18., 502.3.7., 502.3.10., 507.5.2.c., Appendix A & C of the Sevier County Zoning Resolution - James Temple.

STAFF RECOMMENDATION

James Temple was present to review the proposed updates to the zoning resolution. Discussion ensued regarding parking regulations now based on number of bedrooms. Chairman Houser asked if there was a good definition of a bedroom anywhere? Mr. Temple advised no, not even nationwide. Staff recommended in favor of the amendments.

ACTION TAKEN

Commissioner Watts made a motion to recommend in favor of the amendments. Commissioner Tweed seconded and all voted in favor.

City of Pigeon Forge Items

A. Special Events

- 1. Pigeon Forge Special Events – Music In The Mountains Spring Parade, Saturday, April 13th, 2024, 11a.m.-12:30, Jon Elder. (Public Property).**

STAFF RECOMMENDATION

Staff presented the annual event. PD and Jon Elder worked on the parade

path and changed the line-up area and will now be on S. River Road, in order to not affect the busier Old Mill area. They are also going to move breakdown area to the parking lot of The Pirates Voyage. Staff stated the Special Events committee recommended approval.

ACTION TAKEN

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

- 2. MCS Promotions – Pigeon Forge Rod Run Spring and Fall Event, Thursday, April 18th through Saturday, April 20th and Thursday, September 12 through Saturday, September 14th, 2024, LeConte Center, 2986 Teaster Lane. (Public Property).**

STAFF RECOMMENDATION

Staff presented the annual event and presented the favorable recommendation by the Special Events Committee.

ACTION TAKEN

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

B. Subdivisions

None.

C. Planned Unit Developments (PUD)

- 1. Preliminary PUD Plan, Mountain Mile Ride and Pergolas, 2655 Teaster Lane, Dixon Greenwood.**

Dixon Greenwood was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that the Mountain Mile is a revised Final PUD with additions to the courtyard area that include a kid's ride and pergolas. These are minor additions and staff recommended the request.

ACTION TAKEN

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

2. Final PUD Plan, Hotel Pigeon Forge Cabin Development Addition, 2179 Parkway, Jeremy Puckett – CEC, Inc.

Jeremy Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated the Hotel Pigeon Forge Cabin Development is a Final PUD and addition to an existing hotel located at 2179 Parkway in a C-2 District. The plan includes two cabins and driveway in the rear of the development. The proposed plan meets the plan requirements for final approval and staff can recommend approval. Commissioner Tweed asked about parking as if Pigeon Forge should now take a more proactive approach to requirements. Staff Taylor advised the planning commission may want to review at a workshop.

ACTION TAKEN

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

3. Final PUD Plan, Lafollette Addition No.1, Lot 97, Colonial Drive, Marcus Whaley – WC Whaley, Inc.

STAFF RECOMMENDATION

Staff Planner Taylor stated Lafollette Addition is a Final PUD located on Lafollette Circle in a C-6 District. The plan includes five units with a maximum of three bedrooms. Pavers are used in the parking area for stormwater. The cart location for sanitation will need to be expanded to meet the requirements. Staff recommended approval subject to working with sanitation on the cart location.

ACTION TAKEN

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

4. Final PUD Plan, Laurel Crest Maintenance Building, 2628 Laurel Crest Lane, Jeremy Puckett – CEC, Inc.

Jeremy Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated Laurel Crest is a Final PUD for a proposed maintenance building located at Bluegreen Vacations Resort. The plan includes a 2,500 square foot building with second story deck, golf cart parking, retaining walls and two additional parking spaces. Sanitation department is still working through issues with the upgraded solid waste that meets enclosure specs. Staff recommended approval subject resolving the solid waste issues.

ACTION TAKEN

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

5. Final PUD Fiddlers Creek, Phase 4, 5 and 6, 810 Pine Mountain Road, Jeremy Puckett – CEC, Inc.

Jeremy Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated Fiddler's Creek is a Final PUD for three lots in Phase IV and extension of Fiddler's Creek Way for 530 feet. This phase will not encroach in to the wetland area discussed in previous meetings. The emergency exit and future road has been upgraded and is drivable. A pump to meet fire flow is ordered and will need to be installed before completion of the buildings. Staff received as-built road profile late and has not been able to review. Advised can recommend approval subject to review of the as-built road profile.

ACTION TAKEN

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

6. Preliminary PUD Plan, Highland Apartments, intersection of Ridge Road and Highland Park Drive, Kacie Huffaker – Compass.

STAFF RECOMMENDATION

Staff Planner Taylor stated Highland Apartments are located on Highland Park Drive and Ridge Road in an R-2 District. The proposed lot is 1.2 acres and the plan includes thirty, two bedroom apartments and forty-six parking spaces. The plan meets preliminary requirements except for allowable density. The R-2 District requirement is 7000 square feet of lot area for the first unit and 3500 per addition. This requirement limits the number of units for this development to fifteen. The plan actually meets all minimum requirements except for the density issue, so staff can only recommend approval for 15 units.

ACTION TAKEN

Commissioner Watts made a motion to approve the Preliminary with fifteen units. Commissioner Tweed seconded and all voted in favor.

D. Site Plans

1. Pigeon Stop Gas Station, Site Plan, 3106 Parkway, Welroc Engineering – Randy Corlew.

Randy Corlew was present. This item was tabled until a TDOT driveway permit has been issued.

2. Dragon X Indoor Mini-Golf and Retail Space, Site Plan, 2898 Parkway, Jeremy Puckett – CEC, Inc.

Jeremy Puckett was present. This was tabled until a TDOT driveway permit is issued.

3. Parkway Arcade, Site Plan, 2839 Parkway, Jeremy Puckett – CEC, Inc.

Jeremy Puckett was present. This item was tabled until a TDOT driveway permit is issued by TDOT.

E. Requests for Rezoning

1. Clarence L. Ogle Property Etal, approximately 33.42 acres, Tax Map 94, Parcel 126, Pine Mountain Road., R-1 (Low Density Residential) District to R-2 (High Density Residential) District.

Angie McCarter, John Ogle and Paul Ogle were present.

STAFF RECOMMENDATION

The Clarence Ogle property is located 758 Pine Mt Road in an R-1 District. The request is to rezone three tracts and 33.42 acres to R-2 (High Density Residential). Most of the tracts in this area are R-1 but adjoin a section of Fiddler’s Creek PUD and the backside of Hickory Drive which are both R-2. One tract is partially outside the incorporated area. There are several issues and staff recommended against the rezoning. After discussion, the commission suggested the property owners work with staff to review possibilities for the use of the property.

ACTION TAKEN

Commissioner Dodgen made a motion to table the item. Commissioner Tweed seconded the motion and all voted to table it.

F. Miscellaneous Requests or Required Actions

1. None.

Planning Region Items

Chairman Stephen Houser made a request to add a late addition to the Planning Region Agenda Items. Commissioner Tweed made the motion to add Thunder Mountain to the agenda. Commissioner Watts seconded and all voted in favor.

A. Subdivisions

1. **Re-subdivision of the Lariscy Property, 1130 Mill Creek Road, Scott Cantrell – Cantrell Engineering and Surveying.**

STAFF RECOMMENDATION

The Lariscy Property is located on Mill Creek Road in the planning region. The owner is requesting the 10.84-acre tract be divided into three lots. A

plat has been submitted with all the required signatures. Staff can recommend approval.

ACTION TAKEN

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

2. Final Plan, Thunder Mountain, Phase 3B, Lots 4, 5, 6 & 15, Little Cove Road, David Hurst – Robert Campbell & Associates.

STAFF RECOMMENDATION

The Thunder Mountain Property is located on Little Cove Road. Staff has received the final plat with the required signatures. Staff can recommend approval.

ACTION TAKEN

Commissioner Watts made a motion to approve the Plat. 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. Robert Wurtz Property, Tax Map 82I, Group C, Parcels 3.00-8.00, Walt Price Road, R-1 (Residential) District to A-1 (Agricultural) District.**
- 2. Robert Wurtz Property, Tax Map 82I, Group D, Parcels 16 and 16.05, Walt Price Road, R-1 (Residential) District to A-1 (Agricultural) District**

STAFF RECOMMENDATION

The two rezoning requests were read together, as they are owned by the same property owners and are in concert with one another. The request is to rezone eighty parcels from the R-1 to A-1 District, to be able to accommodate an events center, a short-term rental cabin, and office space. This property is in the middle of an R-1 District and does not meet the intent of the zoning district. Staff Planner Ferrada further read aloud the purpose and intent of the A-1 district and the definition of Rural Businesses and Rural Recreational Businesses. By these definitions, what the plan is proposing does not meet the intent. She also advised, along with Chairman Houser, that this request, because of the location, could be seen or argued as spot zoning. Staff made the recommendation to deny the request.

ACTION TAKEN

Commissioner Watts made a motion to deny the rezoning request. Commissioner Tweed seconded and all voted to deny them.

E. Miscellaneous Requests or Required Actions

1. None.

ADJOURNMENT

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

The meeting was adjourned at 4:15 p.m.

Stephen Houser, Chairman

Attest:_____