

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY MAY 28, 2024, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Tony Kyker
Jeff Dodgen
Tony Watts
Brenda Tweed
Jessica Nichols
Russell Carr

MEMBERS ABSENT

Mark Rutledge

OTHERS PRESENT

Jerry Hanson, Jeremy Puckett, Marcia Nelson, Felicia Husky-McGee, Brandon Williams, Keith Statham, Steve Hurlbut, , Mimi Kulp, Tim Wallace, Jake Robbins, Marcus Whaley, David Mitchell, 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 feet front yard setback instead of the required 30 feet in an R-2 district, 3220 Bradford Way (Tax Map 083, Parcel 153.00), Lisa Romines.

ACTION TAKEN

This item was withdrawn before the meeting.

B. Appeal of Staff Decision, Article IV, Section 504, One Principal Building on a Lot, 703 Henderson Chapel Road, Rick Leone.

STAFF RECOMMENDATION

Staff Planner Taylor advised the applicant is requesting approval to construct a principal use on a parcel that currently has an existing home. Section 504 allows only one principal building erected on any lot. Rick Leone, the applicant, addressed the commission and explained the existing building is non-inhabitable and that it would only be used as storage. Planner Taylor advised that due to new information and proposed use as an accessory building and suggested the request be tabled until next month with a new plan showing the building as a storage building.

ACTION TAKEN

Commissioner Tweed made the motion to table and review the request next month as an accessory building. Commissioner Watts seconded and all voted in favor.

C. Request for variance to allow a 20 feet front yard setback instead of the required 30 feet in an R-2 District, Whaley Hills Subdivision, Lot 15, Pinyon Circle, Tim Wallace.

STAFF RECOMMENDATION

Staff Planner Taylor stated this request is in a steep area with topography issues. Planning staff advised that several lots in this area have received variance setbacks in the past and has no objection with the request.

ACTION TAKEN

Commissioner Watts made the motion to approve the variance request of ten feet. Commissioner Dodgen seconded and all voted in favor.

D. Request for variance to allow a 15 feet front yard setback instead of the required 30 feet in an R-2 district, Smelcer-Kimble Property, Lot 8 (Tax map 94D Group E Parcel 1.08) Steven Court,

Steven Hurlbut.

STAFF RECOMMENDATION

Staff Planner Taylor advised that the topography in this area is steep and very challenging, but had concerns with the applicants request. The planning commission has consistently granted variances of 10 feet however, the request is 15 feet. Steven Hurlbut spoke to explain the reasoning for the 15-foot request, that included the location of the turn-around. After discussion, Mr. Hurlbut advised that they would be open to designing the home with a variance of 10 feet, as opposed to the original request.

ACTION TAKEN

Commissioner Watts made a motion to approve the 10-foot variance. Commissioner Tweed seconded and all voted in favor.

4. Adjournment.

PLANNING COMMISSION

CALL TO ORDER

PUBLIC COMMENT FROM CITIZENS

Mrs. Marcia Huskey-Nelson spoke about the rezoning request on the Huskey Lane. She was opposed to the request and did not want to have the area rezoned to R-2, as historically it has been used as residential only. She gave generational ownership as reasoning.

Mrs. Felicia Huskey- McGee also spoke about the rezoning and advised that she did not want it to be R-2, for the historical residential only designation and that it would cause too much traffic. The area is already very congested and she felt this would only make it worse.

Mr. Mitchell, the applicant for the re-zoning, stated reasons for the request.

APPROVAL OF MINUTES

Commissioner Watts made a motion to approve the minutes from April 23, 2024. Commissioner Tweed 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, Wears Valley Gem Mine & Cabins, 834 Wears Valley Road, Jeremy Puckett.**

STAFF RECOMMENDATION

Staff Planner Taylor advised Wears Valley Gem Mine and Cabins is a Preliminary PUD, located on Wears Valley Road in a C-6 District. The plan includes a restaurant, Gem Mine, cabins and Recreation Hall. The plan requires 110 parking spaces with 123 provided and includes permeable pavers for detention. The plan appears to meet preliminary requirements and staff can recommend approval. The driveway grade is 15% and an as-built road profile will be required before final along with an approved entrance permit from TDOT.

ACTION TAKEN

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

D. Site Plans

- 1. Schmid Construction Storage, Site Plan, 3130 Easy Street, Jeremy Puckett – CEC, Inc.**

ACTION TAKEN

No action necessary, the item was withdrawn before meeting.

E. Requests for Rezoning

- 1. 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 is requesting a rezoning from R-1 to R-2 for the purpose of selling the house 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. He further stated Leonard Huskey Lane is narrow and not constructed for high density development. A petition from residents on Leonard Huskey opposing the request is also included. Staff recommend against the rezoning.

ACTION TAKEN

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

F. Miscellaneous Requests or Required Actions

- 1. Proposed amendment to the City of Pigeon Forge Zoning Ordinance regarding Article VIII, Section 801, Area, Yard and Height Requirements in an R-2 Districts, Staff.**

STAFF RECOMMENDATION

Staff Planner Taylor presented a proposed amendment to Article VIII, Section 801. He stated the revision is what was discussed in a previous workshop, allowing more density in R-2 areas that front Arterial or Collector Streets. The revised calculation in those areas will be .5 FAR., and remain the same in R-2 areas that front local streets.

ACTION TAKEN

Commissioner Watts made a motion to approve the update and recommend to City Commission. Commissioner Dodgen seconded the motion and all voted to approve.

Planning Region Items

A. Subdivisions

- 1. None.**

B. Planned Unit Developments (PUD)

- 1. None.**

C. Site Plan

- 1. None.**

D. Requests for Rezoning

- 1. None.**

E. Miscellaneous Requests or Required Actions

- 1. Election of New Officers.**

Interim Vice Chairman advised the need to elect officers and also introduced two new members of the board. He advised both will represent the planning region. He introduced Mrs. Jessica Nichols and Mr. Russell Carr.

Commissioner Dodgen made the motion to nominate Tony Kyker as Chairman. No objections and all voted in favor.

Commissioner Tweed nominated Commissioner Dodgen to maintain his position as the secretary. No one objected and all voted in favor.

Commissioner Dodgen made the motion to nominate Commissioner Tweed to fill the just vacated position of Vice-Chair. All voted in favor.

ADJOURNMENT

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

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

Tony Kyker, Chairman

Attest:_____