

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

MEMBERS PRESENT

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

MEMBERS ABSENT

OTHERS PRESENT

Jerry Hanson, Leland Wykoff, Mimi Kulp, Mike Smelcer, Jerry Hanson, Jeremy Puckett, Rod McCarter, Pete Smith, Jason Davis, Randy Corlew, Brandon Williams, Sarah Jo Bounds, Fred Frische, WC Whaley, 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. Recognized City Manager Earlene Teaster for 60 years of service to the City.

PUBLIC COMMENT FROM CITIZENS

Chairman Houser asked for public comment. None expressed.

APPROVAL OF MINUTES

Commissioner Tweed made a motion to approve the minutes from February 22, 2022. Commissioner Kyker seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Kerbela Shriners – 45th Annual Smoky Mountain Fun Fest Parade, Saturday, May 7th 2022, River Road to Methodist St. on to Parkway North to Jake Thomas, William Pavlis (Public Property).**

The item was represented.

STAFF RECOMMENDATION

Staff Planner Kreis said that this is an annual event and that the city department administrative review committee recommends the event.

ACTION TAKEN

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

- 2. Pigeon River Crossing – Spring Rotary Craft Show, Friday, April 22nd through Saturday, April 30th 2022, Pigeon River Crossing – 2655 Teaster Lane, Faith Tinker (Appeal).**

Dixon Greenwood was present for the event.

STAFF RECOMMENDATION

Staff Planner Kreis said that the regulations allow national known non-profits with a local chapter one event per year longer than three days. He stated that this year this organization is planning spring and fall tent events longer than three days. Chairman Houser pointed out that this would be the first one and the fall event has yet to be applied for. He suggested approving the spring event and further investigate options before the fall event.

ACTION TAKEN

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

- 3. Pigeon River Crossing – J & P Cycles Spring Promotion Event, Thursday, April 28th through Sunday, May 1st, 2022, Pigeon River Crossing – 2655 Parkway, Faith Tinker (Appeal).**

This item was withdrawn.

- 4. Smoky Mountain Resorts – Line Haul Reunion, Thursday, April 21st through Monday, May 2nd, 2022, 2772 Florence Drive, Pete Smith (Appeal).**

Pete Smith represented the event. He said the event is five days.

STAFF RECOMMENDATION

Staff Planner Kreis said that this event has been going on for years, mostly unnoticed, but organizers were advised to apply for a permit and go through the process. Discussion ensued. Mr. Kreis said that the Commission has granted existing non-conforming events one-time approval on their first application.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the event this year and review the ordinance. Commissioner Rutledge seconded and all voted in favor.

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. Final PUD Plat of Fiddlers Creek Phase III, Pine Mountain Road, Jeremy Puckett – CEC, Inc.**

Mr. Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor pointed out they are seeking approval for final PUD plat and plan. He continued that the parking has been redesigned and an emergency exit has been added. He said the plat and plan is in order for final PUD plat and plan.

ACTION TAKEN

Commissioner Rutledge made a motion to Final PUD Plat and Plan. Commissioner Tweed seconded and all voted to approve the PUD.

2. Final PUD Plan of Golf Road Cabins, Phase II (9 cabins), 526 Golf Road, Jeremy Puckett – CEC, Inc.

Mr. Puckett was present.

STAFF RECOMMENDATION

Staff Planner Taylor said this phase of this development already has final PUD plan. He said they have redesigned the phase to have less cabins and for the road to no longer loop. He said the plan was in order and recommended revised final PUD plan.

ACTION TAKEN

Commissioner Tweed made a motion to approve revised Final PUD Plan for the request. Commissioner Dodgen seconded and all voted in favor.

3. Preliminary PUD Plan of Veterans Boulevard Cabins, Veterans Blvd and Pinyon Circle, Jeremy Puckett – CEC, Inc.

Mr. Puckett represented the request.

STAFF RECOMMENDATIONS

Staff Planner Taylor said they are proposing three cabins on a large tract of land. He added it is in order for preliminary approval, but would like the road graded to standards before final approval.

ACTION TAKEN

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

4. Final PUD Plat of Sequoia Road Development, Phase IV, Hatchet and Warbonnet Way, Jeremy Puckett – CEC, Inc.

Mr. Puckett represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor asked to add this item. He said the plan has been approved and the plat is in order for approval.

ACTION TAKEN

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

D. Site Plans

1. Sky Pirates Putt-Putt, Site Plan, 2380 Parkway, Gary Best – Best & Associates Architects.

This item was withdrawn.

2. Spirit of the Smokies, Revised Site Plan, Parkway and Sugar Hollow Road, Randy Corlew – Welroc Enterprises, LLC.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor explained the request in detail and that issues have been tried to be worked through to some degree. He said the basic expansion is for a dome, water park enclosure, conference center, and storage buildings added amongst these existing businesses. He added that additional parking has been proposed which he said needs to be constructed as it also provides emergency access. He said they are utilizing a 15% reduction which staff allowed in the past for other larger non-PUD developments as like Hard Rock Café area and Teaster Crossing. He stated they are showing added bus parking which was not needed to

meet required parking requirements and bus parking was not included in parking calculations. He said the plan and plat does not match so the plat must to corrected. He reminded the Commission that (if approved) this plan will supersede all other previously approved plans. He said that the parking backing into the Parkway ROW must be eliminated except the fire truck staging space. Staff recommended revised site plan.

ACTION TAKEN

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

3. Surf Style, Site Plan, 2075 Parkway, Alan Grissom – Cannon & Cannon, Inc.

The item was represented.

STAFF RECOMMENDATION

Staff Planner Taylor explained that this proposal was for a new large retail business. He said that they are utilizing a signalized intersection at Pin Oak View Drive and the shown design has been approved by TDOT. He said they are connecting site plans/circulation with adjacent Beyond the Lens attraction and the solid waste plan for Beyond the Lens needed to be updated. He said that graphics and signage was not part of this approval. Staff recommended the site plan.

ACTION TAKEN

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

E. Requests for Rezoning

1. Mitchell McCarter, approximately 6-acre portion of Valley View Subdivision, Lot 1 (Tax Map 94, Parcel 36), 576 Pine Mountain Road, R-1 (Low Density Residential) District to C-6 (Mixed-Use Commercial) District.

The item was withdrawn before the meeting.

2. **Nancy Snipes & Others, approximately 10-acre portion of Tax Map 83, Parcel 123 and 940 feet of ROW of Ridge Road,, 2115 Ridge Road, R-1 (Low Density Residential) District to C-6 (Mixed-Use Commercial) District.**

The item was withdrawn before the meeting.

F. Miscellaneous Requests or Required Actions

1. **Request for De-annexation, approximately 1.4 acre parcel at 2350 Henderson Springs Road (Tax Map 82, Parcel 86.01), Devin Davis.**

The item was withdrawn before the meeting.

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 3:55 p.m.

Stephen Houser, Chairman

Attest:_____