

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY OCTOBER 26, 2021, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser – Chairman
Tony Kyker
Jeff Dodgen
Mark Rutledge
Tony Watts

MEMBERS ABSENT

Brenda Tweed

OTHERS PRESENT

Jerry Hanson, Jeff Ferrell, Mimi Kulp, Mike Smelcer, Matt Sprinkle, Jeremy Puckett, Kacie Huffaker, Brennon Garrett, Others.

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

BOARD OF ZONING APPEALS

1. Call to order.

Chairman Houser called the meeting to order and recognized that there was a quorum.

2. Old business.

3. New Business.

A. Request for variance to allow a 20-foot front yard setback instead of the required 30 feet in an R-2 district, Cherokee Valley Subdivision – Lot 15, Cherokee Valley Road, Michael Ogle.

The item was represented.

STAFF RECOMMENDATIONS

Staff Planner Taylor explained that most of the lots in this subdivision on the creek side has received variance due to excessive slope. He continued that this is consistence with variances granted for this subdivision and recommended for it.

ACTION TAKEN

Commissioner Watts made a motion to allow a 20 feet front setback instead of the required 30 feet for Lot 15 of Cherokee Valley Subdivision. Commissioner Rutledge seconded and all voted in favor.

2. Request for variance to allow a 15-foot front yard setback instead of the required 30 feet in an R-2 district, Hillside Subdivision – Lot 6, Quill Gordon Court, Matthew Dawson.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said that most of the lots in this subdivision has received 15 feet front setback variance due to extreme slope. He continued that this is consistence with variances granted for this subdivision and recommended for it.

ACTION TAKEN

Commissioner Rutledge made a motion to allow a 15 feet front setback instead of the required 30 feet for Lot 6 of Hillside Subdivision. Commissioner Watts seconded and all voted in favor.

4. Adjournment.

The meeting was adjourned at 3:10 p.m.

PLANNING COMMISSION

CALL TO ORDER

Chairman Houser called the meeting to order.

PUBLIC COMMENT FROM CITIZENS

None.

APPROVAL OF MINUTES

Commissioner Dodgen made a motion to approve the Planning Commission minutes for the meeting from September 28, 2021 with a minor amendment to commissioners that were present. Commissioner Kyker seconded and all voted in favor.

OLD BUSINESS

He reported that the State Route 449 Committee met and discussed the tiny home that was approved at the corner of Veterans Blvd and Dixie Ave. He said that they recommended that the curb cut to reduced 20 feet wide. Furthermore, they would like the cut eliminated if it is combined with any other lot.

ACTION TAKEN

Commissioner Watts made a motion that curb cut for Veterans Blvd and Dixie Avenue tiny home be 20 feet and if combined with any adjacent lot the cut will be eliminated. Commissioner Rutledge seconded and all voted in favor

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Adrenaline Sports Management – Santa Hustle in the Smokies' Half Marathon & 5k, Sunday, December 12th, 2021, Parkway, Melissa Grandt (Public Property).**

No one was present for this item.

STAFF RECOMMENDATION

Staff Planner Kreis said that there was no race in 2020 due to Covid-19. He continued that it is a day after the Pigeon Forge Half Marathon but the Special Events Administrative Review Committee were fine with that and

recommends the event.

ACTION TAKEN

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

- 2. Pigeon Forge Office of Special Events, 14th Annual Chuck Wagon Cookoff, Friday, March 4th through Sunday, March 6th, 2022, Claboughs Campground and Stages West, Butch Helton (Public Property).**
- 3. Pigeon Forge Office of Special Events, 3rd Annual Music in the Mountains Spring Parade, Friday, April 29th, 2022, Parkway Parade Route, Butch Helton (Public Property).**
- 4. Pigeon Forge Office of Special Events, 31st Annual Patriot Festival, Monday, July 4th, 2022, Patriot Park, Butch Helton (Public Property).**
- 5. Pigeon Forge Office of Special Events, 8th Annual Veterans Homecoming Parade, Saturday, August 6th, 2022, Parkway Parade Route, Butch Helton (Public Property).**

No one represented items 2 – 5.

STAFF RECOMMENDATION

Staff Planner Kreis asked that Special Events Items 2 – 5 be handled together. He reported there was only minor changes and that all items had been before the Special Events Administrative Review which recommended in favor of all of them.

ACTION TAKEN

Commissioner Kyker made a motion to approve Special Events Items 2 through 5. Commissioner Rutledge seconded and all voted in favor.

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

1. Final PUD Plat of Sequoia Terrace, Phase 1, Lots 1 – 14, Sequoia Road, Brennon Garrett – The Land Surveyors, Inc.

Brennon Garrett was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this project already has final PUD plan and now are requesting final plat. He reported the PUD documents and plat are in order.

ACTION TAKEN

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

2. Final PUD Plat of Heritage Hills Cabins and RV Park, Phase 2, Heritage Hills Drive, Kacie Huffaker – Robert Campbell and Associates.

Kacie Huffaker was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that this project already has final PUD plan and now are requesting final plat. He explained that four of the roads are private. He said the plat is in order and that staff needs a letter of credit within 10 days for infrastructure improvements.

ACTION TAKEN

Commissioner Watts made a motion to approve Final PUD Plat with a letter of credit being received within 10 days for infrastructure improvements. Commissioner Dodgen seconded and all voted in favor.

3. Final PUD Plan of Fiddler’s Creek Pine Mountain Cabins, Phase 2, Lots 11 – 14 (four cabins), Fiddlers Creek Way off Pine Mountain Road, Jeremy Puckett – CEC, Inc.

Jeremy Puckett was present.

STAFF RECOMMENDATIONS

Staff Planner Taylor explained that this phase has preliminary PUD plan and they have reduced this request for final PUD to four cabins. He said that the parking and turn-a-round has changed. He added that solid waste plan for Phase 1 is revised and part of this submittal. Staff recommended in favor.

ACTION TAKEN

Commissioner Watts made a motion to approve Final PUD Plan for Lots 11 – 14 of Phase 2 and the solid waste plan for Phase 1. Commissioner Rutledge seconded and all voted in favor.

4. Final PUD Plan for Little Forge Resorts, Buildings 1 – 16, Laurel Crest Drive, James Quarve – XBT Engineering.

No one represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor requested that the item be tabled as there are issues with the fire emergency plan.

ACTION TAKEN

Commissioner Watts made a motion to table this Final PUD Plan. Commissioner Kyker seconded and all voted to table.

5. Preliminary PUD Plan for Holiday Inn Club Vacations (HICV), Teaster Lane, Kacie Huffaker – Robert Campbell and Associates.

Kacie Huffaker was present.

STAFF RECOMMENDATION

Staff Planner Taylor they are requesting preliminary PUD plan for this six building (304 unit) development with sales office/recreation building. He reported that the detention is a combination of above ground and underground retention. He said the two ingress/ingress has some issues and may need some traffic study to determine if both are necessary.

Discussion ensued. Many had concerns about this much additional traffic to the area. Staff recommended preliminary PUD plan with a traffic study before final PUD.

ACTION TAKEN

Commissioner Watts made a motion to approve the Preliminary PUD Plan with a traffic study before Final PUD. Commissioner Rutledge seconded and all voted in favor.

6. Preliminary PUD Plan of The Loft's Phase IV, Marshall Acres, Jeremy Puckett – CEC, Consultants, Inc.

Jeremy Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor explained history of the different phases for this development. He said the utilities are private, drainage is shared between phases, and there is a public road in phase III that needs to be accepted by City Commission soon. Staff recommended in favor of preliminary PUD plan.

ACTION TAKEN

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

D. Site Plans

1. Vista View Senior Living Facility, Site Plan, 507 Dollywood Lane, James Lewis – LandTech, LLC.

The item was withdrawn before the meeting.

E. Requests for Rezoning

1. Samantha Ballard, approximately 0.85-acre parcel at Tax Map 720, Group A, Parcel 26, 202 Lazy Lane, C-2 (Tourist Commercial) to R-1 (Low Density Residential) District.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor explained that this is an unusual request of down-zoning to R-1. He said the property is located at the end of Lazy Lane at the north end of the city. He added that they use the existing house on the property as a residence and they want to build an addition on the property. He stated that single family residences are not allowed in a C-2 district and this addition would be an extension of a non-conforming use. He pointed out that the property is well back from The Parkway on a residential street and staff felt R-1 is the correct zoning for the property as commercial potential for the property is limited. Staff recommended in favor.

ACTION TAKEN

Commissioner Watts made a motion to recommend the zoning map amendment to City Commission. Commissioner Rutledge 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 Rutledge made a motion to adjourn. Commissioner Watts seconded and all voted in favor.

The meeting was adjourned at 3:40 p.m.

Stephen Houser, Chairman

Attest: _____