

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY JANUARY 25, 2022, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

MEMBERS ABSENT

Stephen Houser – Chairman	None
Tony Kyker	
Jeff Dodgen	
Tony Watts	
Brenda Tweed	
Mark Rutledge	

OTHERS PRESENT

Jerry Hanson, Jeff Ferrell, Mimi Kulp, Mike Smelcer, Jimmy Taylor, Kacie Huffaker, Mike Suttles, Jerry Hanson, John Mayberry, Jeremy Puckett, Jason Davis, Randy Corlew, Others.

David Taylor – City Planner
Karl Kreis – Assistant City Planner
Joe Barrett – Staff Planner
Nathan Rowell – City Attorney

PLANNING COMMISSION

CALL TO ORDER

Chairman Houser called the meeting to order.

PUBLIC COMMENT FROM CITIZENS

Chairman Houser asked for public comment. The following elected to speak:

- Jerry Hanson: He said he is against the rezoning request on the agenda from R-1 to R-2. He reported his neighborhood has trash from overnight rentals and feels they are a nuisance. He feels this proposal would encroach into their quiet single family neighborhood with a noisy unwanted use.

- John Mayberry: He said he is against the rezoning request on the agenda from R-1 to R-2. He echoed Mr. Hanson’s comments on the unwanted noise, partying, and the like from overnight rental zoning.
- Randy Corlew: He said he was representing Jess Davis regarding a revised Spirit of the Smokies site plan. Chairman Houser said he can address the Commission further at the end of the meeting (see Additional Public Comments from Citizens).

APPROVAL OF MINUTES

Commissioner Kyker said that Item two under BZA that was tabled and will be reviewed under the graphics ordinance. Commissioner Watts made a motion to approve the Planning Commission minutes for the meeting from December 14, 2021 with that noted changed by Commissioner Kyker and that Commissioner Rutledge did not motion for adjournment. Commissioner Tweed seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Church of God Winterfest – Orphan Run 4 Hope 2 mile run, Saturday, February 5th, 2022, City Greenway near LeConte Center, Brian Yaun. (Public Property).**

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is a first time youth event at LeConte Center and they plan to include a two mile run. He continued it will all be on the greenway. He stated the Special Events Administrative Review Committee recommends the event.

ACTION TAKEN

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

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. Final PUD Plan for The Lofts, Phase IV, Marshall Acres Street, Jeremy Puckett – CEC, Inc.**

Jeremy Puckett represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor gave background and stated this was two buildings 47 units each. He reported there is parking chart which includes a 10 percent reduction for PUDs over 200 spaces. He finished that there are four detentions areas and staff will need a plat for the public street. Staff recommended in favor.

ACTION TAKEN

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

- 2. Final PUD Plan for Cabins For You Warehouses, 3120 Chapel Way, Matthew Shadle.**

He item was not represented.

STAFF RECOMMENDATION

Staff Planner Taylor said that a preliminary PUD plan has been granted and they are requesting final approval. He explained that TDOT has provided documentation that the two cuts on Wears Valley Road are okay. After discussion, it was brought out that they are working with the cabin development HOA on creating documentation to share the private road (Chapel Way). Mr. Taylor said the plan was mostly in order but that

evergreen trees are needed around the proposed warehouse per Section 711.3.5.

ACTION TAKEN

Commissioner Watts made a motion to approve the Final PUD Plan with no building permits issued until the site plan meets Section 711.3.5 or the ordinance showing evergreen trees around the perimeter of the proposed warehouse. Commissioner Tweed seconded and all voted in favor.

3. Final PUD Ofir Marsiano Condominium Development, 264 Old Mill Avenue, Gary Norvell – Robert Campbell & Associates.

The item was represented by Kacie Huffaker.

STAFF RECOMMENDATIONS

Staff Planner Taylor said that preliminary PUD plan has been granted and they are requesting final PUD plan. He said the ingress/egress off Old Mill Avenue has been placed as far from the busy intersection of Old Mill Avenue and Teaster Lane as possible. He added that there are no other changes from preliminary and recommended approval.

ACTION TAKEN

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

4. Final PUD Plan for Fiddlers Creek Phase III, Pine Mountain Road, Jeremy Puckett – CEC, Inc.

The request was withdrawn before the meeting.

5. Preliminary PUD Plan for Treehouse/Tiny Home Development at Forge Hideaway Loop, intersection of Forge Hideaway Road and Loop, Kacie Huffaker – Robert Campbell & Associates.

The item was represented by Kacie Huffaker.

STAFF RECOMMENDATION

Staff Planner Taylor said this has previously been reviewed by the

Commissioner for a yerts but now is a mix of tiny homes and treehouses. He reported the design has changes from last approval. He said that recently pedestrian walkways were added to this rustic development. Staff recommended, but added that there will need to be more turning radius added to the final plans for solid waste pickup.

ACTION TAKEN

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

6. Preliminary PUD Plan Heavenwood at Pigeon Forge, Pine Road, Brandon Simpson – CEC, Inc.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said this preliminary includes cabin and parking on proposed private roads. He said staff can recommend preliminary but he spelled out a list of things needed by final. Mr. Taylor's list included: a traffic study for the area including substandard Evans Road and Mountain View Lane, SSR modelling for utilities, wetlands study, a more comprehensive drainage and grading plan, and a reduction of the lot sizes for PUD developments.

ACTION TAKEN

Commissioner Dodgen made a motion to approve Preliminary PUD Plan, but the PUD plan will need a traffic study for roads leading to development, SSR water and sewer modelling, evaluation of wetlands, comprehensive grading and drainage plan, and sizing of the lots resolved by final. Commissioner Watts seconded and all voted in favor.

D. Site Plans

1. Country Cascades Addition, Revised Site Plan, intersection of Florence and Sharon Drive, Kacie Huffaker – Robert Campbell & Associates.

Kacie Huffaker represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor explained background of the item. He said that City Commission has approved the shortening of Colonial Drive to allow for parking for this expansion. He stated they are adding an addition of 91 rooms, pool, and canopy. Staff said the site plan is in order and recommended for it.

ACTION TAKEN

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

2. Camp Margaritaville Amenities, Revised Site Plan, 149 Cates Lane, Matt Sprinkle – CEC, Inc.

James Lewis represented the item.

STAFF RECOMMENDATION

Staff Planner Taylor said this is a minor site plan revision for amenities and parking. Staff recommended in favor.

ACTION TAKEN

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

E. Requests for Rezoning

1. Myong Soo Yang, approximately 0.65 acres on Tax Map 94, Parcels 149.08, Monte Woods Subdivision, Lot 9A – 655 Monte Wood Circle, R-1 (Low Density Residential) District to R-2 (High Density Residential) District.

The item was withdrawn before the meeting.

F. Miscellaneous Requests or Required Actions

1. Proposed amendment to the City of Pigeon Forge Zoning Ordinance regarding total signage allowed for non-multi-tenant establishments in a C-1, C-2, & M-1 districts, Staff.

STAFF RECOMMENDATION

Staff Planner Taylor said the maximum signage for a single business in C-1, C-2, and M-1 districts has always been 350 square feet between two different sign types combined. He continued when creating the new sign ordinance, it was necessary to establish a maximum for a ground sign (200 square feet), yet a wall sign remained 40 percent of the front wall façade. He explained in multi-tenant establishment the maximum for a wall sign was set at 75 square feet per business, but a maximum was not set for a single business. He furthered the proposed text amendment just makes clear that the maximum for all signs combined for non-multi-tenant establishments remains 350 square feet. In discussion it was made clear this does not change the additional graphics section of the ordinance allowed in C-2 district. Staff recommended the proposed amendment.

ACTION TAKEN

Commissioner Tweed made a motion to recommend the proposed zoning text amendment to City Commission. Commissioner Rutledge seconded and all voted in favor.

Planning Region Items

A. Subdivisions

1. Preliminary Plat of Thunder Mountain Subdivision Phase 6 including Re-Subdivision of Phase 3, Lot 9, Red Sky Drive, David Hurst – Robert Campbell & Associates.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said this is a continuation of the subdivision to the top of Thunder Mountain. He stated that staff has concerns about the long roads up steep slopes without outlets, so he explained that an emergency outlet has been added. Commission Dodgen said the emergency outlet should have signage. Mr. Taylor continued they need the stormwater plan and roads approved by county departments by final.

ACTION TAKEN

Commissioner Dodgen made a motion to approve Preliminary Subdivision Plat. Commissioner Watts seconded and all voted in favor.

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.

ADDITIONAL PUBLIC COMMENT FROM CITIZENS

Randy Corlew approached the Commission and asked to speak. He represented Jess Davis and he reported turning plans to the Planning Department that he had hoped would be on this month's agenda. He continued that they can't start working until plans are approved. Staff Planner Taylor explained incomplete plans were submitted for the December meeting and staff sent a letter explaining information needed and to resubmit in January. He added plans were recently received with too little time for all the departments to review. Discussion ensued. The Commissioners seemed to be willing to have a special called meeting after plans were received that could be recommended by the departments.

ADJOURNMENT

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

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

Stephen Houser, Chairman

Attest:_____