



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, SEPTEMBER 28, 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 under Section 402.1 for continuation of a non-conforming parking count while proposing modernizing the hotel and adding beautification, Island Drive Lodge – 2760 Parkway, Mahavir Patel.
4. Adjournment.

PLANNING COMMISSION

1. Call to order.
2. Approval of minutes: Planning Commission Meeting August 24, 2021.
3. Public Comment from Citizens.
4. Old business.
5. New business.

City of Pigeon Forge Items

A. Special Events

1. None.

B. Subdivision

1. None.

C. Planned Unit Developments (PUD)

1. Preliminary PUD Plan of Fiddler’s Creek Pine Mountain Cabins, Phase 2, Pine Mountain Road, Jeremy Puckett – CEC, Inc.
2. Final PUD Plan of Heritage Hills Cabins and RV Park, Phase 2, Heritage Hills Drive, Kacie Huffaker – Robert Campbell and Associates.

D. Site Plans

1. Dollywood 2023 Family Attraction, Site Plan, 2700 Dollywood Parks Blvd., Matt Sprinkle – CEC, Inc.
2. DreamCatcher Hotel, Revised Site Plan, Jake Thomas and Teaster Lane, Matt Sprinkle – CEC, Inc.
3. Pigeon Forge ATV, Site Plan, 4030 Parkway, Kacie Huffaker – Robert Campbell and Associates.

E. Requests for Rezoning

1. Deborah J. Ogle, approximately 2-acre portion of Tax Map 94, Parcel 126.02, Pine Mountain Road, R-1 (Low Density Residential) to C-4 (Planned Unit – Commercial) District.
2. Shawn and Tina Dunfee, approximately 0.18-acre portion at 236 Mountain Vista Drive (Tax Map 94C, Group C, Parcel 30), Between Mountain Vista Drive and Pine Mountain Road, R-1 (Low Density Residential) District to C-6 (Mixed-Use Commercial) District.

F. Miscellaneous Requests or Required Actions

1. Proposed amendment to the zoning text of the City of Pigeon Forge Zoning Ordinance to allow flat wall sign(s) on any side of a building in a C-4 district, Staff.
2. Consideration of setting date and time for November/December Planning Commission/BZA Meeting and dinner, Staff.
3. Proposed abandonment of a section of city street R-O-W at the end of Colonial Drive and accept R-O-W property for a new turnaround, Country Cascades, Kacie Huffaker – Robert Campbell & Assoc.

Planning Region Items

A. Subdivisions

1. Preliminary Subdivision Plat of Laurel Creek Subdivision, Lots 1 – 13, McMahan Sawmill Road, Terry Romans – Romans Engineering.

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