



A G E N D A

PIGEON FORGE REGIONAL PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, SEPTEMBER 26, 2023, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE

BOARD OF ZONING APPEALS

1. Call to order.
2. Old business.
3. New Business
 - A. Request for Interpretation of Signage, Sections 307.7, 408.2.6 and 408.2.11
Crayola – 2046 Parkway, Robin Turner.
4. Adjournment.

PLANNING COMMISSION

1. Call to order.
2. Approval of minutes: Planning Commission Meeting August 22, 2023.
3. Public Comment from Citizens.
4. Old business.

City of Pigeon Forge Items

A. Special Events

1. Pigeon Forge Rotary Club – Craft Fair, Friday, September 29th through Sunday, October 28th, 2023, Patriot Park, Roy Helton (Public Property)
2. Holy Cross Catholic Church – Our Lady of Guadalupe Celebration Procession, Tuesday, December 12th, 2023, Terry Aparicio.

3. Carry The Load – National Relay, Walk Starts in Sevierville and ends at the Pigeon Forge Fire Department, Station 1, Monday, May 13, 2023, Madison Woodson.

B. Subdivision

1. Final Subdivision of McMahan Road Lot 11, Jeremy Puckett – CEC, Inc. 633

C. Planned Unit Developments (PUD)

1. Final PUD Plan of Alpine Mountain Village, Phases 6C, off Sugar Hollow Road, Jeremy Puckett – CEC, Inc. - 594
2. Final PUD Plan of Three Bears Warehouse, C.A. King Boulevard, Jeremy Puckett – CEC, Inc. 626
3. Preliminary PUD Plan of Drury Hotel, Jake Thomas Road, Charlie Drury – Drury Development Corporation. 643
4. Preliminary PUD of Pigeon Forge City Hall, 3221 Rena Street, Jeremy Puckett – CEC, Inc. 642
5. Preliminary PUD of Pine Mountain Resort, Phase 2, Pine Peak Way 639

D. Site Plans

1. Crayola and Nerf Experience, Site Plan, 2046 Parkway, Robin Turner – Fontana Ventures.
2. Sawyers Restaurant, Site Plan, 862 Wears Valley Road, Jeremy Puckett – CEC, Inc. 640
3. The Inn at Christmas Place, Site Plan, 119 Christmas Tree Lane, Houston Hill – Applicant. - 630
4. Wayback Hotel ROW, Site Plan, 2760 Parkway, Jay DeFoe – Trotter Defoe Architects. - 561

E. Requests for Rezoning

1. None.

F. Miscellaneous Requests or Required Actions

1. None.

Planning Region Items

A. Subdivisions

1. Final Smoky Bluff Subdivision, Lots 1-11, Sharp Hollow Road, Marcus Whaley – WC Whaley, Inc. 501
2. Preliminary Little Valley Subdivision, Little Valley Road, Jeremy Puckett – CEC, Inc. - 576
3. Preliminary Mourhourtis Subdivision, 963 Caney Creek Road, David Hurst – Robert G. Campbell & Associates. 576
4. Preliminary Whitetail Ridge Subdivision, Valley View Road, Jeremy Puckett – CEC, Inc. - 628

B. Planned Unit Developments (PUD)

1. None.

C. Site Plans

1. None.

D. Requests for Rezoning

1. Pigeon Forge Gem Mine, 2.77 acres at 862 Wears Valley Road, (Tax Map 93, Parcel 154.02), R-1 (Residential) District to C-2 (Commercial) District
2. W.C Paradise LLC, 13.01 acres at 3148 Russie Gap Road, (Tax Map 93, Parcel 107.01), A-1 (Agricultural) District to C-1 (Commercial) District.

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