



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

DEPARTMENT OF PUBLIC WORKS  
COMMUNITY DEVELOPMENT DIVISION  
David Taylor  
DIRECTOR

## A G E N D A

PIGEON FORGE REGIONAL PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY, FEBRUARY 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 for variance to allow a 20 feet front yard setback instead of the required 30 feet in an R-2 district, Cherokee Valley Subdivision, Lot 8, Cherokee Valley Drive, Marcus Whaley
  - B. Request for variance to allow a 20 feet front yard setback instead of the required 30 feet in an R-2 district, Cherokee Valley Subdivision, Lot 14, 3136 Cherokee Valley Drive, Jim Odle.
4. Adjournment.

### PLANNING COMMISSION

1. Call to order.
2. Approval of minutes: Planning Commission Meeting January 26, 2021.
3. Public Comment from Citizens.
4. Old business.
5. New business.

### City of Pigeon Forge Items

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

1. LeConte Center – Corvette Expo Spring 2021, Thursday, March 18<sup>th</sup> through Saturday, March 20<sup>th</sup>, 9 A M to 5 P M, 2021, LeConte Center – Teaster Lane, Byron Cooper, (Public Property).
2. LeConte Center – Pigeon Forge Rod Run, (Spring) Thursday, April 15<sup>th</sup> through Saturday, April 17<sup>th</sup>, 2021, (Fall) Thursday, September 16<sup>th</sup> through Saturday, September 18<sup>th</sup>, 2021, LeConte Center – Teaster Lane, Rod Milligan (Public Property).
3. Kerbela Shriners – 44<sup>th</sup> Annual Smoky Mountain Fun Fest Parade, Saturday, May 8<sup>th</sup>, 2021, River Road to Methodist Street onto Parkway, North to Jake Thomas, William Pavlis (Public Property).
4. Mainstay Suites – Pontiacs in Pigeon Forge Car Show & Swap Meet, Thursday, June 3<sup>rd</sup> – Sunday, June 6<sup>th</sup>, 2021, 410 Pine Mountain Road, Joseph Blackburn (Public Property).

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

1. Final Minor Re-Subdivision Plat of Conner Heights Subdivision, Section 2, Lot 96R, Conner Heights Road, David Hurst.

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

1. Final PUD Plan for Covered Bridge Resort, Phase 4B, Mountain Lodge Way off Old Valley Road, Jeremy Puckett – CEC, Inc.
2. Final PUD Plan for Fiddlers Creek – Pine Mountain Cabins, Pine Mountain Road, Jeremy Puckett – CEC, Inc.

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

1. J & B Market – Additional Gas Pump, Site Plan, 4250 Parkway, Robert Campbell & Associates.
2. Mountain Mile Adventure Polaris Rentals (Sling Shots), Site Plan, Tower Shops at the Mountain Mile – 2655 Teaster Land, Dixon Greenwood.

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

1. Donald and Karen Lay, approximately 0.4 acres at Tax Map 83A, Group B, Parcel 1.00, 508 S. Asbury Drive, R-1 (Low Density) District to R-2 (High Density) District.

2. Rhonda S. Clabo, approximately 7.1 acres at Tax Map 84, Parcel 57.00, 1217 McCarter Hollow 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. Preliminary Subdivision Plat for Donna Stair Property Lots 1 – 8, Caney Creek Road, Rod McCarter – CEC, Inc.

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

1. None

***C. Site Plans***

1. None.

***D. Requests for Rezoning***

1. Donna Stair, approximately 11 acres at Tax Map 106, Parcels 134.00, 247 Caney Creek Road, R-1 (Rural Residential) District to R-2M (Medium Density Residential) District.
2. William Burch Wynn, approximately a 1-acre portion of Tax Map 95, Parcels 121.20, 1605 Upper Middle Creek Road, C-2 (General Commercial) District to R-1 (Rural Residential) 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