

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY JULY 23, 2024, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Tony Kyker – Chairman
Jeff Dodgen
Tony Watts
Brenda Tweed
Mark Rutledge
Jessica Nichols
Russell Carr

MEMBERS ABSENT

OTHERS PRESENT

Sara Jo Bounds, Bob Voyles, Jeremy Puckett, Brandon Williams, Sonny Defoe, ,
David Mitchell, David Hurst, Mimi Kulp, 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 Kyker asked for public comment. Mr. David Mitchell stood up to speak about his upcoming item on the agenda. Mr. Kyker advised he could speak at that time or now. Mr. Mitchell opted to speak when his item comes up.

Mr. Tony Kyker also addressed the passing of a Pigeon Forge Fire Department Firefighter, Aaron Huss, whom was involved in an off-duty accident. He wanted to make sure that those present were aware this happened and to keep the family in their thoughts.

APPROVAL OF MINUTES

Commissioner Watts made a motion to approve the minutes from June 25, 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. None.**

B. Subdivisions

- 1. Final ReSubdivision of Mitchell Property, Lot 1 and 2 Leonard Huskey Lane, Brennon Garrett – The Land Surveyors, Inc.**

STAFF RECOMMENDATION

Staff Planner Taylor stated the Mitchell Property is located on Leonard Huskey Lane in an R-1 District. The owners are requesting the subdivision of 1.59 acres into two lots. Staff questioned accessibility for Lot 1 due to topography and requested a plan showing the proposed driveway including the grade. The plan submitted is inadequate and staff recommend the plan be denied until more information is provided. The applicant Mr. Mitchell advised he had requested the grade and access on new survey. Staff advised to resubmit when more information is provided.

ACTION TAKEN

Commissioner Watts made a motion to deny the request. Commissioner Ruthledge seconded and all voted to deny it.

C. Planned Unit Developments (PUD)

- 1. Final PUD Plan Waterside Gardens, Phase 3, 540 Henderson Road, John Drummer – Civil Design Services, LLC.**

STAFF RECOMMENDATION

Staff Planner Taylor stated Phase 3 is a Final PUD and includes lots 19-28, 141-146 and extension of Sunflower Circle. Phase I is nearing completion, Phase 2 is substantially complete and the sewer lift station has been approved. Staff will recommend approval subject to no issuance of building permits until paving for Phase 1 is complete.

ACTION TAKEN

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

2. Final PUD Plan Wears Valley Development, Phase 2, 834 Wears Valley Road, Jeremy Puckett – CEC, Inc.

Jeremy Puckett was present.

STAFF RECOMMENDATION

Staff planner stated the Final PUD includes 12 cabins, driveway and recreation building. Pervious pavers will be used to meet stormwater requirements. As-built road profiles have been submitted with the maximum road grade 15%. Cabins 1-4 adjoin a residential area and trees are required in the buffer area. Staff advised that plan is in order and approval can be granted.

ACTION TAKEN

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

D. Site Plans

1. El Rancho Loco, Site Plan, 2547 Middle Creek, Robert Campbell – Robert G. Campbell & Associates.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor stated the proposed restaurant is located on Veterans Blvd in a C-6 District. The plan includes a two-story, 3100 square feet building and seating for 76 customers, with 21 parking spaces required and 21 provided. Staff can recommend subject to the TDOT entrance permit.

ACTION TAKEN

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

E. Requests for Rezoning

- 1. Ogle Property, 1.240 Acres, portion of (Tax Map 094, Parcel 126.05) 810 Pine Mountain Road, R-1 (Low Density Residential) District to R-2 (High Density Residential) District.**

STAFF RECOMMENDATION

Tract 3 of the Clarence Ogle Property is a request to rezone 1.24 acres from R- 1 to R-2. The purpose is to combine the tract with Fiddler’s Creek PUD. The parcel is located along a ridge and more useable to the Fiddler’s Creek Development than the current property owner. Staff has no objections to the request.

ACTION TAKEN

Commissioner Dodgen made a motion to approve 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. 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 3:40 p.m.

Tony Kyker, Chairman

Attest: _____