

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
FEBRUARY 19, 2026
TUESDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Jackie Leatherwood
Cam Caton
Kirby Smith
Chad Reagan

MEMBERS ABSENT

Larry Claiborne
Candace Ogle Morton
Jay Horner

OTHER PRESENT

Terry Matthews
Blake Jones
Charlie Cole
Reece Milton
Jeff Ownby
Ryan Smith
Dan Saffelder
Donna Cantrell
Al Shirley
Sherilynn Hammonds
Bryce Bentz
Derrick Breaux

Staff Representatives: Dalton York, Planning Director
Jodi Bible, Deputy City Planner

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 January 22, 2026, meeting were unanimously approved following a motion by Ms. Jackie Leatherwood and a second provided by Mr. Cam Caton.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

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.

Staff presented the request 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. The request was tabled at the January 22, 2026, meeting due to some neighboring opposition and the Board requesting additional information on the intent of the request. The applicant provided the Board with a conceptual site plan for the proposed rezoning, which shows a proposed subdivision of the parcel-leaving lot 6R with 4,766 square feet and lot 5R with 6,845 square feet. The request is so that the applicant may subdivide the lot and build a second overnight rental with no setback restrictions. The subject parcel does abut to floodplain so stream side buffers will come into play pending future development on the parcel, as well as a sewer pump station location on the parcel.

Following a brief discussion, Mr. Chad Reagan made a motion to recommend the proposed rezoning to the Board of Commissioners for their review and consideration. Mr. Cam Caton provided a second with all members voting, "aye."

NEW BUSINESS

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.

Staff presented the request for 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. The subject request seeks to rezone a recently subdivided 2.87-acre tract. The primary intent of this request is to rezone the parcel to match the neighboring Anakeesta development. Upon successfully rezoning, the applicant intends to absorb the tract into the greater Anakeesta development as part of a subsequent agenda item. This area is intended to be reserved for future use and expansion by the attraction. Applicable Regulations: Article VII, Section 701 (R-1 Low Density Residential District); Section 706 (C-1 Tourist Commercial District).

Following a brief discussion, Mr. Chad Reagan 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 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.

Staff presented the request for a revised PUD site plan for "Anakeesta," being Tax Map 126M, Group A, Parcel 33, located at 147 Baskins Creek Bypass. The subject request seeks approval for a revised site plan regarding the Anakeesta development. The proposed revisions include a modified sidewalk and landscaping design at the lift entrance and exit area located at the upper portion of the attraction. Additionally, the applicant proposes the installation of a new permanent photo booth within the same area. Staff has reviewed the modified pedestrian flow resulting from the sidewalk changes and find that the layout remains sufficient for guest safety and accessibility. The proposed landscaping updates appear to complement the existing mountain aesthetic of the development while maintaining compliance with general buffering requirements. Applicable Regulations: Article VII, Section 701(R-1 Low Density Residential); Section 706 (C-1 Tourist Commercial District).

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

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.

Staff presented the request for a revised Masterplan PUD site plan for "Anakeesta," being Tax Map 126M, Group A, Parcel 33, located at 147 Baskins Creek. The subject request seeks to absorb the recently subdivided 2.87-acre tract requested for the rezoning into the existing Anakeesta

Masterplan. As part of this request, the applicant is asking for approval to remove one (1) lot line to combine the two properties. If approved, this revision of the Anakeesta PUD would expand the current 69.84-acre parcel to a total of 72.71-acres. The newly incorporated area is intended to be reserved for future use and expansion of the attraction. Staff notes that the proposed consolidation of these parcels is a logical step for the long-term development of the site. Applicable Regulations: Article IV, Section 406 Planned Unit Development; Article VII, Section 706 (C-1 General Business District).

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

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.

Staff presented the request for a preliminary PUD site plan approval for “The Cliffs at Downtown Gatlinburg,” located at 335 East Holly Ridge Road. The subject request seeks preliminary approval for a residential Planned Unit Development (PUD) proposed in five (5) phases, consisting of 37 one-bedroom, single-family dwellings and one (1) recreational/amenities building. The proposed development intends to provide three (3) unit types: twenty-seven (27) 188 square foot units, six (6) 700 square foot units, and four (4) 633 square foot units. The site plan identifies forty-eight (48) parking spaces; however, staff notes the current layout would prompt patrons to back directly into the roadway travel lane, presenting a safety concern. This special exception will have to be reviewed and approved by the Municipal Board of Zoning Appeals prior to zoning approval. The proposed amenities building is shown as a five (5) story, 4,646 square foot structure. Furthermore, the applicant has provided a landscaping plan intended to satisfy the 75% screening requirement of the Hillside Overlay District in lieu of utilizing low-reflectivity or muted-toned materials.

Currently, the proposed plan requires several modifications and clarifications to remain in keeping with current regulations. Most notably, the proposed layout does not adhere to the required 20’ separation between buildings. The Planning Commission’s authority is limited in approving plans that meet existing code. Section 406.2.6 is a Zoning requirement, and only BZA has the legal authority to grant relief from it. The applicant has applied for a special exception regarding the PUD separation requirement, currently scheduled for March 3, 2026. Additionally, the plan necessitates a potential utility line relocation and the formal establishment of an easement for the current City-maintained water line. Lastly, regarding the Hillside Overlay District standards, the provided landscaping plan requires certification that the 75% screening threshold can be achieved within the mandatory two-year period. Staff will require that the landscaping plan be stamped to note this requirement and will present the landscaping plan to the Environmental Design Review Board for their review and consideration. Applicable Regulations: Article III, being Definitions (specifically “Open Space”); Article IV, Section 402 (Off-Street Automobile Parking), Section 402.19, Section 406 (Planned Unit Development), Section 407 (Site Plan Regulations for Multi-Family, Commercial, and Industrial Uses), Section 407.3 (Landscaping Requirements), and Section 411 (Sign Regulations); Article VII, Section 715 (Hillside Overlay District); Article VII, Section 702 C-2 (General Business) District.

Following the discussion of the item, due to the outstanding items to be addressed and the special exceptions needed from Municipal Board of Zoning Appeals, Mr. Cam Caton made a motion to table the request until a determination is made by our Board of Zoning Appeals. Ms. Jackie Leatherwood provided a second with all members voting, "aye."

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.

Staff presented the request for a revised PUD Masterplan for "Mountain Shadows Phase 2," located at 1455 East Parkway, C-2 and R1-A Zone. The subject request seeks approval for a masterplan revision to the Mountain Shadows Phase 2 PUD. This revision includes the addition of a 0.14-acre tract and one (1) single-family dwelling (Unit #85). Notably, this unit is not intended to be included in the overnight rental program and is proposed to remain R1-A. If approved, the overall Planned Unit Development tract size will encompass 15.5-acres and will contain a total of 85 units within the community. The proposed dwelling is a two-story, wood-frame cabin consisting of three bedrooms and 1,260 square feet of heated living space. At the time of staff's review, the submittal only lacks an individual landscaping plan for the specific parcel. Applicable Regulations: Article IV, Section 402 Off-Street Automobile Parking; Section 406 Planned Unit Development; Article VII, Section 707 C-2 (General Business) District and Section 702 R1-A (Low Density) Residential District.

Following a brief discussion, Mr. Cam Caton made a motion to approve the request as presented subject to the landscaping plan being provided for the parcel. Ms. Jackie Leatherwood provided a second with all members voting, "aye."

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.

Staff presented the request for a commercial site plan for "Riley Green's Duck Blind," being Tax Map 126L, Group A, Parcel 13, located at 519 Parkway. The subject request seeks approval for a major revision to the current site plan of the "Tennessee Shine," building. The applicant proposed the demolition of the existing second and third levels of the structure and the subsequent reconstruction of the second and third stories, along with the additional of a new fourth level. This expansion would increase the current 13,600 square foot structure by approximately 3,000 square feet, resulting in a 16,600 square foot total building area. The proposed use involves retaining the Tennessee Shine business on the street level and second story, with the addition of a restaurant on the third level and a partially open rooftop bar on the fourth level, with service being provided within the interior portion of the level.

It is important to note that the development is located within an AE Flood zone (100-year floodplain) as mapped by FEMA. Consequently, the project must adhere to the City's adopted floodplain regulations. The development must either remain below the regulated 50% "Substantial Improvement," value to maintain its current non-conforming floodproofing and elevation status, or the entire structure must be brought into full compliance with current floodplain development standards. To address this, the applicant has included documentation from a certified appraiser stating that the proposed redevelopment costs will not exceed 50% of the current market value of

the structure. Applicable Regulations: Section 407 Site Plan Regulations for Commercial Uses; Section 706, C-1 (Tourist Commercial) District; and Article VIII, the Area, Yard, and Height Requirements.

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

Review and consideration of proposed signage for "Timber Ridge at Mills Park," located at 130 Mills Park, requested by Charles Ottolini. (approved by EDRB 2.17.2026)

This request was tabled at the December 16, 2025, meeting due to the proposed sign's location proximity to the residential neighborhood and some questions regarding the proposed stone structure at the base of the sign. The applicant provided staff with a new site layout plan noting the changed location of the proposed monument sign. The sign will now be located at the eastern entrance so as patrons exit Highway 321 the sign will be visible as they descend the hill on Mills Park Road. The monument sign measures 89 square feet. The proposed placement is between 25'-30' off the roadway. The proposed materials listed are concrete block structures on the footer, stone, stucco, and hardi plank. The letters and logo are urethane painted 3/8" acrylic and solar lighting will be utilized. The colors used are SW6062, rugged brown on lettering and SW 6418 rural green accent on the logo. 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. Jackie Leatherwood provided a second with all members voting, "aye."

Review and consideration of proposed signage for "Baskin Robbins," located at 815 Parkway, requested by Valley Signs Knoxville. (approved by EDRB 2.17.2026)

Staff presented the request for a proposed sign face replacement. The request is for one (1) wall sign that will be located above the entrance to "Baskin Robbins." The wall sign measures out to 24 square feet. The letters are 3/16" thick translucent white acrylic face; the logo is 3/16" thick translucent white acrylic faces with translucent vinyl to match. The sign submission includes sign application, colors, materials, and lighting specifications. Staff did mention that this is a corporate re-brand for the downtown area. Applicable Regulations: Section 411, being the Sign Regulations.

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

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)

Staff presented the request for proposed aesthetic review for "The Cliff at Downtown Gatlinburg," located at 335 East Holly Ridge Road. The request is for proposed planned unit development. The applicant provided exterior rendering of the commercial building that will be located within the planned unit development, a four-story structure that will serve as an amenity building for the patrons and public. The applicant also provided some of the landscaping plan that will be utilized around the commercial building and some of the units throughout the planned unit development. The development is utilizing option number 2 of the Hillside Overlay District which states, "the

applicant shall plant new vegetation that will achieve 75% screening within a two (2) year growth cycle of the initial planting. Note, all planting must be native species matching the kinds of density of vegetation that is indigenous to the area and acceptable under the "Firewise" standards. The applicant shall submit a stamped and certified landscape plan by a Tennessee Licensed Landscape Architect showing the proposed location, type, and size of replanting materials accompanied with visual documentation depicting how the 75% screening will be achieved," Section 715.3.1 of the Gatlinburg Zoning Ordinance. Applicable Regulations: Architectural Guidelines for the Commercial Corridor and Section 715 of the Gatlinburg Zoning Ordinance.

Included in the submission is a material list: wood, wood-like siding, cypress, white oak, wood beams, stone, standing seam metal roofing, slate cedar shake, and other like-kind materials. Colors listed are natural mountain like colors that blend with the landscape, earth tones, and other like-kind colors. The Board expressed interest in seeing the lighting plan for the development citing concerns about the excessive illumination. Staff will present the landscaping plan once received for their review and consideration.

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

Review and consideration for proposed signage for "Gatlinburg Winery," located at 702 Parkway, Suite 2, requested by Alyson Grant. (approved by EDRB 2.17.2026)

Staff presented the request for proposed signage for "Gatlinburg Winery," located at 702 Parkway Suite 2. The request is for the additional window graphics that were recently added to the business prior to permitting. Following an initial review by Staff, our office informed the applicant that one of the window graphics would need to be removed to remain compliant Section 411, being the Sign Regulations, regarding the maximum business signs allowed for each business. The previously approved wall sign measures out to 37 square feet leaving 43 square feet for additional signage. The request is for two large window clings that measure 20 square feet and for one small door decal to be left on the front door. Pending this approval, the business will be at their maximum permanent business signs with four. Applicable Regulations: Section 411, being the Sign Regulations.

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

Review and consideration for proposed signage for "Gatlinburg Winery Cellar 2," located at 531 Parkway, requested by Alyson Grant. (approved by EDRB 2.17.2026)

Staff presented the request for proposed signage for "Gatlinburg Winery 2," located at 531 Parkway. This request is also for window graphics that were also added to the business prior to approval. The allowable allotment for this location is 40' per Section 411. The business currently utilizes 6 square feet of signage for their wall sign located above the entrance. The request is for two large decals (6.81 square feet each) equaling 13.6 and the small decal located on the door (3.4 square feet). The business will also be at their maximum permanent business signs with four. The request adheres to Section 411, being the Sign Regulations pending the removal of two large decals.

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

Review and consideration of construction of a new road connecting Baskins Creek Bypass and Silverbell Heights Lane, requested by Staff.

Staff presented the request for construction of a new road connecting Baskins Creek Bypass and Silverbell Heights Lane. The new road would provide better access to the Anakeesta development and serve as more efficient access for emergency services for the area. Staff provided the Board with correspondence reaffirming the need for the road connection.

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

Adjournment

The meeting was adjourned at 4:27 p.m. upon a motion by Mr. Cam Caton and a second motion provided by Ms. Jackie Leatherwood.

Approved:

Jackie Leatherwood
Planning Commission Secretary

2.19.26
Date

