

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY AUGUST 25, 2020, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser - Chairman
Tony Kyker
Ken Maples
Jeff Dodgen
Mark Rutledge
Laura Taylor
Brenda Tweed

MEMBERS ABSENT

OTHERS PRESENT

Brandon Williams, Matt Sprinkle, Kacie Huffaker, Pam Ogle, Jerry Hanson, Mimi Kulp, Steve Young.

David Taylor – City Planner
Karl Kreis – Assistant City Planner
Nathan Rowell – City Attorney

BOARD OF ZONING APPEALS

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

- A. **Request for Interpretation of Section 706.4 as to whether an Assisted Living Facility is a Permitted Use in a C-4 (Planned Unit – Commercial) District, Dollywood Lane, Steve Young – oysk3 Architects.**

Steve Young represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that the applicants are proposing an assisted living facility in a C-4. He explained that C-4 is the large lot PUD which was based on flexibility in design and originally did not list uses. He continued that recently both permitted and prohibited uses were added to the C-4 district for less confusion, but that "assisted living facility" or the like were not addressed. Discussion ensued. Commissioner Maples felt that the use was similar to multi-family which is listed as a permitted use.

ACTION TAKEN

Commissioner Maples made a motion that an assisted living facility meets the intent of the district and should be allowed as a permitted use. Commissioner Rutledge seconded and all voted in favor.

B. Request of Interpretation of Logo Signage Sections 330.11 & 408.2.4, Little Caesars – 3974 Parkway, Lori Colborn – T and T Signs.

The item was withdrawn before the meeting.

PLANNING COMMISSION

CALL TO ORDER

Chairman Houser called the meeting to order.

APPROVAL OF MINUTES

Commissioner Rutledge made a motion to approve the Planning Commission minutes for the meeting from July 28, 2020. Commissioner Taylor seconded and all voted in favor.

OLD BUSINESS

Staff Planner Taylor wanted to give the Commission an update on Alpine Mountain Village PUD, Lot 138R, on last month's agenda. He reported he met with the chair (and others) from the HOA. They agreed moving forward all lots in Phase 5B must be 2 to 3 bedroom cabins as approved by Commission. He said that they have a new engineer who will monitor the pump station situation. He said staff are still

awaiting some of the conditions of approval (from last month) to be met and have not finalized the re-plat.

NEW BUSINESS

City of Pigeon Forge Items

Miscellaneous Action

- 1. None.**

A. Special Events

- 1. His Place Christian Store – A Walk for Jesus - Demonstration of Love, E. Wears Valley Road, Parkway, Saturday, September 26th, 2020, 5:00 P M to 7:00 P M, Charlotte Bise (Public Property and Police Support).**

This item was withdrawn before the meeting. Staff Planner Taylor said it will be on next month's agenda.

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. Final PUD Plat and Plan for Eagle's Ridge PUD, Phase 5, Section 2 (17 cabins), Osprey Way, Kacie Huffaker – Norvell and Poe Engineers.**

Kacie Huffaker represented the item.

STAFF RECOMMENDATION

Staff Planner Taylor reported they bought an easement to allow a secondary egress/ingress. He reminded the Commission that PUD plan and plat of Section 1 of Phase 5 was recently approved and this plan is for Section 2 Phase 5. Staff said everything was in order.

ACTION TAKEN

Commissioner Dodgen made a motion to approve Final PUD Plan and Plat

for Phase 5, Section 2. Commissioner Maples seconded and all voted in favor.

2. Preliminary PUD Plan for Roberts Cabins (7 cabins), 2654 Valley Heights, Marcus Whaley – WC Whaley, Inc.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor stated this was for a 7 cabin/21 bedroom PUD. He said it is mostly in order for preliminary, but before final the solid waste must be improved for turn-around of trucks and that proposed areas of disturbance needs to be shown and limited as much as possible.

ACTION TAKEN

Commissioner Taylor made a motion to approve Preliminary PUD Plan with improved solid waste plan and areas of disturbance shown by final. Commissioner Maples seconded and all voted in favor.

3. Preliminary PUD Plan for The Lodge at Bear Cove Falls (29-bedroom cabin), Dollywood Lane, Kacie Huffaker – Norvell and Poe Engineers.

Kacie Huffaker was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said this area was recently approved by Planning Commission for retail. He continued this plan is for a 29 bedroom cabin. He said they are showing 15 parking spaces and no solid waste plan. He reported this is part of the Bear Cove Falls PUD and solid waste will be removed privately as in the manner of the rest of the development. He reported by final a final detention plan, final PUD documents, and sign must be removed from the site plan.

ACTION TAKEN

Commissioner Maples made a motion to approve Preliminary PUD Plan with final detention plan, final PUD documents, and shown sign location removed from site plan by final PUD. Commissioner Tweed seconded and

all voted in favor.

4. Revised Preliminary PUD Plan for Camp Margaritaville RV Park (159 spaces) and Hotel (79 rooms), Cate Road, Matt Sprinkle – CEC Engineering.

Matt Sprinkle was present for the item.

STAFF RECOMMENDATION

Staff Planner Taylor said that this revision includes removing RV ingress/egress from Troy Drive and the park models removed and changed to RV spaces. Staff recommended approval. Commissioner Dodgen wondered about the possible need for a light at the Parkway and Commissioner Maples wanted an emergency exit added.

ACTION TAKEN

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

D. Site Plans

1. A Retail Development for Mr. Micheal Malka (14,460 square feet), Site Plan, 3260 Parkway, Gary Norvell – Norvell and Poe Engineers.

Kacie Huffaker was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor stated that this is the site of Sevier County Bank next to Cheddars on the Parkway. He said they are showing surplus parking. He continued that they have closed one egress/ingress to the Parkway and the other they recently narrowed to 30 feet to meet regulations. He said they also moved the ATM machine away from property line.

ACTION TAKEN

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

E. Requests for Rezoning

- 1. Forge Partners, LLC & John Wear, approximately 5.5 acres over two parcels at Tax Map 83, Parcels 90.40 & 90.44 and approximately 550 feet of ROW of Jake Thomas Road, Jake Thomas and Teaster Lane, C-6 (Mixed-Use Commercial) District to C-4 (Planned Unit – Commercial) District.**

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said that the property is located at the intersection of Teaster Lane and Jake Thomas Road next to the new Food City. He continued the initial request was just for the (soon to be) hotel property, but staff thought C-4 zoning makes more sense for the whole area and asked the (under construction) Riverwalk Commons be added and the owner agreed. Staff feels C-4 is best zone for these large parcels and for the way this area is developing. Staff recommended the map amendment.

ACTION TAKEN

Commissioner Taylor made a motion to recommend the map amendment to City Commission. Commissioner Maples seconded and all voted in favor.

- 2. Pamela Ogle, approximately 1.3-acre parcel at Tax Map 83, Parcels 82.06, 539 Loraine Street, R-1 (Low Density) District to R-2 (High Density) District.**

Pamela Ogle was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said the property is located near of the intersection of Country Oak Drive and Loraine Street. He noted that it adjoins the recently rezoned R-2 property to the south. He stated that this is at the end of the public section of Loraine Street, before it becomes private and a gravel road. He felt that with the new sewer line this could be R-2, but any property on the private road section should not. Staff recommended in favor of the proposed rezone.

ACTION TAKEN

Commissioner Maples made a motion to recommend the proposed map amendment to City Commission. Commissioner Rutledge seconded and all voted in favor.

F. Miscellaneous Requests or Required Actions

- 1. Request for annexation of 47-acre portion of the Montgomery Property (Tax Map 72, Parcel 109.00) and 1,100 feet of ROW of Henderson Road and Review of Plan of Services, 540 Henderson Road, Chris Fortune.**

Chris Fortune was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this has been an on-going request. He continued it is back to Planning Commission for review after recommendations that the plan of services should reflect water and sewer extensions at owner's expense, as well as, other infrastructure upgrades warranted by the city's engineers. He pointed out these changes to the Plan of Services to the Commission. He recommended including annexation of ROW of Henderson Road to the bridge, but not annexing the bridge. Commissioner Maples wanted an updated traffic study, based on the proposed residential use, rather than as RV campground use of the other traffic study.

ACTION TAKEN

Commissioner Maples made a motion to recommend the annexation and the presented Plan of Services to City Commission. Commissioner Kyker seconded and all voted in favor

Planning Region Items

A. Subdivisions

- 1. None.**

B. Planned Unit Developments (PUD)

1. Final Re-Subdivision of Thunder Mountain Subdivision, Lots 39 & 48 of Phase 4, Unit 2 and Lots 6, 7, 8, 9, & 11 of Phase 3 and ROW of Red Sky Drive, near Little Cove Road, David Hurst.

Kacie Huffaker was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor stated it has been a several month wait for County Health Department approval. He said all the signatures have been obtained. He pointed out that no new lots have been created, that the lots are re-platted. Staff recommended in favor.

ACTION TAKEN

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

C. Site Plan

1. None.

D. Requests for Rezoning

1. None.

F. Miscellaneous Requests or Required Actions

1. None.

ADJOURNMENT

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

The meeting was adjourned at 4:07 p.m.

Stephen Houser, Chairman

Attest: _____

