

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY JULY 28, 2020, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Stephen Houser - Chairman
Tony Kyker
Ken Maples
Jeff Dodgen
Mark Rutledge
Laura Taylor

MEMBERS ABSENT

Brenda Tweed

OTHERS PRESENT

Brandon Williams, Phil Campbell, David Black, Stephanie Bailey, Adam Carr, Kacie Huffaker, Rod McCarter, Mike Suttles, Gib Catron, Mark Tucker, Mimi Kulp.

David Taylor – City Planner
Karl Kreis – Assistant City Planner
Nathan Rowell – City Attorney

PLANNING COMMISSION

CALL TO ORDER

Chairman Houser called the meeting to order.

APPROVAL OF MINUTES

Commissioner Kyker made a motion to approve the Planning Commission minutes for the meeting from June 23, 2020. Commissioner Rutledge seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

Miscellaneous Action

1. Election of officers for the 2020 Planning Commission.

ELECTION OF OFFICERS

Chairman Houser asked for nominations and they were granted as follows:

ACTION TAKEN

Secretary: Commissioner Kyker nominated (Acting Secretary) Commissioner Dodgen, Commissioner Taylor seconded. No other nominations were received and all voted in favor of Commissioner Dodgen retaining the post.

Vice Chairman: Commissioner Maples nominated (Acting Vice Chairman) Commissioner Taylor, Commissioner Rutledge seconded. No other nominations were received and all voted in favor of Commissioner Taylor retaining the post.

Chairman: Commissioner Taylor nominated (Acting Chairman) Commissioner Houser, Commissioner Maples seconded. No other nominations were received and all voted in favor of Chairman Houser retaining the post.

A. Special Events

1. Knoxville Track Club – Pigeon Forge Midnight 8k, Pigeon Forge Community Center Parking Lot to Wears Valley Road, Saturday, August 29th 2020, 11:00 P M to 1:00 A M, Stephanie Bailey (Public Property).

David Black and Stephanie Bailey were present.

STAFF RECOMMENDATION

Staff Planner Taylor said that the location is moved to the Community Center with a race route up Wears Valley Road and they would be doing a waved start so no crowds will be at start line. He continued that the city

department administrative review committee recommends the event.

ACTION TAKEN

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

2. Knoxville Track Club – Pigeon Forge Half Marathon and 5k, Route enclosed, Saturday, December 12th, 2020, 7:00 A M to Noon, David Black (Public Property).

David Black and Stephanie Bailey were present.

STAFF RECOMMENDATION

Staff Planner Taylor said that the date is later than last year, but the route is the same. He continued that the city department administrative review committee recommends the event.

ACTION TAKEN

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

3. LeConte Center – The Grand National F-100 Show, Teaster Lane, Thursday, August 13th through Saturday, August 15th, 8 A M to 6:00 P M, 2020, Joe Carpenter (Public Property).

Phil Campbell was present for the item. He said this event was to be in May and now moved to August. He said that all the State Covid requirements/recommendations/protocols for social distancing, etc. would be followed.

STAFF RECOMMENDATION

Staff Planner Taylor said this approval is for the outdoor portion of event and let Mr. Campbell explain. He continued that the city department administrative review committee recommends the event.

ACTION TAKEN

Commissioner Maples made a motion to approve the special event.

Commissioner Taylor seconded and all voted in favor.

4. LeConte Center – Smoky Mountain Jeep Invasion, Teaster Lane, Thursday, August 20th through Saturday, August 22nd, 2020, Keith Roussel (Public Property).

Phil Campbell was present for the item. He said he met with organizers to discuss all the operational details of having an event in the Covid era and said everything would be followed. At the end, Mr. Campbell wanted to make the Commissioners aware that The Corvette Expo that was approved by the Commission moved their date.

STAFF RECOMMENDATION

Staff Planner Taylor said this approval is for the outdoor portion of event and let Mr. Campbell explain. He continued that the city department administrative review committee recommends the event.

ACTION TAKEN

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

B. Subdivisions

1. Re-Subdivision Plat of Tracts 1 & 3 of Riverwalk Marketplace, Teaster Lane and Jake Thomas Boulevard, Rod McCarter – CEC Engineers, Inc.

Rod McCarter was present for the item.

STAFF RECOMMENDATION

Staff Planner Taylor said that the developers of Riverwalk Marketplace have been working for some time to get a sign on Jake Thomas Road, due to changing from a PUD to conventional lots has prohibited this per regulations. He continued that they have a 30 feet circulation easement to Jake Thomas that they now have half ownership. Mr. Taylor said rights of this ownership for the easement would enable them to have a sign on Jake Thomas. Staff feels this is a good solution and recommends final plat approval. Commissioner Maples feels this "Rights of Easement" should be on file with Planning Department.

ACTION TAKEN

Commissioner Maples made a motion to approve Final Plat. Commissioner Taylor seconded and all voted in favor.

2. Re-Subdivision of McMahan Addition Lots 1 & 2 into Lots 1R – 8R (8 Lots), 525 Golf Road, Rod McCarter – CEC Engineers, Inc.

Rod McCarter was present for the item.

STAFF RECOMMENDATION

Staff Planner Taylor said this was approved as a PUD for tiny homes, but they now have decided to subdivision into conventional lots. He continued that individual site plans will need to be approved for each lot before each building permit issued. Staff recommended final plat.

ACTION TAKEN

Commissioner Maples made a motion to approve Final Plat. Commissioner Taylor seconded and all voted in favor.

C. Planned Unit Developments (PUD)

1. Final PUD Plan for Carr Property RV Park, 2610 Florence Drive, Mike Suttles – Advanced Land Solutions.

Mike Suttles represented the item.

STAFF RECOMMENDATION

Staff Planner Taylor said that preliminary PUD has been approved and that this plan is mostly the same. He said they have an evacuation plan and added landscaping. He said staff can recommend with a bond for circulation and landscaping being submitted.

ACTION TAKEN

Commissioner Maples made a motion to approve Final PUD Plan with a bond circulation and landscaping submitted. Commissioner Rutledge seconded and all voted in favor.

2. Final PUD Plan for Yogi Bear’s Jellystone Park Tent Development (within Bear Cove RV Park), 3404 Whaley Drive, Kacie Huffaker – Norvell & Poe Engineers.

Kacie Huffaker was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said the tent platforms are shown 20 feet apart per preliminary approval. He continued the bathhouse will need to be constructed before any CO are issued. He said the tents must pass building code and a bond is needed. Staff recommended final PUD plan.

ACTION TAKEN

Commissioner Maples made a motion to approve Final PUD Plan with tent spaces being 20 feet apart and bathhouse built before CO issued, a bond be presented for circulation and drainage, and tents/tent structures being able to pass building code. Commissioner Taylor seconded and all voted in favor.

3. Revised Final PUD Plan for Smoky Mountain RV Park & Resort at Pigeon Forge, Phase 1 & 2, 1111 Wears Valley Road, Gary Norvell – Norvell & Poe Engineers.

Kacie Huffaker was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this has been before the Commission several times and that they have final PUD and have built buildings and a pool/pool house. He said they are now requesting to leave drive aisles as existing (with gravel) instead of paving them as in the approved final PUD plan. He said drive aisles are existing non-conforming and the continued use in the same way can be allowed. Mr. Taylor continued that the drive aisles being used for solid waste pickup must be paved with heavy pavement, which is shown on this revised site plan. In addition, he said some existing RV spaces must be moved out of the sewer easement and that is also reflected in the revised plan. Staff recommended revised Final PUD.

ACTION TAKEN

Commissioner Maples made a motion to approve Revised Final PUD Plan as presented. Commissioner Rutledge seconded and all voted in favor.

D. Site Plans

1. Alpine Mountain Village, Phase 5B, Lot 138, Overnight Rental Parking Plan, Alpine Village Way, Mark Tucker.

Gib Catron and Mark Tucker were present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that Phase 5B was approved for two (or three) bedroom cabins with two parking spaces for each lot shown on the approved PUD Plan. He said this whole section is building larger (mega) cabins and this is more than the utilities can handle and now lacks parking. He reported this cabin is so large it requires five parking spaces instead of the approved two spaces. He noted that (as requested) they have a site plan showing five parking spaces, but they block each other and they encroach on the parking spaces approved for Lot 136. Staff recommendation is for them to submit building plans for a three-bedroom cabin. Discussion ensued. Mr. Catron and Mr. Tucker said they have already invested a lot of money in what staff has requested, while they have had the same size (mega) cabin approved nearby without needing five spaces. Staff again reported this phase has gotten out of hand and that the pump station in the area cannot handle it. Commissioner Maples said that a meeting is needed with the HOA and others to get a handle on the situation, but felt that this one more could be approved.

ACTION TAKEN

Commissioner Maples made a motion to approve the site plan with HOA providing documentation that the five parking spaces are okay and the owner of Lot 136 provide documentation that the encroachment into their parking plan is okay. Commissioner Rutledge seconded and all voted in favor.

E. Requests for Rezoning

1. None.

F. Miscellaneous Requests or Required Actions

- 1. Request for annexation of approximately 6.5-acre portion of the Whitlock Property at 1630 Waldens Creek Road (Tax Map 93, Parcel 52.00) and Review of Plan of Services., Cecil S Atchley.**

No one was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said this property is located on Waldens Creek Road and that the access to the lot (about 150 feet deep) is already in the city limits. He reported the request for annexation is to bring the rest of the property into the city. He said part of this approval is for the Plan of Services and that this was a standard city Plan of Services, which he reviewed with Commissioners. Staff recommended the annexation and the Plan of Services.

ACTION TAKEN

Commissioner Taylor made a motion to recommend the annexation and the presented Plan of Services to City Commission. Commissioner Maples 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 Taylor made a motion to adjourn. Commissioner Rutledge seconded and all voted in favor.

The meeting was adjourned at 4:35 p.m.

Stephen Houser, Chairman

Attest: _____