



AGENDA

**PLANNING COMMISSION MEETING
TUESDAY, AUGUST 4, 2026 AT 3:00 PM
CITY HALL, PIGEON FORGE, TENNESSEE**

BOARD OF ZONING APPEALS

1. Call to Order
2. Old Business
3. New Business
- A. Mountain View, Lot 1 (Tax Map 95I, Group B, Parcel 32.00) Request for interpretation of Section 903, front setback requirements in an R-2 District, Brennan Garrett - The Land Surveyors.
4. Adjournment

PLANNING COMMISSION

5. Call to Order
6. Approval of minutes: Planning Commission Meeting
7. Public Comment from Citizens
8. Old Business
9. City of Pigeon Forge Items
 - A. Special Events
 1. Pigeon Forge Police Department - National Night Out, Tuesday, October 6th, 2026, 5p.m.-7p.m., Pigeon Forge Police Department parking lot, 3225 Rena Street, Robert Dietz.
 - B. Subdivision
 1. Final Subdivision Plat of Elliot Property, McMahan Addition 2, Lot p/o 4, between Golf and Cedar Road, Tim Wallace - Wallace Surveying.
 - C. Planned Unit Developments (PUD)
 1. Final PUD City Hall Complex, Phase 3, 3221 Rena Street, Mike Smelcer - SRA Architect, LLC.
 2. Final PUD Jellystone Bearcove RV Resort, 3404 Whaley Drive, Vince Marshall - Marshall Design and Construction Corporation.

3. Revised Preliminary PUD Fiddler's Creek, Phases 4, 5, and 6, 810 Pine Mountain Road, Trent Harrell - CEC, Inc.
4. Preliminary PUD Plan for Heavenwood, McMahan Road, Jeremy Puckett - Ascent Engineering and Surveying.
5. Preliminary PUD Plan, Misty Blue, Wears Valley Road, Keith Carpenter - Robert Campbell & Associates, L.P.
6. Preliminary PUD Plan, Mountain Mile Development, Lots 11R-1 Teaster Lane, Andin Faison - Ardurra.
7. Preliminary PUD Plan, Ridge Road Warehouses, 1842 Ridge Road, Jeremy Puckett - Ascent Engineering & Surveying, LLC.

D. Site Plans

1. Review permitted signage for Nerf Action Experience, Section 408.0.3.2, Pigeon Forge FEC.
2. Veterans Boulevard Commercial Development, Site Plan, north of 2478 Veterans Boulevard, Kacie Huffaker - Compass.
3. Veterans Boulevard parking lot Phase 1, Site Plan, Veterans and Goldrush, Mike Suttles - Advanced Land Solutions.
4. Meadowbrook, Park Retail and Apartments, Site Plan, Parkway and Appalachia Drive, Jeremy Puckett - Ascent Engineering & Surveying, LLC.
5. Appalachian Adventure Rentals, Site Plan, 3152 Parkway, Suite 7A, Bob Krusenklous - RLK Architect.

E. Requests for Rezoning

1. Request for rezoning of 2.0 acres of Townsend Property, on Pinyon Circle, (Tax Map 84, Parcel 38.00) from R-1 (Low Density Residential) District to R-2 (High Density Residential) District.
2. Request for rezoning of the 1.6 acres of the Biggs property at 640 Wears Valley Road, (Tax Map 82, Parcel 142.01) from R-1 (Low Density Residential) District to C-6 (Mixed Commercial) District.

F. Miscellaneous Requests or Required Actions

1. Amendment to Section 408.2.4 flag definition, Staff.

10. Planning Region Items

A. Subdivision

- B. Planned Unit Developments (PUD)
- C. Site Plans
- D. Requests for Rezoning
 - 1. Request for rezoning of 11 acres of the Cothran Development of Engle Town Road (Tax Map 94, Parcel 002) recently de-annexed to R-1 (Low Density) District.
- E. Miscellaneous Requests or Required Actions
 - 1. James Temple presenting the revisions to Sevier County Zoning Ordinance.
- 11. Adjournment

Tony Kyker, Chairman

c: Planning Board
Nathan Rowell, City Attorney
The Mountain Press,
The Knoxville News Sentinel, Sevier News Messenger,
WSEV, WIVK

