



**PIGEON FORGE**  
T.E.N.N.E.S.S.E.E

## A G E N D A

PIGEON FORGE REGIONAL PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY, MARCH 23, 2021, 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 to revisit the sound plan approval to allow an amusement in a C-6 district as Use on Review (Section 711.3.7 of the zoning text) in a C-6 district, Xtreme Racing Center - 3144 Parkway, Perry Smith.
  - B. Request for interpretation as to whether this cart rental, sales, storage, and repair business is allowed under Section 711.2.3 or must be approved as a Use Permitted on Review under Section 711.3.1 and/or Section 711.3.2 in a C-6 district, Fun on Wheels, LLC – 117 Golf Drive, Diana Campbell.
  - C. Request for furniture display area as a Use Permitted on Review under Section 711.3.3 in a C-6 district, Wholesale Furniture and Linens – 1215 Wears Valley Road, Ronnie Cook.
4. Adjournment.

### PLANNING COMMISSION

1. Call to order.
2. Approval of minutes: Planning Commission Meeting February 23, 2021, Workshop March 2, 2021, and Special Called Meeting March 2, 2021.
3. Public Comment from Citizens.
4. Old business.
5. New business.

## **City of Pigeon Forge Items**

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

1. Mainstay Suites – Pontiacs in Pigeon Forge Car Show & Swap Meet, Friday, June 4<sup>th</sup> – Sunday, June 6<sup>th</sup>, 2021, 410 Pine Mountain Road, Joseph Blackburn (Public Property).

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

1. Preliminary Subdivision Plat of Ironwood Cabins, Lots 3 – 8 (5 lots), 505 Lorraine Street, Tim Wallace – Wallace Surveying.
2. Final Re-Subdivision Plat of Lot 2 of Stone Crest Heights (3 Lots), Valley Heights Drive, Tim Wallace, Wallace Surveying.

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

1. Preliminary PUD Plan of Golf Road Cabins, Phase II, Golf and Cedar Roads, Jeremy Puckett – CEC, Inc.
2. Preliminary PUD Plan of Veterans Overlook, Lots 1 – 9, Lee Cardwell Circle, Marcus Whaley – WC Whaley, Inc.

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

1. Dollywood Splash Country Breakroom, Site Plan, 2700 Dollywood Parks Blvd., Mike Smelcer – SRA Architects, Inc.
2. DreamCatcher Hotel, Site Plan, Jake Thomas Road, Matt Sprinkle – CEC, Inc.
3. Exorent ATV and Dune Buggy Rental, Site Plan, The Shops at Pigeon Forge – 1156 Wears Valley Road, Mike Suttles – Land Surveyors Services, Inc.
4. Fun on Wheels, Site Plan, 117 Golf Drive, Mike Suttles – Land Surveyors Services, Inc.
5. Hot Wheelz Pigeon Forge Rentals, Site Plan, 2264 Parkway, Suite B, Mike Suttles – Land Surveyors Services, Inc.
6. KSSC Investments, LLC., Billboard Site Plan, Veterans and Dixie Ave., Mike Suttles – Land Surveyors Services, Inc.
7. PF Billboards, LLC, Billboard Site Plan, 523 Wears Valley Road, Mike Suttles – Land Surveyors Services, Inc.

8. Sevier Holdings, LLC, Billboard Site Plan, 661 Dollywood Lane, Mike Suttles – Land Surveyors Services, Inc.
9. XXX Distillery, LLC. Billboard Site Plan, 3435 Teaster Lane, Mike Suttles – Land Surveyors Services, Inc.
10. Poole Property, Billboard Site Plan, Teaster Lane, Mike Suttles – Land Surveyors Services, Inc.
11. Veterans Boulevard Property, Billboard Site Plan, Veterans Boulevard, Mike Suttles – Land Surveyors Services, Inc.

***E. Requests for Rezoning***

1. William Stinnett, approximately 0.7 acres at Tax Map 94D, Group A, Parcel 40.00, 924 Iron Mountain Road, R-1 (Low Density) District to R-2 (High Density) District.

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

1. None.

**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