

# **A G E N D A**

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

**\*Due to COVID-19 the public may view the meeting on-line at  
[www.cityofpigeonforge.com](http://www.cityofpigeonforge.com)**

## **BOARD OF ZONING APPEALS**

1. Call to order.
2. Old business.
3. New Business
  - A. Request for variance of Section 907.1 (Bridge Specifications) to allow a 5 feet wide easement instead of the required 15 feet for walking and biking to other pedestrian access to a proposed pedestrian bridge that spans the West Prong of the Little Pigeon River, Matthew Sprinkle – Civil & Environmental Consultants, Inc.
  - B. Request for variance of setbacks to allow an 8 feet sideyard setback instead of the required 15 feet and to allow a 20 feet frontyard setback instead of the required 30 feet in an R-1 district, Vickwood Hills Subdivision – Lot 43R, 3245 Progress Hills Blvd, Tim Wallace Surveyor.
4. Adjournment.

## **PLANNING COMMISSION**

1. Call to order.
2. Approval of minutes: Planning Commission Meeting February 25, 2020
3. Old business.
4. New business.

### **City of Pigeon Forge Items**

***A. Special Events***

1. None.

***B. Subdivision***

1. Final Plat of the Carolyn Walker Property into Lots 1 – 7, Forge Hideaway Loop, David Hurst – Norvell & Poe Engineers.

***C. Planned Unit Developments (PUD)***

1. Final PUD Plan for Golf Road Tiny Homes, 521 Golf Road, Jeremy Puckett – Civil & Environmental Consultants, Inc.
2. Preliminary PUD Plan for The Lodges at the Great Smoky Mountains, 2222 Whistling Wind Way, Gary Norvell – Norvell & Poe Engineers.
3. Final PUD Plan for The Lodges at the Great Smoky Mountains, Phase A, 2222 Whistling Wind Way, Gary Norvell – Norvell & Poe Engineers.

***D. Site Plans***

1. Holiday Inn of Pigeon Forge – Pedestrian Bridge, Site Plan, 2905 Parkway, Matthew Sprinkle – Civil & Environmental Consultants, Inc.

***E. Requests for Rezoning***

1. None.

***F. Miscellaneous Requests or Required Actions***

1. Proposed amendment to Article III, Sections 317 (Floor Area) of the Pigeon Forge Zoning Ordinance replacing the current definition of “Floor Area” used in the calculation of Floor Area Ratio (FAR) in commercial districts, Staff.
2. Proposed amendment to Article IV, Section 408.6.4 of the Pigeon Forge Zoning Ordinance eliminating the required need for Planning Commission approval in reviewing additional graphics requests, Staff.
3. Proposed amendment to the Appendices of the Pigeon Forge Zoning Ordinance eliminating Sketch C (For Varying Intermediate Heights) used to guide the calculation of maximum building height for multiple buildings, Staff.

## **Planning Region Items**

### ***A. Subdivisions***

1. None.

### ***B. Planned Unit Developments (PUD)***

1. Preliminary PUD Plan of Wears Valley Tiny Home Village, Wears Valley Road & Trace Way, Donna Cantrell – Cantrell Engineering & Surveying.

### ***C. Site Plans***

1. None.

### ***D. Requests for Rezoning***

1. None.

### ***E. Miscellaneous Requests or Required Actions***

1. None.

6. Adjournment.

STEPHEN HOUSER, CHAIRMAN

xc: Planning Commission  
Mountain Press  
The Knoxville News Sentinel  
Mix 105.5