

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY JUNE 25, 2024, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Tony Kyker – Chairman
Tony Watts
Jessica Nichols
Russell Carr

MEMBERS ABSENT

Brenda Tweed
Jeff Dodgen
Mark Rutledge

OTHERS PRESENT

Sara Jo Bounds, Bob Voyles, Jeremy Puckett, Daniel Delozier, Brandon Williams, Jake Robbins, David Hurst, Mimi Kulp, 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.

Chairman Kyker called the meeting to order.

2. Old business.

None.

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.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor stated the property is located in an R-2 District on a private road, Bradford Way. The request is to allow a front setback of 10 feet rather than the required 30 feet for a proposed two-story house with 1796 square feet. The back portion of the lot has steep topography and adjoins Ridge Road, which is public. After review it was determined the proposed house would impact the public road without the variance due to the steep topography.

ACTION TAKEN

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

The meeting was adjourned at 3:05

PLANNING COMMISSION

CALL TO ORDER

PUBLIC COMMENT FROM CITIZENS

Chairman Kyker asked for public comment.

APPROVAL OF MINUTES

Commissioner Watts made a motion to approve the minutes from May 28, 2024. Chairman Kyker mentioned minor corrections and Commissioner Nichols seconded and all voted in favor subject to the corrections.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. City of Pigeon Forge Special Events – Patriot Festival, Thursday, July 4th, 2024, Patriot Park, Todd Hurst. (Public Property).**

STAFF RECOMMENDATION

Staff presented the annual event recommended by the Special Events Committee.

ACTION TAKEN

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

- 2. Knoxville Track Club – Pigeon Forge Midnight 8K, Saturday, August 10th, 2024, 300 Wears Valley Road/ Pigeon Forge Greenway, Becky Harsson. (Public Property).**

STAFF RECOMMENDATION

Staff presented the recommendation to approve by the Special Events committee.

ACTION TAKEN

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

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. Final PUD Plan Phase 1, Wears Valley Development, 834 Wears Valley Road, Jeremy Puckett.**

Jeremy Puckett was present.

Staff Planner Taylor stated the Wears Valley Development is a Final PUD for Phase 1, located on Wears Valley Road in a C-6 District. The preliminary plan was approved in May and included a restaurant, gem mine, cabins and recreational hall. Phase 1 is a proposed one-story restaurant with 9100 square feet and seating for approximately 200 customers. Pervious pavers will be used to meet stormwater requirements. Staff also advised that the proposed building site is close to the floodway but no encroachments. The plan meets minimum requirements and staff can recommend approval.

ACTION TAKEN

Commissioner Watts made a motion to approve the PUD plat. Commissioner Carr seconded and all voted in favor.

2. Final PUD Plan of Hickory Drive Townhomes 2, 3010 Hickory Drive, Jeremy Puckett – CEC.

Jeremy Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated Hickory Drive Townhomes 2 is a Final PUD located at 3038 Hickory Drive in an R-2 District. The plan includes 13 two-bedroom townhomes with 21 parking spaces required and 22 provided. The drive aisle is one way with 15 feet of pavement width. The proposed building is 6656 square feet with a concrete sidewalk in front. Drainage and stormwater requirements will be met with the use of pervious pavers. The plat for the proposed development must be recorded, showing the interior property line removed. Staff can recommend approval.

ACTION TAKEN

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

D. Site Plans

1. Dollywood Food Service, Site Plan, 2700 Dollywood Parks Boulevard, Jeffrey Williamson – Johnson Architecture, Inc.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor stated Dollywood 2025 is a proposed building, courtyard and pavilion addition. The 5,332 square feet structure will be used for food service. It is located in a section of the park that's currently developed with restrooms and accessory structures. The plan meets minimum requirements and staff recommended approval.

ACTION TAKEN

Commissioner Nichols made a motion to approve the Site Plan. Commissioner Watts seconded and all voted in favor.

2. Harold Loveday Property, Site Plan, Teaster Lane, David Hurst – Robert G. Campbell & Associates.

David Hurst was present.

STAFF RECOMMENDATION

Staff Planner Taylor presented the Harold Loveday (Russell White) Property, located on Teaster Lane in a C-6 District. The plan includes a pad for an ice dispensing machine with paved parking and detention area on .28 acres. As presented, there are no issues, however, a preference was noted that pervious pavers would be better suited instead of the above ground detention pond, however, the developer does not wish to go in the preferred direction. The detention pond maintenance would be in the hands of the owner. Staff recommended approval.

ACTION TAKEN

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

3. Schmid Construction Storage, Site Plan, 3130 Easy Street, Jeremy Puckett – CEC, Inc.

Jeremy Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor presented Schmid Construction Storage Building, located at 3130 Easy Street in a C-6 District. A site plan was approved in 2016 after the original building was destroyed by fire, but was never re-built. The revised plan is a change of use with 1000 square feet retail and the remainder storage. Parking will be shared on an adjoining property with seventeen parking spaces required and twenty shown. A plat depicting the shared parking location and easement agreement has been presented and will need to be recorded as a condition of the approval. The change of use, by adding the retail aspect of the development, has also been addressed, for this changed the number of parking spots required on site. There have been several issues with this development, however, and it should be noted that work was begun before permits were issues and a stop work order was obtained and fines were lobbied. There are also issues with the development from the building department and those will have to be remedied, but they are outside of the scope of the planning review. The planning recommendation is to approve the site plan, subject to the easement being recorded.

ACTION TAKEN

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

E. Requests for Rezoning

- 1. None.**

F. Miscellaneous Requests or Required Actions

- 1. Revised and Discussion of Amendments to the Pigeon Forge Stormwater Ordinance, Brandon Williams.**

Brandon Williams was present to represent the amendments.

STAFF RECOMMENDATION

Staff Planner Taylor began the review for the updated Sevier County Stormwater Ordinance. The revised plan was drafted based on recommendations from Tennessee Department of Environmental Conservation. Most are minor changes. Stormwater Manager, Brandon Williams, was present to advise the reason for the changes. He advised

was a TDEC recommendation to make the three area governments more streamline in their Stormwater ordinance, as TDEC requires that the governments be more proactive and diligent in their regulations, so that water quality becomes a proprietary device and guarantees that solid particles do not leave the site and travel downstream. These changes will be affective on lots that are 1 acre in size and larger. Chairman Kyker asked the process from Planning Commission to City Commission. Staff advised that Planning Commission would send a recommendation to City Commission and it would take two meetings to approve. Staff recommended the updates be approved.

ACTION TAKEN

Commissioner Carr made a motion to recommend the request to the City Commission. Commissioner Nichols seconded and all voted in favor.

2. Review and Discussion of Section 408.9 of the Pigeon Forge Zoning Ordinance, Specific Sign Regulations for Commercial Districts.

STAFF RECOMMENDATION

Staff Planner Taylor discussed Section 409 of the zoning ordinance and the request by business owners to consider allowing monument signs in a C-2 District. Monument signs were permitted in the C-2 District prior to the revised sign ordinance in 2021 but are currently allowed in the C-4 District only. Section 408.2.11 gives the definition of a ground sign and Section 408.2.21 a monument sign. The difference is the nine feet of clearance for sight distance. This item will probably require a workshop if the planning commission decides to consider

ACTION TAKEN

Commissioner Watts made a motion to recommend table the discussion during this meeting and moving it to a workshop, which would allow the missing commissioner members to attend. Commissioner Carr seconded and all voted in favor. After checking calendars, a possible date for the workshop was proposed for July 12, 2024 at 9 a.m.

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.

F. Miscellaneous Requests or Required Actions

1. None.

ADJOURNMENT

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

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

Tony Kyker, Chairman

Attest: _____