

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
APRIL 24, 2025
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Kirby Smith
Larry Claiborne
Cam Caton
Jay Horner
Jackie Leatherwood

MEMBERS ABSENT

Candace Ogle Morton
Chad Reagan

OTHER PRESENT

Brian Davin
Rodney Threatt
Geoffrey Threatt
Bryan Hayes

Staff Representatives: Dalton York, Interim City Planner
Jodi Bible, Executive Secretary

CALL TO ORDER AND APPROVAL OF MINUTES

Planning Commission Chairman, Mr. Kirby Smith, called the meeting to order at 4:00 P.M. The minutes of the March 20, 2025, meeting were unanimously approved following a motion by Mr. Jay Horner and Mr. Cam Caton.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a proposed rezoning being Tax Map 126N, Group E, Parcel 49 from R-2 (Medium Density Residential) District to C-2 (General Business) District located at 145 West Holly Ridge, requested by Jeremy Dilley.

Staff presented the request for a proposed rezoning being Tax Map 126N, Group E, Parcel 49, from the current R-2 (Medium Density Residential) District to C-2 (General Business) District. This request is contiguous with the previously reviewed rezonings along West Holly Ridge heard earlier this year. The parcels are owned by the same owner. The intent relayed to staff for the rezoning request is to allow for the placement of two (2) smaller cabins (1 or 2 bedrooms) throughout the subdivision rather than building one larger cabin. Staff informed the Board that no adjoining property holders voiced any opposition regarding this request. Applicable regulations pertaining to this request are Article VII, Section 703 (R-2 Medium-Density Residential) & Section 707 (C-2 General Business).

Following a brief discussion, Mr. Jay Horner made a motion to recommend the proposed rezoning to the Board of Commissioner for their review and consideration. Mr. Larry Claiborne provided a second with all members voting, "aye."

Review and consideration for a proposed rezoning being Tax Map 126M, Group D, Parcels 16, 17, 18, 20, and 21 from R-1 (Low Density Residential) District to C-1 (Tourist Commercial) District located on Little Fox Road and Loop Road.

Staff presented the request for proposed rezoning being Tax Map 126M, Group D, Parcels 16, 17, 18, 20, and 21 from R-1 (Low Density Residential) District to C-1 (Tourist Commercial) District. The intent relayed to staff for the rezoning request is to allow for the expansion of one of Anakeesta's Mountain Coasters. At this time, the current R-1 zoning would not allow for such an expansion. The request is contiguous with already zoned C-1 portion of the overall Anakeesta development. Staff concluded with our East Tennessee Development District representative to ensure the request is not spot zoning. Staff also received no negative comments from the adjoining property holders. Applicable regulations for this request are Article VII, Section 701 (R-1 Low Density Residential) and Section 706 (C-1 General Business).

Following a brief discussion, Mr. Jay Horner made a motion to recommend the proposed rezoning to the Board of Commissioners for their review and consideration. Ms. Jackie Leatherwood provided a second with all members voting, "aye."

Review and consideration for a right-of-way abandonment on Little Fox Road, requested by Cantrell Engineering and Surveying.

Staff presented the request for a right-of-way abandonment on Little Fox Road. The request is paired with the previously discussed rezoning on Little Fox Road and Loop Road, of which front on most of the right-of-way sought to be absorbed. The request is to absorb approximately 500' of the current Little Fox Road right-of-way. The intent relayed to staff for the request is to allow for the expansion of one of Anakeesta's Mountain Coasters. The applicant stated that there will be an entry point for coaster access located at the proposed end of the right-of-way that will serve as an entry point for emergency personnel and maintenance crew, however this entry point is not intended to be used as a main access point for the overall Planned Unit Development.

The requestor has provided plans for the turn-around to be installed at the proposed end of the roadway. This turnaround has been reviewed and deemed as sufficient for emergency vehicles by the Fire Marshall. The Utilities Department has been notified of this request and is working with the developer to establish a utility easement for a portion of a water line located on the neighboring properties. The Utilities Manager, Dale Phelps, has given approval to proceed with the right-of-way abandonment. The utility department and the project's engineer, Donna Cantrell, are already working establishing the utility easement. Mr. Brian Davin, the requestor, was present to confirm that the utility easement is in the works.

Following a brief discussion, Mr. Jay Horner made a motion to recommend the proposed right-of-way abandonment to the Board of Commissioners, subject to the finalization of the utility easement. Mr. Larry Claiborne provided a second with all members voting, "aye."

Review and consideration for preliminary PUD approval for "Ponderosa Development PUD," being Tax Map 108, Parcel 29, R-1 Zone, located at 1008 Glades Road, requested by Cantrell Engineering and Surveying.

Staff presented the request for preliminary PUD approval for "Ponderosa Development PUD," being Tax Map 108, Parcel 29, R-1 Zone, located at 1008 Glades Road. The subject parcel is 12.21-acres. The proposal contains nine (9) new buildings to be constructed. The site plan provided lays out eight (8) of those dwellings being four (4) bedroom dwellings and one (1) six-bedroom dwelling. The proposed Planned Unit Development plan shows that they will provide 30 parking spaces, two (2) spaces above the parking requirement. The parcel did receive a stream side buffer variance on June 20, 2022, from the Board of Appeals.

The items required prior to final PUD approval signed and stamped landscaping plans, each proposed structure's elevation, also signed and stamped; a drainage plan, solid waste and dumpster screening plan, an approved Stormwater Pollution Prevention Plan (SWPPP), and Environmental Design Review Board aesthetic and signage approval. Applicable regulations pertaining to this request are: Article III, being Definitions (specifically "Open Space"); Article IV, Section 402 (Off-Street, Automobile Parking); Section 402.19, Section 407.3 (Landscaping Requirements), and Section 411 (Sign Regulations); Article VII, Section 701 (R-1 Low Density Residential) District; Article VIII being Area, Yard, and Height Requirements (specifically footnote #5).

Following a brief discussion, Mr. Jay Horner made a motion to approve the preliminary PUD. Mr. Larry Claiborne provided a second with all members voting, "aye."

Review and consideration for one (1) free-standing sign for "Mountain Cove UTV Rentals," located at 1420 East Parkway, requested by Brandy Hensley. (Passed Environmental Design Review Board 4.1.2025)

Staff presented the request for one (1) proposed free-standing sign for "Mountain Cove UTV Rentals," located at 1420 East Parkway. The proposed free-standing sign is double-sided and measures 21 square feet. The sign will be placed upon already existing 4x4 posts. The aesthetic of the proposed sign includes the business name, address, and UTV visuals. The proposed sign will also have ground lighting. The proposed sign is in keeping with the City's Architectural Guidelines for the commercial corridor, and the proposed signage is compliant with Section 411, being the Sign Regulations from the Gatlinburg Zoning Ordinance.

Following a brief discussion, Mr. Jay Horner made a motion to approve the sign request as presented. Mr. Cam Caton provided a second motion with all members voting, "aye."

Review and consideration for two (2) proposed signs (1 projecting and 1 wall sign) for "Tiebreakers," located at 125 Airport Road, requested by Derek Shropshire. (Passed Environmental Design Review Board 4.1.2025)

Staff presented the request for two (2) proposed signs (1 projecting and 1 wall sign) for "Tiebreakers," located at 125 Airport Road. The projecting sign measures 34 square feet, and the sign is back lit with channel bulbs and a changeable copy marquee. The wall sign measures 16 square feet and is also back lit. The wall sign is a circular sign with the business name/branding incorporated. The colors used in both signs are black, white, and blue. The total square footage included in this proposal is 54 square feet, well within their allotment for this location. Staff also confirmed that the proposed projecting sign does not extend over the public sidewalk. The proposed signage is compliant with Section 411, being the Sign Regulations from the Gatlinburg Zoning Ordinance.

Following a brief discussion, Mr. Jay Horner made a motion to approve the sign request as presented. Ms. Jackie Leatherwood provided a second with all members voting, "aye."

Review and consideration for two (2) wall signs and one (1) sign face replacement for "Smoky Mountain Tattoo Company," located at 305 East Parkway, requested by Kiley Healon. (Passed Environmental Design Review Board 4.1.2025)

Staff presented the request for one free-standing sign face replacement and two (2) wall signs, a total of three (3) business signs. The request was initially written erroneously. The sign submittal in its current state is over the allowable square footage for the location by 13 square feet (allowable square footage is 80 square feet, the proposal includes 93 square feet). Staff reached out to the requestor and the applicant was able to make modifications to the sizes prior to the meeting. Staff requested that the applicant minimize the window decals in the window to be no larger than 4 square feet, so the decals would be permitted as incidental signage. Incidental signage is not reviewed by the Board but approved administratively by Staff based on compliance to Section 411.

The pre-existing free-standing sign base will be utilized with an updated sign face. The square footage comes to 24 square feet, double-sided. The materials for the free-standing signs are plexiglass with paint or vinyl (beige background with brown letters). The wall sign located above the entrance measures out to be 44 square feet; the requestor minimized the size of the wall sign to remain compliant with Section 411, being the Sign Regulations. The materials used are wood with paint or vinyl (beige background with brown lettering). The third sign is a backlit "Tattoo" sign that will be placed on the side of the building facing Willow Lane. The third sign measures out to be 12 square feet, channel letter with plexiglass.

Following a brief discussion, Mr. Larry Claiborne made a motion to approve the sign request as presented. Mr. Jay Horner provided a second with all members voting, "aye."

Review and consideration for one (1) proposed sign for "Black Bear Crafts," located at 849 Glades Road, requested by Fast Signs, Inc. (Passed Environmental Design Review Board 4.1.2025)

Staff presented the request for one (1) proposed sign for "Black Bear Crafts," located at 849 Glades Road. The location of the proposed sign will be on the mall sign that is located at the Covered Bridge entry. The proposed sign is a wood burned sign (creating dimension) and the name of the business places upon the sign (Black Bear Crafts). The colors used are scarlet, black, and white. The design and style are very similar to the Split Rail Eats sign located at the entrance of the complex. The sign adheres to all applicable regulations of Section 411, the Sign Regulations from the Gatlinburg Zoning Ordinance.

Following a brief discussion, Mr. Jay Horner made a motion to approve the sign request as presented. Mr. Larry Claiborne provided a second with all members voting, "aye."

Aesthetic review and consideration for "The Reserve at Powdermill," located at 827 Powdermill Road, requested by Dustin Cole. (Passed Environmental Design Review Board 4.1.2025)

Staff presented the aesthetic review for "The Reserve at Powdermill," located at 827 Powdermill Road. The aesthetic request is for a new townhome development. The materials provided to be used are masonry stone veneer, hardi board and batten, hard vertical lap siding, hardi trim boards, rough sawn timber beams and columns, architectural asphalt shingles. The colors provided that will be used are SW-canvas tan, SW-windsor greige, SW-accolade, SW-cobble brown, SW-chestnut, and weathered wood. All colors and materials in keeping with the suggested Architectural Guidelines.

Following a brief discussion, Mr. Jay Horner made a motion to approve the aesthetic proposal as presented. Mr. Larry Claiborne provided a second with all members voting, "aye."

Review and consideration for proposed signage for "The Reserve at Powdermill," located at 827 Powdermill Road, requested by Dustin Cole. (Passed Environmental Design Review Board 4.1.2025)

Staff presented the request for proposed signage for "The Reserve at Powdermill," located at 827 Powdermill Road. The proposed sign will be located at the entrance of the residential development. The proposed sign measures 100 square feet. The sign materials provided are a stucco finish with knock down texture paint with SW-windsor grieger. The sign base structure is made of beuchal stone-midnight castle rock stone. There is proposed landscaping to be place around the sign base. The sign adheres to all applicable regulations of Section 411, being the Sign Regulations of the Gatlinburg Zoning Ordinance.

Following a brief discussion, Ms. Jackie Leatherwood made a motion to approve the sign request as presented. Mr. Jay Horner provided a second with all members voting, "aye."

Unscheduled Items

Adjournment

The meeting was adjourned at 4:14 p.m. upon a motion by Mr. Jay Horner and a second motion provided by Mr. Cam Caton.

Approved:

Jackie Leatherwood
Planning Commission Secretary

5.21.25

Date

