



AGENDA

**PIGEON FORGE REGIONAL PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, MARCH 24, 2026, 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 setback instead of the required 30 feet in an R-2 District. Cherokee Valley Subdivision, Lots 20R-1, 21R-1, 37R-2 David Hurst – Robert Campbell & Associates.
 - B. Request for variance to allow a 20 feet front setback instead of the required 30 feet in an R-2 District. Cherokee Valley Subdivision, Lot 4, Michael Ogle.
 - C. Sugarfoot Condos, variance request of Section 407.3.4, off-street parking requirements, Lot 26 Sugarfoot Way, Jay Patel.
4. Adjournment.

PLANNING COMMISSION

1. Call to order.
2. Approval of minutes: Planning Commission Meeting February 24, 2026.
3. Public Comment from Citizens.
4. Old business.

City of Pigeon Forge Items

A. Special Events

1. Holy Cross Catholic Church – Stations of the Cross, Friday, April 3rd, 2026, 1:30p.m.-2:30p.m., 144 Wears Valley Road, Terry Aparicio.
2. Holy Cross Catholic Church – Our Lady of Sorrows Procession, Friday, April 3rd, 2026, 8:00p.m.-9:00p.m., 144 Wears Valley Road, Terry Aparicio.
3. Pathways Church – Easter 2026 2026 Egg Hunt, Sunday, April 5th, 2026, 8a.m.-10p.m., Greenway, Frank Colbert.

B. Subdivision

1. None.

C. Planned Unit Developments (PUD)

1. Preliminary and Final PUD, Forge View Cabins, Mayes Road, Kacie Huffaker - Compass.
2. Final PUD plan and plat, Phase V, Waterside Gardens, 540 Henderson Chapel, John Drummer – LDA Engineering.

D. Site Plans

1. Hickory Manor, Lot 1, Site Plan, 2109 Hickory Manor Road, Jeff Davies Services.

E. Requests for Rezoning

1. Covered Bridge Resort, 4.03 acres on Russie Gap Road, (Tax Map 93, Parcel 049.02), R-1 (Low Density Residential) District to R-2 (High Density Residential) 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.

TONY KYKER, CHAIRMAN

xc: Planning Commission
Mountain Press