MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
OCTOBER 23, 2025
TUESDAY, 4:00 P.M., CITY HALL

MEMBERS PRESENT	MEMBERS ABSENT	OTHER PRESENT
Jackie Leatherwood	Larry Claiborne	Tim Kuykendall
Kirby Smith		Vim Plaskett
Candace Ogle Morton		Scott Stevens
Jay Horner		Rebecca Mullikin
Chad Reagan		Sharon Wilkinson
Cam Caton		Keith Wilkinson
		Donna Cantrell
		Scott Cantrell
		Michelle King
		Karrol Jameson
		Jerry Muszik
		Clay England
		Mike Werner
		Jim Leverette

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 September 30, 2025, meeting were unanimously approved following a motion by Mr. Chad Reagan and a second provided by Mr. Jay Horner.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

Review and consideration for a request to alter property lines along City Right-of-Way located at 533 Greystone Heights Road, being Tax Map 126K, Group A, Parcel 12.01, R-1 Zone, requested by Donna Cantrell and Surveying.

Prior to discussion, Ms. Jackie Leatherwood made a motion to remove the item from the table and for discussion. Mr. Jay Horner provided a second with all members voting, "aye."

Staff presented the request to alter property lines along a city right-of-way located at 533 Greystone Heights Road. The request seeks to abandon a portion of the City's right-of-way on Greystone Heights Road. The area currently contains existing utilities, which the applicant has proposed to accommodate with a utility easement. The main reason for the requested abandonment is to formally close the historical right-of-way shown on past surveys, which runs along the western property line of the subject lot.

Staff consulted with various departments regarding the request. The Fire Department initially had some concerns with emergency services and turnaround, but the current iteration eases those concerns, as the additional turnaround area is no longer requested for closure. Furthermore, the Utilities Department has reiterated that no structure can be placed upon the existing utility line should the abandonment be granted. The applicant is aware of those terms. Ms. Donna Cantrell and Scott Cantrell were present to provide additional maps showing that other parcels on Greystone Heights Road were present to receive the same request their client is asking for.

Following the presentation of additional information from Ms. Donna Cantrell and Mr. Scott Cantrell. The Board opened the floor for those present to discuss the request as it pertains to them. A handful of adjoining property owners were present to voice their concern and opposition for the lot line modification. Applicable Regulations: Article VII, Section 701 (R-1 Low Density Residential District) and Article VIII, being the Area, Yard, and Height Requirements.

Following the presentation, Mr. Chad Reagan made a motion to table the request stating that it would be best if Staff were to reach out to adjoining property owners (parcels located within 200 feet) and get their collective feedback towards the request; the Board also requested a site plan for the proposed dwelling be provided. Ms. Candace Ogle Morton provided a second with all other members voting, "aye."

Review and consideration for proposed amendments and additions to Section 706. - C-1 Tourist Commercial District, Article 3: Definitions, the addition of Section 407.4, and modifications to Article 7, Section 706, requested by Staff.

Prior to discussion, Ms. Jackie Leatherwood made a motion to remove the item from the table and for discussion. Mr. Jay Horner provided a second with all members voting, "aye."

The proposed amendments revise Section 706 of the Zoning Ordinance to allow for outdoor dining as specific exception to the general prohibition on commercial activity within the front yard setback. This change provides a legal basis for the new use. The core regulations are detailed in the new Section 407.4, which outlines the requirement for approval and operation. To obtain a permit, an applicant must secure approval from the Health Department, the Environmental Design Review Board (EDRB), and the Planning Commission.

The ordinance contains several specific prohibitions and conditions to mitigate public impact. It prohibits any encroachment into the public right-of-way and restricts outdoor dining areas from being within 150 feet of a residential property unless a special exception is granted. All patrons are required to be seated, as standing or general congregations within the outdoor dining area is prohibited. Additionally, all forms of smoking, including e-cigarettes, are prohibited, and this must be communicated through signage. The ordinance also sets specific design standards to maintain the character of Gatlinburg. It requires that all furniture, awnings, lighting, and barriers be compatible with the area's design and materials. It prohibits the use of plastic and vinyl, mandates uniform or complementary designs for furniture, and restricts lighting to a warm, yellowcolored glow that does not shine onto the neighboring properties. Operational rules are also defined, including limitations on alcohol service to seated patrons and specific conditions for allowing dogs or live entertainment.

Following Staff's presentation of information, the Board engaged in discussion amongst themselves. Mr. Ronnie Barrett, Police Chief, was present to provide commentary regarding enforceability. Mr. Barrett stated that the enforcement would not be limited to the Codes Enforcement Officer, but that all patrolmen would be tasked with enforcing the new ordinance if it were to be approved. The Board inquired about TGI Friday's, now Taco Trail, was allowed to provide service in the front setback, and Staff confirmed that the restaurant had received a front yard variance reduction, and a special exception in the early 1990s that permits the current use. Some members of the Board expressed that providing a special exception for requests such as that would be more conducive to maintaining the downtown pedestrian flow and public safety that to approve an ordinance to allow all.

Following a discussion, Mr. Cam Caton made a motion to table the request. Ms. Candace Ogle Morton provided a second with all members voting, "aye."

NEW BUSINESS

Review and consideration of a proposed rezoning being Tax Map 117L, Group B, Parcel 2, from R1-A (Low Density Residential) District to R-1 (Low Density Residential) District located at 543 Reba Lane, requested by Michelle King and William Jamerson.

Staff presented the request for a proposed rezoning being Tax Map 117L, Group B, Parcel 2, from R1-A (Low Density Residential) District to R-1 (Low Density Residential) District located at 543 Reba Lane. This request seeks to rezone the subject address from R-1A to R-1 to allow for overnight rental of the property per the applicant. The parcel does qualify for the rezoning and is not considered spot zoning as the parcel currently accesses off Reba Lane, which currently serves R-1 and R-2 zoned properties. Staff also verified spot zoning compliance via our East Tennessee Development District representative. Staff would like to note however that the parcel also adjoins Tank Hill, which serves majority R-1A zoned parcels, that they would reserve the right to use as an entrance and exit if sought to do. The R-1A zone contains approximately 125 parcels owned by different property owners.

Following a brief description of the request, Staff opened the floor for public comment. Various property owners within the R1-A zone provided statements regarding their opposition to the rezoning request. The consensus was that the City has limited R1-A zones that it is important to protect the remaining long terms residential zones for those that live and work in this community. The requestor was also presented and provided their rationale for the proposed rezoning, stating they would like to be afforded the same opportunity to overnight rental their property as some of their other neighbors located on Reba Lane.

Following the discussion, Mr. Chad Reagan made a motion to deny the proposed rezoning request due to the opposition present. Ms. Candace Ogle Morton provided a second with all members voting, "aye."

Review and consideration of a proposed commercial site plan revision for "Food City," located at 1219 East Parkway, being Tax Map 126, Parcel 203, C-2 Zone, requested by KVAT Foods, Inc.

Staff presented the request for a proposed commercial site plan revision for "Food City," located at 1219 East Parkway. This request seeks approval to modify the current layout of the Food City parking lot, as well as expand the current cooler and modified delivery ramp. The modification will result in an additional 18 parking stalls that will expand upon one parking isle, add parking along East Parkway in front of the current gas station, and add parallel parking stalls along the eastern property line that adjoins the strip mall. The modification also includes a modification to one travel lane, being the one closest to the referenced strip mall, being converted into a one-way travel lane as the parallel parking stalls will be taking up a portion of the current travel lane. Applicable Regulations: Article VII, Section 707 (General Business) District; Commercial Site Plan Checklist

Following a brief discussion, Ms. Jackie Leatherwood made a motion to approve the commercial site plan revision as presented. Ms. Candace Ogle Morton provided a second with all members voting, "aye."

Review and consideration of a proposed commercial site plan revision for "Tesla Supercharger" located at 1219 East Parkway, being Tax Map 126, Parcel 203, C-2 Zone, requested by Tesla, Inc.

Staff presented the request for a proposed commercial site plan revision for "Tesla Superchargers, located at 1219 East Parkway. This request seeks approval to install eight (8) Tesla Super Charger Stations, in addition to the supporting two switch cabinets, electrical cabinet, broadcast unit, utility transformer, as well as two pole lights and a trash receptacle. The sought placement of the tesla super charger stations will be located on the back side of current Food City gas station. The request will result in twelve parking stalls for Food City to be removed. The lacking item for this request is the interior landscaping/replanting plan, which the applicant was able to provide during the meeting. Representative from Tesla was present during the meeting and was able to answer any questions and provide additional commentary, if needed. Applicable Regulations: Article VII, Section 707 (General Business) District; Commercial Site Plan Checklist

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

Review and consideration of a PUD revision for "Hidden Hills PUD," located at the corner of East Parkway and Hidden Hills Road, being Tax Map 117, Parcel 236 and 236.03 and Tax Map 127, Parcel 9, located at 1625 Hidden Hills Road, C-2 Zone, requested by Seven Hills Hospitality.

Staff presented the request for a PUD revision for "Hidden Hills PUD," located at the corner of East Parkway and Hidden Hills Road. This request seeks approval for a modified Planned Unit Development site plan that includes one storage building to replace the current shipping containers currently used to store construction equipment and materials in. The proposed storage building is 50' x 100' and is sought to be placed along the portion of property closest to the Hidden Hills Road and E. Parkway intersection. The storage building has been stated by the applicant to be temporary in nature, as they continue to seek a restaurant/food hall for use at the proposed storage building location that was previously approved by Planning Commission. The building has received approval from the environmental design review board at their last meeting, October 7, 2025. Applicable Regulations: Section 406 Planned Unit Development; Section 407 Site Plan Regulations for Commercial Uses; Section 706 C-1 Tourist Commercial District; and Article VIII, being the Area, Yard, and Height Requirements.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the proposed PUD revision as presented. Mr. Jay Horner provided a second with all members voting, "aye."

Review and consideration for proposed signage for "Quick Fix," located at 762 Parkway, requested by Michael Dunlow.
Staff presented the request for proposed signage for "Quick Fix," located at 762 Parkway. The proposed signage is a 13 square foot wall sign. The sign will be flat with no dimension and no lighting being utilized. The colors being used are pink, blue, yellow, and orange. Applicable Regulations: Section 411, being the Sign Regulations.

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

Review and consideration for proposed signage for "Daffodil Designs," located at 170 Glades Road, Suite 1, requested by Renee Watts.
Staff presented the request for proposed signage for "Daffodil Designs," located at 170 Glades Road, Suite 1. The request comprises of one (1) proposed wall sign. The wall sign measures out to be 4x4 (16' total). The sign will be placed upon the building visible from Glades Road. The proposed wall sign is flat, with no dimension and no lighting proposed to be utilized. Applicable Regulations: Section 411, being the Sign Regulations.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the proposed signage as presented. Ms. Jackie Leatherwood provided a second with all members voting, "aye."

Review and consideration for proposed pennant flags for "SkyPark," located at 765 Parkway, requested by Boyne Resorts.
Staff presented the request for proposed pennant flags to be displayed at "SkyPark," located at 765 Parkway. The proposal includes the request for eight (8) pennant flags to be displayed at the ticket booth for the Sky Park on the Parkway. Each flag measures 1.5'x 3' each, which equates to 4.5' for each flag totaling 36' for all eight pennant flags. The proposed signage is classified as super graphics, the flags with wording with must face the amusement and not be viewable from the right-of-way. Applicable Regulations: Section 411, being the Sign Regulations.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the proposed signage as presented. Mr. Jay Horner provided a second with all members voting, "aye."

Aesthetic review and consideration for "The Hollies Townhomes," located on East Holly Ridge Road, requested by Dustin Cole.
Staff presented the aesthetic review for "The Hollies Townhomes," located on East Holly Ridge Road. The aesthetic review is for new townhomes that are going to be constructed off East Holly

Ridge. The proposed materials provided include masonry stone veneer (antique cream); hard board and batten (light grey); hard vertical lap siding (dark grey); decorative corbels (cream); metal roofing (grey). Applicable Regulations: Architectural Guidelines for the Commercial Corridor.

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

Aesthetic review and consideration for "Hidden Hills PUD," located at the corner of East Parkway and Hidden Hills, requested by Seven Hills Hospitality, LLC.
Staff presented the aesthetic review for "Hidden Hills PUD," located at the corner of East Parkway and Hidden Hills. This request encompasses a revision to the PUD Phase III development, and that is to install a temporary, prefabricated steel warehouse to be placed upon the lower section of the development, where the Food Hall is proposed to be constructed. This is to allow the developer to store materials needed for Phase II development onsite. No specific colors were noted only the graphic provided to the Board, but it is Staff's assumption the proposed building will be dark gray color depicted on the graphic Applicable Regulations: Architectural Guidelines for the Commercial Corridor.

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

Adjournment
The meeting was adjourned at 4:53 p.m. upon a motion by Ms. Candace Ogle Morton and a second motion provided by Mr. Jay Horner.

Approved:
Jackie Leatherwood
Planning Commission Secretary

11.20.25
Date