MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
AUGUST 21, 2025
THURSDAY, 4:00 P.M., CITY HALL

MEMBERS PRESENT	MEMBERS ABSENT	OTHER PRESENT
Kirby Smith	Jackie Leatherwood	Matthew Baumgartner
Cam Caton		Matt Sprinkle
Larry Claiborne		Dharmesh Patel
Jay Horner		Brian Davin
Chad Reagan		Jim Downs
Candace Ogle Morton		Mark Adams
		Kelly Janis

Staff Representatives: Dalton York, Planning Director
Jodi Bible, Deputy City Planner
Ekem Amonoo-Lartson, ETDD

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 July 24, 2025, meeting were unanimously approved following a motion by Mr. Larry Claiborne and a second provided by Mr. Cam Caton.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

Review and consideration of a proposed preliminary commercial site plan for a multi-family development for "The Hollies Townhomes," being Tax Map 126N, Group H, Parcel 6.01, C-2 Zone, located on East Holly Ridge, requested by Dustin Cole.

The item was removed from consideration per the applicant.

NEW BUSINESS

Review and consideration of a proposed final commercial site plan for a multi-family development for "East Parkway Townhomes," being Tax Map 127H, Group B, Parcel 35.01, C-2 Zone, located at 1024 East Parkway, requested by Inti Montoya.

Staff presented the request if a proposed final commercial site plan for a multi-family development for "East Parkway Townhomes," located at 1024 East Parkway. The proposed development encompasses five distinct buildings, housing a total of 18 residential units. The unit breakdown includes 9 two-bedroom units and 9 three-bedroom units, with all units proposed as a two-story town home. Parking for the development will be provided via individual driveways for each unit, sufficient to accommodate two vehicles per unit. This configuration meets the minimum requirement of 36 spaces for the unit sizes offered. The flood plain is present on the subject property; however, this development does not propose any modification to any portion of the 100-

year Special Flood Hazard Areas. Therefore, the development is not anticipated to trigger specific adherence requirements under the City's Flood Damage Prevention Ordinance related to direct impacts within the hazard area. Following the preliminary review, the applicant provided staff with a landscaping plan and required stormwater measures have been depicted on the most recent iteration to meet City requirements. At the time of this presentation, the item lacks the following documentation for final consideration: TDOT approval/confirmation, a tree removal plan, and utility line details for the required sprinkler system. Applicable regulations: Article IV, Section 402 Off-Street Automobile Parking, Section 406 Planned Unit Development, Article VII, Section 707 C-2 General Business District.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the final commercial site plan contingent upon TDOT approval/confirmation and the Tree Removal Plan, being provided to Staff prior to permit issuance. Mr. Larry Claiborne provided a second with all members voting, "aye."

Review and consideration for a proposed right-of-way closure located at 553 Greystone Heights Road, being Tax Map 126K, Group A, Parcel 12.01, R-1 Zone, requested by Cantrell Engineering and Surveying.

Staff presented the request for a proposed right-of-way closure located at 553 Greystone Heights Road. This request seeks to close a portion of the City's right-of-way on Greystone Heights Road. The area in question is currently in use, containing a constructed access road and existing utilities, which the applicant has proposed to accommodate with a utility easement. Staff consulted various departments regarding this request. The Fire Department has expressed concern that abandoning this area would add to the existing difficulty for emergency services to navigate and turn around. Furthermore, the Sanitation Department has noted that a future residence on the parcel would be required to have trash pickup on Campbell Lead Road. The Utilities Department has also stipulated that no structure could be constructed upon the existing utility lines should closure be granted. Applicable Regulations: Article VII, Section 701 (R-1 Low Density Residential) and Article VIII, being the Area, Yard, and Height Requirements.

Following a brief discussion, Mr. Larry Claiborne made a motion to deny the right-of-way closure due to the Fire Department's request not to close the right-of-way for access/turnaround. Mr. Chad Reagan provided a second with all members voting, "aye."

Review and consideration for a preliminary PUD for an amusement attraction for "Gatlinburg Go-Kart," being Tax Map 126E, Group D, Parcels 11, 12, 13, 15 and 16, C-2 Zone, requested by Sprinkle Engineering, LLC.

Staff presented the request for a preliminary PUD for an amusement attraction for "Gatlinburg Go-Kart," located off East Parkway. The applicant's proposal includes an electric go-kart track and pavilion with an additional 1,560 square feet arcade which will provide guest services and a cart shop. The development, according to Staff's and East Tennessee Development District's collaborative review, does not adhere to Title 9, Chapter 1, Section 9-103 of the Gatlinburg Municipal Code, being that all amusement rides to be setback no less than 300' from the East Parkway right-of-way. At this time, the development only provided a 50' setback from East Parkway right-of-way, being 250' less than is required. Other notable items are provided to the applicant for revisions include a reduction in the driveway entrance to 26' and the request for an environmental report being provided due to the parcel being located upon a previous gas station and the Planning office has no record of removal of underground storage tanks from the late 1960s, early 1970s.

Following a joint Staff review, the Street Department noted that roadway improvements will be required to accommodate two lanes of traffic, while the Utilities Department recommended that existing private line be accommodated and routed between Water Tower Road and any proposed retaining walls. Finally, both Emergency Services and Building Departments confirmed that the development will be required to have a sprinkler system that meets NFPA 13 standards, including fire alarms, and that the construction type for the project must be specified prior to final consideration. Additionally, the Building Department stated that the commercial PUD does have a high occupancy hazard that will need to be addressed in future submittals.

The applicant was present to discuss correspondence from our previous administration that interpreted the ordinance in a different manner and expressed willingness to provide all requested documentation. Due to the varying interpretations, the Board expressed the need for Staff to speak with our attorney regarding the interpretation and further affirm the approach being taken is the intended interpretation.

Following the discussion, Mr. Chad Reagan made a motion to table the request until Staff is able to speak with the attorney regarding the interpretation of Title 9, Chapter 1, Section 9-103 of the Gatlinburg Municipal Code. Mr. Cam Caton provided a second with all members voting, "aye."

Review and consideration for proposed signage for "Tigerblooms," located at 1360 East Parkway, Suite 1, requested by Erika Ball.

Staff presented the request for proposed signage for "Tigerblooms," located at 1360 East Parkway, Suite 1. The request encompasses two sign proposals. The first being a wall sign that will be located above the entrance of the retail storefront. The wall sign measures 16 square feet. The sign is flat with no dimension. The wall sign will simply have the business name, "Tigerblooms," written in brown over a retro wave (orange, yellow, pink, and blue,). The second sign is for a window decal that is placed on the front entry door. The window sign measures out to be 2 square feet and is comprised of the same design elements as the previously discussed wall sign. Applicable regulations: Section 411, being the Sign Regulations.

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

Review and consideration for proposed pennant flags for "Town Center Parking," located at 407 River Road, requested by Chad Kennedy.

Staff presented the request for proposed pennant flags for "Town Center Parking," located at 407 River Road. The proposal encompasses eight (8) pennant flags measuring out to be five (5) square feet totaling out to be 40 square feet. The proposed pennant flags are black vinyl and will display the logos of all the restaurants located at 745 Parkway. Staff allowed Mr. Kennedy to utilize his left-over signage from each business to ensure the pennant flags are compliant with square footage allotment for the location. All businesses provided on advertisement reside within the 745 Parkway complex aside from Myron Mixon. Staff also wanted to note that this would place the businesses out of conformity due to the number of business signs for each business would exceed the allowable four (4) permanent business signs per Section 411. Staff stated that "Myron Mixon," would have to be removed from the pennant flags due to the business not being located at 745 Parkway, and that would be considered an Off-Premise Sign, Section 411.5.3. Staff and the Board engaged in discussion about how the applicant could be given the opportunity to market his restaurants while remaining compliant with our Zoning Ordinance. The consensus was to give the applicant a choice, one being keep the request as presented with the removal of "Myron Mixon," but the applicant would only be allowed to display three (3) of the pennant flags as opposed to the eight (8) presented; option two display one logo per flag and be allowed to display all eight (8) pennant flags with one logo from each business. Applicable regulations-Section 411, being the Sign Regulations.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the request by giving the applicant the choice of three (3) of the pennant flags as opposed to the eight (8) presented; option two display one logo per flag and be allowed to display all eight (8) pennant flags with one logo from each business, the Myron Mixon logo being removed from the flags. Mr. Larry Claiborne provided a second with all members voting, "aye."

Review and consideration for proposed signage for "Wears Valley Forge," located at 449 Parkway, requested by Tennessee Sign Co.

Staff presented the request for proposed signage for "Wears Valley Forge," located at 449 Parkway. The proposed signage measures 50 square feet. The proposed sign materials are 4C vinyl with UV resistant lam on 3M ACM rigid sign. The sign is not illuminated and will be flush mounted to the exterior of the building. The Board did ask if the applicant would consider framing the sign to give it a little more contrast and character. Applicable Regulations: Section 411, being the Sign Regulations.

Following a brief discussion, Mr. Larry Claiborne made a motion to approve the request but did suggest a boarder to help signage be more visually appealing. Mr. Cam Caton provided a second with all members voting, "aye."

Review and consideration for proposed a marquee sign for "Smoky Mountain Tattoo Company," located at 305 East Parkway, requested by Kiley Healon.

Staff presented the request for a proposed marquee sign for "Smoky Mountain Tattoo Company," located at 305 East Parkway. The proposed marquee to be added in addition to the signage approved on April 1, 2025 (EDRB) and April 24, 2025 (Planning Commission). Proposed marquee sign is 24 square feet and will be placed below the free-standing sign previously approved. The proposed marquee sign is compliant with Section 411.9 Changeable Copy (Marquee) Signs, 24' does not exceed 50 percent of the maximum permitted by Section 411.3.6.1. Applicable Regulations: Section 411, being Sign Regulations and Section 411.9 Changeable Copy.

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

Review and consideration for proposed seasonal signage for "Anakeesta," located at 576 Parkway, requested by Anakeesta.
Staff presented the request for proposed seasonal signage for "Anakeesta," located at 576 Parkway. The seasonal signage was originally presented and approved on August 22, 2024, and as discussed in the previous meeting, the applicant intends to bring these items forward for review and consideration as they continue to have their seasonal events. The request is to change signage for the fall event, Bear-Varian Festival. The request encompasses two sign proposals-one being a 20 square foot banner that will be located above their gondola loading station and the second being a 32 square foot free-standing sign located in their ticket plaza. The proposed signage is 30' off the property line. Applicable regulations: Section 411, being the Sign Regulations.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the request as presented. Ms. Candace Ogle Morton provided a second with all members voting, "aye."

Review and consideration for proposed seasonal ornate objects for "Anakeesta," located at 576 Parkway, requested by Anakeesta.
Staff presented the request for proposed seasonal ornate objects for "Anakeesta," located at 576 Parkway. Much like the previous item, this item was originally presented and approved on August 22, 2024, by the Environmental Design Review Board. The request is for a pretzel and beers stein that will be placed on the plaza as you enter the loading zone for Anakeesta. The ornate objects are located 31' off the property line. The proposed ornate objects take up close 4.5 square feet of surface space, and the beer stein is close to 8' tall-being large enough for patrons to walk into for a photo. There was some discussion from the Board about the pretzel. The Board would like to see the same design elements carried out through the entirety of the pretzel, not simply limited to the front. Applicable regulations: Section 412.3, Super Graphics & Other Ornate/Foreign Objects.

Following a brief discussion, Mr. Cam Caton made a motion to approve the ornate objects as presented. Mr. Larry Claiborne provided a second with all members voting, "aye."

Review and consideration for proposed signage for "Mountain Breakfast," located at 544 East Parkway, requested by The Sign Shop.
Staff informed the Board that this item was tabled at the Environmental Design Review Board meeting, and the item would not be reviewed at this time.

Adjournment
The meeting was adjourned at 4:35 p.m. upon a motion by Ms. Candace Ogle Morton and a second motion provided by Mr. Cam Caton.

Approved:
Jackie Leatherwood
Planning Commission Secretary

9.20.25
Date