

# **A G E N D A**

## **PIGEON FORGE REGIONAL PLANNING COMMISSION AND BOARD OF ZONING APPEALS TUESDAY, OCTOBER 22, 2019, 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/variance of Section 408.2.8 regarding proposed off-premise signage on Jake Thomas Road, 3064 Teaster Lane - Riverwalk Development, Ryan Stattery.
  - B. Request for interpretation of Section 410.2 regarding required parking and drive aisle surfaces, Appalachian Springs Campground – 402 Ogle Drive, John Wear.
  - C. Request for Uses Permitted on Review in a C-6 district for outdoor chainsaw art per Section 711.3.3., Proposed Wears Valley Chainsaw Art – 1440 Wears Valley Road, Elisha Moore.
  - D. Request to nullify granted setback variance to allow a 20 feet front setback instead of the 30 feet required in an R-2 district, Whaley Hills Subdivision, Lot 7 (1146 Pinyon Circle), Darrell Keene.
4. Adjournment.

### **PLANNING COMMISSION**

1. Call to order.
2. Approval of minutes: Planning Commission Meeting September 24, 2019.
3. Public Comment from Citizens.

4. Old business.
5. New business.

## **City of Pigeon Forge Items**

### ***A. Special Events***

1. Holy Cross Catholic Church – Celebration of Our Lady of Guadalupe March, 144 Wears Valley Road, Thursday, December 12<sup>th</sup>, 2019, Terry Aparicio (Public Property – Request for Police Department Assistance).

### ***B. Subdivision***

1. Final Minor Subdivision of Moore Property Lots 1 & 2, 1440 Wears Valley Road, Mike Suttles.
2. Final Minor Re-Subdivision Plat of Marshall Addition No. 2 Lots 1-R, 2-R, & 3-R, Old Mill Road, Donna Cantrell.
3. Final Minor Subdivision Plat of Darrell Keene Lots 1 – 4, Pinyon Circle, Tim Wallace Surveying.

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

1. Revised Final PUD Plan for The Lofts, Phase II, Marshall Acres Street off Householder Street, Matt Sprinkle – CEC Engineering.
2. Final PUD Plan for The Lofts, Phase III, Marshall Acres Street off Householder Street, Matt Sprinkle – CEC Engineering.
3. Final PUD Plan for Appalachian Springs Campground, Phase 1 (32 Sites), 402 Ogle Drive, Matt Sprinkle – CEC Engineering.
4. Preliminary PUD Plan for Appalachian Springs Trout Farm & Campground, Phase 2, 370 Ogles Drive, Matthew Sprinkle– CEC Engineering.
5. Revised Final PUD Plan for Smoky Mountain RV Park & Resort at Pigeon Forge, Phase 1, 1111 Wears Valley Road, Gary Norvell – Norvell & Poe Engineers.
6. Preliminary PUD Plan for Proposed Site Development on McCarter Drive (82,000 sq/ft building over 60 acres), Between Jayell Road and McCarter Drive, Matthew Sprinkle– CEC Engineering.

### ***D. Site Plans***

1. Wears Valley Chainsaw Art, Site Plan, 1440 Wears Valley Road, Mike Suttles.
2. Sevier County Solid Waste Addition, Revised Site Plan, 1855 Ridge Road, Mike Suttles.
3. Riverwalk Park, Revised Site Plan, Near Greenway off Teaster Lane, Riverwalk Park, LLC.

#### ***E. Requests for Rezoning***

1. New Paradigm Development Partners, LLC and Others, approximately 100 acres over six parcels (Tax Map 93, Parcels 90.00, 90.01, portion of 90.02, 96.00, & 97.00) and an acre of ROW of Wears Valley Road, located at Northeast intersection of Wears Valley Road and Lost Branch Road, R-1 (Low Density Residential), R-2 (High Density Residential) & C-6 (Mixed-Use Commercial) to C-4 (Planned Unit – Commercial) District.

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

1. Request of subdivision variance from required public road frontage and lot width, Marshall Addition No. 2 Proposed Lots 1-R, 2-R, & 3-R, Old Mill Road, Donna Cantrell.
2. Request for annexation and approval of the Plan of Services, approximately 54 acres off Lost Branch Road over portions of two properties (Tax Map 093, 51-acre portion of Parcel 97.00 and 3-acre portion of Parcel 113.10) and review of Plan of Services, New Paradigm Development Partners, LLC and Lindsey & Lindsey Properties, LLC.
3. Proposed amendment to Article VII the Pigeon Forge Zoning Ordinance by adding Sections 706.4.1 (Uses Permitted) and 706.4.2 (Uses Prohibited) to the C-4 district, Staff.
4. Proposed amendment to Article VII the Pigeon Forge Zoning Ordinance Sections 711.18 and 712.1.8 adding distance from the Parkway requirements for wineries in C-6 and C-7 districts, Staff.
5. Review and Recommendation of the Pigeon Forge Multimodal Corridor Study, Staff.
6. Consideration of setting date and time for November/December Planning Commission/BZA Meeting and dinner, Staff.

#### **Planning Region Items**

***A. Subdivisions***

1. None.

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

1. None.

***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