

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY FEBRUARY 22, 2022, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

Brenda Tweed

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, Brandon Williams, Rod Milligan, Bryon Cooper, WC Whaley, Christina Morris, Roger Fuller, Jay Smith, David Russell, 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:

- Christina Morris: She said she and her neighbor are against the rezoning request on the agenda from R-1 to R-2. She reminded Commissioners that the land was purchased with the restrictions of the R-1 zoning. She continued the property owners only want the rezoning to sell the property.

- Roger Fuller: He said he is against the rezoning request on the agenda from R-1 to R-2. He reported living on Monte Wood Circle. He read a statement that the area should stay low density, pristine, free of noise, partying, and the like from overnight rental zoning.
- Jay Smith: He said he is against the rezoning request on the agenda from R-1 to R-2. Also reported living on Monte Wood Circle. He said he moved to the area for the quiet. Feels rezone would lead to noise, partying, and the like from overnight rentals.
- Jerry Hanson: Reminded the Commissioner he spoke last month against the rezoning request on the agenda from R-1 to R-2. He read the intent portion of the R-1 zoning from the zoning ordinance emphasizing how it “promotes family life.” He feels this proposal would encroach into their quiet single family neighborhood with a noisy unwanted use.

APPROVAL OF MINUTES

Commissioner Watts made a motion to approve the minutes from January 25th, 2022. Commissioner Rutledge seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Pontiacs in Pigeon Forge – Car Show, Wednesday, June 1st through Sunday, June 5th, 2022, Main Stay Suites and Convention Center, 410 Pine Mountain Road, Mike Blackburn (Public Property – ROW closure).**

No one represented this event.

STAFF RECOMMENDATION

Staff Planner Taylor said this is an annual event, but they are asking for Willa View Drive be close which was turned down by the Commission last

year. He stated the Special Events Administrative Review Committee recommends the event if limited to three days, but cannot recommend the road closure.

ACTION TAKEN

Commissioner Watts made a motion to approve the special event for three days without the Willow View Drive road closure. Commissioner Kyker seconded and all voted in favor. Commissioner Rutledge abstained from voting.

2. Cooper Events – Corvette Expo & Cruise Spring 2022, Friday, March 18th & Saturday, March 19th, 2022, LeConte Center (2986 Teaster Lane), Bryon Cooper (Public Property).

Bryon Cooper was present for the event. He said there has been notifications against tire burnouts and the like.

STAFF RECOMMENDATION

Staff Planner Taylor said it is an annual event at the LeConte Center. He stated they are requesting Police Department assistance for their cruise to get out into traffic together. He continued that Police Department said that last year there were tire burnouts and such by some of the drivers; and warn that if this happens again they will no longer assist the cruise and/or shut down assistance abruptly. Mr. Taylor stated the Special Events Administrative Review Committee recommends the event with that understanding.

ACTION TAKEN

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

3. MCS Promotions – Pigeon Forge Rod Run Spring (Thursday, April 7th – Saturday, April 9th, 2022) and Fall (Thursday, September 15th – Saturday, September 17th 2022), LeConte Center (2986 Teaster Lane), Rod Milligan (Public Property).

Rod Milligan represented the event.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is an annual event at LeConte Center. He continued they will have the t-shirt trailer as other years. He stated the Special Events Administrative Review Committee recommends the event.

ACTION TAKEN

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

B. Subdivisions

1. Final Plat Re Subdivision Plat of Edd Bohanan Plat, Lot 1, Cain Hollow Road, Brennon Garrett – The Land Surveyors, Inc.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said the proposed lots do not have public sewer and lines are a long distance away. He reported the land is zoned R-1 and will be used for long term residence. He stated the on-site system must be able to handle two-bedroom system and recommended the plat if it can meet that requirement.

ACTION TAKEN

Commissioner Watts made a motion to approve the final plat if both lots can support a two-bedroom on-site system. Commissioner Kyker seconded and all voted in favor.

C. Planned Unit Developments (PUD)

1. Final PUD Plat of Eagle's Ridge, Phase 5, Section 3, Osprey Way, David Hurst- Robert Campbell & Associates.

This item was withdrawn before the meeting.

2. Final PUD Plan of Sequoia Road Development, Phase IV (33 cabins), Hatchet and Warbonnet Way, Jeremy Puckett – CEC, Inc.

Mr. Puckett represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor explained this is for final PUD plan of phase 4. He reported SSR engineers have approved utilities, staff has as-built road profiles for the two private roads. He also explained the recommendations of the traffic study which contains crosswalks for the RV park, a three-way stop, and signage. David Russell spoke for the campground saying he still had safety concerns around the pool area from the proposed traffic on Sequoia Road. Mr. Puckett said they could look at having raised crosswalks. Staff recommended final PUD plan.

ACTION TAKEN

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

3. Revised Final PUD Plans of The Lofts, Phase III, Plaza Way, Jeremy Puckett – CEC, Inc.

Mr. Puckett represented the request.

STAFF RECOMMENDATIONS

Staff Planner Taylor said this is a minor plan revision for added parking across the street. He stated staff has a revised drainage plan and recommended the plan as in order.

ACTION TAKEN

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

4. Preliminary PUD Plans of Old Forge Villas, 604 Sevier Avenue, Marcus Whaley – WC Whaley, Inc.

Mr. Whaley represented the item.

STAFF RECOMMENDATION

Staff Planner Taylor explained that this was 18 units on private drives that run between public residential streets. He said the area is two city blocks

that have different zoning, but both districts allow overnight rentals. He reported one dumpster that will serve entire development. He continued that staff has concerns about the ingress/egress at cabins 16 & 17 and staff recommends that be closed by final as to not become a through street from The Lofts at Marshall Street.

ACTION TAKEN

Commissioner Watts made a motion to approve Preliminary PUD Plan but that the egress/ingress nearness Marshall Acres be close on final plans. Commissioner Dodgen seconded and all voted in favor.

5. Preliminary PUD Plan of Proposed Domes/Cabins for Carol Muszik, Conner Heights Road, David Hurst – Robert Campbell & Associates.

David Hurst represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor stated that there has been many Commission approvals at this site over time. He said this proposal is for 17 yerts and tiny home sites. He reminded the Commission that this approval will supersede all other approvals, and pointed out that attractions have been removed from plans. He said that an engineer will need to certify the dome for any type use or it must be removed. Staff recommended preliminary PUD plan with final detention plan, as-built road profiles, and usable solid waste plan by final.

ACTION TAKEN

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

D. Site Plans

1. Arbors at Island Landing, Revised Site Plan, 2809 Parkway, Gary Roberts – Concord Properties.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor explained they plan to expand pool area near Parkway ROW, but out of the ROW. Staff recommended in favor.

ACTION TAKEN

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

2. Christmas Place Plaza Addition, Site Plan, 2470 Parkway, Gary Roberts – Concord Properties.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor said it was a minor site plan revision but staff had concerns about the nature of the proposed revolving tree and how it is lighted. Staff recommended the site plan.

ACTION TAKEN

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

3. Old Mill Parking Lot, Site Plan, Old Mill Avenue/ Butler Street, Jeremy Puckett – CEC, Inc.

Jeremy Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor said they are basically paving a gravel lot that has been used as overflow parking for some time. He reported they using some pervious pavers for drainage and site plan is in order.

ACTION TAKEN

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

4. Rowdy Bear Mountain Tube Slide, Revised Site Plan, Parkway, Robert Campbell – Robert Campbell & Associates.

The item was withdrawn before the meeting.

5. Spirit of the Smokies, Revised Site Plan, Parkway and Sugar Hollow Road, Randy Corlew.

The item was withdrawn before the meeting.

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 not represented.

STAFF RECOMMENDATION

Staff Planner Taylor said this was on the agenda last month before being pulled and re-submitted this month. He stated staff cannot recommend as it is spot zoning needing to be accessed through a residential neighborhood and encroachment into a residential neighborhood. Staff recommended against the proposed map amendment.

ACTION TAKEN

Commissioner Watts made a motion to deny the request and not recommend the map amendment to City Commission. Commissioner Rutledge seconded and all voted to deny.

2. Don Owens, approximately 1.2 acres on Tax Map 830, Group C, Parcel 40, LaFollette Add. No. 2, Lot 44 – 614 Laurel Drive, R-1 (Low Density Residential) District to R-2 (High Density Residential) District.

The item was not represented.

STAFF RECOMMENDATION

Staff Planner Taylor said this is spot zoning showing by the map the proposal as in the middle of the R-1 district. Staff recommended against the proposed map amendment.

ACTION TAKEN

Commissioner Watts made a motion to deny the request and not recommend the map amendment to City Commission. Commissioner Rutledge seconded and all voted to deny.

F. Miscellaneous Requests or Required Actions

1. Proposed amendment to the City of Pigeon Forge Zoning Ordinance regarding the size and length allowed for temporary signs, Staff.

STAFF RECOMMENDATION

Staff Planner Taylor said they have been asked to visit the temporary sign section of the new sign ordinance. He explained the proposal is to go from a maximum of three square feet to 16 square feet and from having them 90 days before an election to 60 days before. Discussion ensued. City Attorney Howell reminded the Commission that the new sign ordinance was crafted in a way not to regulate content of signs.

ACTION TAKEN

Commissioner Dodgen 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. 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 4:30 p.m.

Stephen Houser, Chairman

Attest: _____