

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY APRIL 23, 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

BOARD OF ZONING APPEALS

1. Call to order.
2. Old business.
3. New Business

A. Request for variance to allow a 10 foot side setback instead of the required 15 feet in a C-6 District. Conner Heights, Section 2, Lot 128, David Hurst – Robert Campbell & Associates.

STAFF RECOMMENDATION

Staff Planner Taylor stated he request is for a 10 feet side setback instead of the required 15 feet. The proposed use is single-family residential and must meet the R-1 setback requirement in a C-6 District. Taylor further stated he had no objections to the request because of the narrowness of the lot. Commissioner Kyker advised similar lots in the subdivision have come before the BZA requesting the same variance. Chairman Houser mentioned that the area and lots also have topography issues and could benefit from the variance.

ACTION TAKEN

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

4. Adjournment.

PLANNING COMMISSION

CALL TO ORDER

PUBLIC COMMENT FROM CITIZENS

Chairman Houser asked for public comment. No public comments were made, however, he took this time to let everyone know that he will be stepping down as Chairman of the Planning Commission after 15 years. He advised that it is necessary to restructure the commission to meet the state law requirements with two new members from the planning region being added.

APPROVAL OF MINUTES

Commissioner Watts made a motion to approve the minutes from March 27, 2024. Commissioner Tweed seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. South Eastern Shrine Association – S.E.S.A Annual Parade Saturday, August 10, 2024, Methodist Street. Bruce Ridley. (Public Property).**

STAFF RECOMMENDATION

Staff advised this is an annual event and that the Special Events Committee had recommended approval.

ACTION TAKEN

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

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

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

STAFF RECOMMENDATION

Staff Planner Taylor stated the Mountain Mile is a revised Final PUD with additions to the courtyard area that include a kid Ride and pergolas. These are minor additions and staff has no issues with the request and recommended approval.

ACTION TAKEN

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

- 2. Final PUD Phase 2, Pigeon Forge City Hall, 3221 Rena Street,**

Jeremy Puckett – CEC, Inc.

Jeremy Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated the Pigeon Forge City Hall Complex is a Final PUD Plan for Phase 2 and includes the Police Department, gun range/accessory building with two parking areas. The main entrance access will be from Rena Street with employee access from Valley Drive. The PD will be 50,778 square feet and gun range 7,032. The only change from the preliminary is a shift in the building further away from the side setback. Staff recommended approval.

ACTION TAKEN

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

3. Preliminary PUD, Pigeon Forge Development, Celtic, LLC, Parkway and Ranmoor Way, Matthew Sprinkle – WK Dickson.

STAFF RECOMMENDATION

Staff Planner Taylor stated the Pigeon Forge Development is approximately 340 acres located on the south end in a C-4 District. The preliminary plan includes 11 phases with 336 resort dwelling units, 102,000 square feet of commercial space, 373 condo hotel units, 12 primitive camping sites and approximately 27125 feet (5.1 miles) of roadway. Access will be from the Parkway and Lower Middle Creek Road by a connector road (9400 feet). 2092 parking spaces required and provided. No grades are above 15%, however, few are very close and will require a lot of cut and fill work to develop and will require as-built road profiles with the final. There are 250 apartments shown in Phase 3 and Primitive Camp Sites in Phase 11. Primitive camping structures must meet current building codes. The entire development is zoned C-4 except one R-1 location. This portion is close to Laurelwood Lane and can only be used for R-1 properties and not a connection into the development. Jim Bagley, owner and developer, spoke about the private access to his future home and also spoke to the topography. Taylor stated the access from Laurelwood could be revisited on the final plan.

ACTION TAKEN

Commissioner Watts made a motion to approve the plan. 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.

STAFF RECOMMENDATION

Staff Planner Taylor stated the Pigeon Stop Gas Station is a proposed site plan for 3106 Parkway (formerly Fly-Away) in a C-2 District. The plan includes converting the existing 2400 square feet building into a convenient store with three gas pumps. The design has changed from the last review with the gas pumps on the south side of the property to eliminate encroachment into the State ROW. TDOT has granted preliminary approval for proposed entrance. Exit will be utilizing the access easement on the adjoining property and must be platted. Taylor stated staff can recommend approval subject to recording a plat before building permits are issued.

ACTION TAKEN

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

E. Requests for Rezoning

1. Meadowbrook Park, Lot 74R, approximately 1.72 Acres, Tax Map 72P, Parcel 28, Appalachia Drive, R-1 (Low Density Residential) District to C-2 (Tourist Commercial) District.

STAFF RECOMMENDATION

Staff Planner Taylor stated Meadowbrook Park Subdivision is a rezoning request for Lot 74R, located on The Parkway and Appalachia Drive. The plat was originally divided into three lots but are now combined into one lot with a portion added to lot 73. Lot 74R now consists of 1.21 acres and

partially located in a C-2 District and the remainder in the R-1 District. The request is for the remainder to be rezoned to C-2. Staff had no objections to the request.

ACTION TAKEN

Commissioner Watts made a motion to recommend the item to City Commission. Commissioner Tweed seconded the motion and all voted to recommend it.

2. Mitchell Property, 1.7 Acres, Tax Map 94, Parcel 130.00, 3211 Leonard Huskey Lane, R-1 (Low Density Residential) District to R-2 (High Density Residential) District.

STAFF RECOMMENDATION

Staff Planner Taylor stated the owner of the property located at 3211 Leonard Huskey Lane requested a rezoning from R-1 to R-2 for the purpose of selling as an overnight rental. The location is near R-2 but all adjacent properties are R-1 and similar to others denied by the planning commission. Staff advised that although the PUD's with overnight rentals are close, the lots immediately adjacent are permanent residential and would not be consistent with area. David Mitchell and Linda Mitchell, owners, both spoke. They advised the rentals are 13 feet from his driveway. They advised that the easement road is being used to access the property behind his home. They advised that they cannot sell the property as zoned because no one wants to buy it as a residential property. Staff recommends against the rezoning. Staff also advised that if they made the change from R-1 to R-2, it would set a precedent in the area. Commissioner Tweed recommended to table the request so that each commissioner individually visit the site.

ACTION TAKEN

Commissioner Tweed made a motion to table the request. Commissioner Watts 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. None.**

C. Site Plan

- 1. None.**

D. Requests for Rezoning

- 1. Owens Property, 1.77 acres, Tax Map 93, Parcel 117.02, 3280 Lost Branch Road, R-1 (Residential) District to C-1 (Commercial) District.**

Ms. Sandy Owens was present.

STAFF RECOMMENDATION

Staff Planner Taylor advised the Owens Property is located at 3280 Lost Branch Road in an R-1 District. The request is to rezone 1.77 acres to C-1. There are some commercial tracts in the area but not contiguous to this parcel and rezoning could be considered spot zoning. The only way a favorable rezoning recommendation could be made would be if the county studied the area to see if it can accommodate a commercial zone. Staff would recommend the county study the area for commercial areas and not rezone one lot. Staff advised Ms. Owens go speak to Mr. Temple at the County and ask for this study to be made. Staff advised that although they are not opposed to rezoning the area to commercial, could not recommend rezoning for one lot.

ACTION TAKEN

Commissioner Dodgen made a motion to deny the request and to have Ms. Owens speak to the county about the study of the area. Commissioner Tweed seconded and all voted in favor of denying the

rezoning request.

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.

Tony Kyker, Vice Chairman

Attest: _____