



OFFICIAL AGENDA

GATLINBURG MUNICIPAL PLANNING COMMISSION

FEBRUARY 19, 2026

THURSDAY, 4:00 P.M., CITY HALL

1. Call to Order
2. Approval of the previous minutes, January 22, 2026
3. Report from Staff
4. Petitions and Communications from the Public
5. Old Business
 - a) **Review and consideration for a proposed rezoning being Tax Map 126L, Group B, Parcel 20.01 from R-2 (Medium Density Residential) District to C-2 (General Business) District located at 217 Sycamore Lane, requested by Nathan Nash.**
6. New Business
 - a) **Review and consideration of a proposed rezoning being Tax Map 126M, Group A, Parcel 31 from R-1 (Low Density Residential) District to C-1 (Tourist Commercial) District located on Baskins Creek Road, requested by Silverbell Investments, LLC.**
 - b) **Review and consideration of a revised PUD site plan for “Anakeesta,” being Tax Map 126M, Group A, Parcel 33, located at 147 Baskins Creek, C-1 Zone, requested by Anakeesta, LLC.**
 - c) **Review and consideration of a revised Masterplan PUD site plan for “Anakeesta,” being Tax Map 126M, Group A, Parcel 33, located at 147 Baskins Creek, C-1 Zone, requested by Silverbell Investments, LLC.**
 - d) **Review and consideration of a preliminary PUD site plan for “The Cliffs at Downtown Gatlinburg,” being Tax Map 126N, Group E, Parcels 22 and 42.01, located at 335 East Holly Ridge Road, C-2 Zone, requested by Chris Kirkland.**
 - e) **Review and consideration of a revised PUD Masterplan for “Mountain Shadows Phase 2,” being Tax Map 117M, Group E, Parcel 2 and Tax Map 117M, Group E,**

- Parcel 1, located at 1455 East Parkway, C-2 Zone and R1-A Zone, requested by Dan Saffelder.
- f) Review and consideration of a commercial site plan for “Riley Green’s Duck Blind,” being Tax Map 126L, Group A, Parcel 13, located at 519 Parkway, C-1 Zone, requested by The Architecture Collaborative.
- g) Review and consideration of proposed signage for “Timber Ridge at Mills Park,” located at 130 Mills Park, requested by Charles Ottolini. (reviewed by EDRB 2.17.2026)
- h) Review and consideration of proposed signage for “Baskin Robbins,” located at 815 Parkway, requested by Valley Signs Knoxville. (reviewed by EDRB 2.17.2026)
- i) Aesthetic review and consideration for the “The Cliffs at Downtown Gatlinburg,” located at 335 East Holly Ridge Road, requested by Chris Kirkland. (reviewed by EDRB 2.17.2026)
- j) Review and consideration for proposed signage for “Gatlinburg Winery,” located at 702 Parkway, Suite 2, requested by Alyson Grant. (reviewed by EDRB 2.17.2026)
- k) Review and consideration for proposed signage for “Gatlinburg Winery Cellar 2,” located at 531 Parkway, requested by Alyson Grant. (reviewed by EDRB 2.17.2026)
- l) Review and consideration of construction of a new road connecting Baskins Creek Bypass and Silverbell Heights Lane, requested by Staff.

7. Unscheduled Items

8. Adjournment