



DEPARTMENT OF COMMUNITY DEVELOPMENT

DAVID TAYLOR
DIRECTOR

A G E N D A

**PIGEON FORGE REGIONAL PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, JANUARY 28, 2025, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

PLANNING COMMISSION

1. Call to order.
2. Approval of minutes: Planning Commission Meeting December 10, 2024.
3. Public Comment from Citizens.
4. Old business.

City of Pigeon Forge Items

A. Special Events

1. Sevier County Relay For Life – February Freeze, Saturday, February 1st, 2025, Greenway, Rebecca Cowan.
2. H&J Promotions – Corvette Expo, Thursday, March 13th to Saturday, March 15th, 2025, LeConte Center, Steve Jenkins.
3. MCS Promotions - Pigeon Forge Spring and Fall Rod Run, Spring: Thursday, April 10th to Saturday, April 12th, 2025. Fall: Thursday, September 11th, to Saturday, September 13th, 2025. LeConte Center/ Black Fox Lodge, Rod Milligan.

B. Subdivision

1. Request for Variance of Article III. C.1., Arrangement and Road Frontage Requirements, Cool Runnings, LLC. 2509 Teaster Lane, Michael Suttles – Advanced Land Solutions.

C. Planned Unit Developments (PUD)

1. Preliminary PUD of Highland Park Apartments, Ridge Road and Highland

Park Drive, Kacie Huffaker – Compass.

2. Preliminary PUD of Ole Smoky Distillery and Yeehaw Brewing, 3032 Teaster Lane, Jeremy Puckett – CEC, Inc.
3. Preliminary PUD of Tower Shops at Mountain Mile Restaurant and Kiosk, 2655 Teaster Lane, Dixon Greenwood – Pigeon River Crossings, LLC.
4. Final PUD of Texas Roadhouse Patio, 3786 Parkway, Michael Wasserman – Wasserman Construction Company, LLC.

D. Site Plans

1. ExoRent ATV and Dune Buggy Rentals, Site Plan, The Shops at Pigeon Forge, Teaster Lane, Michael Suttles – Land Surveying Services.
2. Goats on the Roof addition, Site Plan, 1341 Wears Valley Road, Michael Suttles – Land Surveying Services.
3. Creek Haven RV Park Decks, Site Plan, 2485 Henderson Springs Road, Brennon Garrett – The Land Surveyors, Inc.
4. Malka Property Retail, Site Plan, 4030 Parkway, Donna Cantrell – Cantrell Engineering & Surveying, PLLC.

E. Requests for Rezoning

1. Delozier Property, 1.59 Acres, (Tax Map 094, Parcel 032.00), CA King Boulevard, R-1 (Low Density Residential) District to C-6 (Mixed Use Commercial) 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
The Knoxville News Sentinel
Mix 105.5