

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY DECEMBER 14, 2021, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser – Chairman
Tony Kyker
Jeff Dodgen
Tony Watts
Brenda Tweed

MEMBERS ABSENT

Mark Rutledge

OTHERS PRESENT

Jerry Hanson, Jeff Ferrell, Mimi Kulp, Mike Smelcer, Jimmy Taylor, Kacie Huffaker, 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 feet front yard setback instead of the required 30 feet in an R-2 district, Cherokee Valley Subdivision, Lot 19, 3148 Cherokee Valley Drive, Carlos Aleman.

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 consistency with variances granted for this subdivision and recommended for it.

ACTION TAKEN

Commissioner Kyker made a motion to approve the request. Commissioner Dodgen seconded and all voted in favor.

2. Appeal of staff's decision regarding a request for additional graphics under Sections 408.2.11 and 408.9.1.4 in a C-2 district, Country Bear Gift Shop – 3260 Parkway, Michael Malka.

The item was represented by several individuals.

STAFF RECOMMENDATION

Staff Planner Taylor said there has been a review of the regulations and some discussion before the meeting about this item. He reported that there seems to be agreement between parties that if the bear graphic was attached more definitively to the "façade" that staff could conceivably consider it meeting the definition for a graphic under the sections and bring it into compliance. He recommended tabling the item while they work through some of these items.

ACTION TAKEN

Commissioner Kyker made a motion to table the request. Commissioner Tweed seconded and all voted in favor.

3. Request for Uses Permitted on Review to have a furniture display area under Section 711.3.3 in a C-6 district, Smoky's Furniture – 2763 Veterans Boulevard, David White.

Kacie Huffaker represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that the site plan for the store has already been approved but now they are asking for outside furniture display as a Use

Permitted on Review. He continued this is allowed under this section of the ordinance and they have provided a revised site plan showing 180 square feet of display. He finished by stating it met the section of the ordinance and recommended approval but added all outdoor display must be kept in the areas shown on the site plan.

ACTION TAKEN

Commissioner Watts made a motion to approve the request. Commissioner Dodgen 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 Watts made a motion to approve the Planning Commission minutes for the meeting from October 26, 2021. Commissioner Tweed seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

1. None.

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. Final PUD Plan for Holiday Inn Club Vacations (HICV), Teaster Lane, Kacie Huffaker – Robert Campbell and Associates.**

Kacie Huffaker represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor stated that this final is for three buildings and 360 parking spaces have been provided. He pointed out that a large part of a stream is encapsulated under one of the proposed buildings, which has been determined allowable. He said the detention will be a combination of above and below ground detention and the plan meets regulation. Discussion ensued in regards to increased traffic in the area. Kacie Huffaker reported a traffic study was completed and that recommendations were incorporated into the plans. Staff recommended in favor of final PUD, but that no building permits be issued until the traffic study is reviewed by the City's engineer.

ACTION TAKEN

Commissioner Watts made a motion to approve Final PUD Plan, but that no building permits be ensued until the traffic study was reviewed. Commissioner Dodgen seconded and all voted in favor.

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

James Quarve represented the item.

STAFF RECOMMENDATION

Staff Planner Taylor gave background that preliminary PUD plan was granted but a few items had to be worked through. He reported the emergency plan has been approved as well as the drainage plan. Staff recommended in favor of final PUD plan.

ACTION TAKEN

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

3. Preliminary PUD Plan for Cabins For You, 3120 Chapel Way, Matthew Shadle.

The item was represented.

STAFF RECOMMENDATIONS

Staff Planner Taylor said that there are two existing buildings at this site and they propose adding a 19,500 square foot building making it a warehouse PUD. He reported there are two cuts on Veterans and TDOT is likely to make them close one by final. He recommended in favor of preliminary PUD plan.

ACTION TAKEN

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

D. Site Plans

1. Duncan Donuts addition to Retail Shop, Revised Site Plan, 3260 Parkway, Kacie Huffaker – Robert Campbell & Associates.

Kacie Huffaker represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor reported they are proposing adding a drive-thru window to this retail shop. He said staff has had concerns about one of the existing cuts on Estate Street backing traffic into the public streets as these coffee drive-thru(s) have caused issues in other parts of the city. Furthermore, he felt even though the street is not heavily travelled this would set a bad precedence. He said that all parties have recently met on site and would like to move the egress/ingress on Estate Street to be further away from the drive-thru window providing better access for the Sanitation Department. Staff recommended approval of the site plan, but

no building permits be issued until staff and all departments approve a new egress/ingress to Estate Street.

ACTION TAKEN

Commissioner Watts made a motion to approve the site plan subject to the ingress/egress to Estate Street being relocated to the satisfaction of staff and all departments. Commissioner Tweed seconded and all voted in favor.

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

James Lewis represented the item.

STAFF RECOMMENDATION

Staff Planner Taylor gave background that it has received preliminary PUD plan approval, but that many issues needed to be worked through between this proposed development and the existing PUD condo that share some of the property. He reported issues have been worked through and the property was re-platted and signed by all parties including the HOA. The HOA president was in attendance and asked to speak. He said he has not agreed to all terms and the plat was not finalized. Staff was able to find a copy of the recorded plat signed by all parties including HOA. He continued the other issues between the two parties have nothing to do with approval of final PUD plans and recommended in favor.

ACTION TAKEN

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

E. Requests for Rezoning

1. W.C. and Linda Gunter, approximately 6 acres including a 2.5-acre portion of Tax Map 83, Parcels 101, Tax Map 83, Parcels 102, and 600 feet of ROW of Sugar Hollow Road, 2285 Parkway & 115 Sugar Hollow Road, C-4 (Planned-Unit Commercial) District to C-2 (Tourist Commercial) District.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said the owners of parcel 102 (eastern part of subject property on the map) have requested their property be rezoned from C-4 to C-2. He reported their property is located about 400 feet from the Parkway and adjoined by C-2 to the north and south. He added that the back portion of the Cracker Barrel property (parcel 101) to the west is zoned C-4 and would create a C-4 zoning district of half a parcel if their property is rezoned to C-2. Mr. Taylor said that C-2 zoning makes sense for both these parcels so staff recommends that the remainder of the Cracker Barrel property be added to this request.

ACTION TAKEN

Commissioner Watts made a motion to recommend the rezoning as shown on the map to City Commission. Commissioner Tweed seconded and all voted in favor.

F. Miscellaneous Requests or Required Actions

- 1. None.**

Planning Region Items

A. Subdivisions

- 1. Final Minor Subdivision of Ownby Property, Lots 1 – 3, Jayell and McCarter Hollow Roads, Marcus Whaley.**

No one represented this request.

STAFF RECOMMENDATION

Staff Planner Taylor said this was a plat for 13 acres to become three lots. He stated the plat was in order and recommended approval subject to signatures.

ACTION TAKEN

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

2. Final Subdivision of Goose Gap Road, Lot 3 of Bruce and Iva King Property, Tim Howell.

The item was not represented.

STAFF RECOMMENDATION

Staff Planner Taylor said that in the subdivision regulations all new lots must have 50 feet of public road frontage. He continued that has been the Planning Commission's long standing course of action that the 50 feet of public road frontage be "legitimate" meaning that the new property can be accessed from the shown frontage. Mr. Taylor explained that proposed Lot 3rA cannot be accessed from shown frontage due to excessive topography and the plat shows an access easement to Lot 3rA through the center of proposed Lot 3rB. He added that allowing these situations causes many problems for emergency services and issues often arise as the property changes ownership. He said that letters have been sent requesting the lots be changed before staff can recommend the plat. He reported the plat has remained unchanged and staff recommends denial of the plat. Commission Kyker concurred that not permitting unusable frontages is consistent with Planning Commission action of the past.

ACTION TAKEN

Commissioner Watts made a motion to deny final plat. Commissioner Kyker seconded and all voted to deny.

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

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

Stephen Houser, Chairman

Attest: _____