

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
APRIL 1, 2025
TUESDAY, 3:00 PM, CITY HALL

MEMBERS PRESENT

Amanda Catom
Jerry McCarter
Matt Zoder

MEMBERS ABSENT

Maggie Bowers
Clay England

OTHERS PRESENT

Tim Dunkin
Anne Smith
Nancy Pilgrim
Richard Gehring
Jane Reed

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

Chairman Matt Zoder called the meeting to order at 3:00 P.M. Ms. Amanda Caton made a motion to approve the minutes of the March 4, 2025, meeting, and Mr. Jerry McCarter provided a second with all members voting, "aye."

Staff Report

Petitions and Communications from the Public

Old Business

New Business

Review and consideration for a proposed variance to reduce the front yard setback from the required 25' to 20' and a side yard setback request from the required 15' to 5' for a proposed single-family dwelling to be constructed on Holston Drive, being Tax Map 137F, Group C, Parcel 15.02, R1-A zone, requested by Timothy Dunkin.

Staff presented the request for a proposed variance to reduce the front yard setback from the required 25' to 20' and a side yard setback from the required 15' to 5' for a proposed single-family dwelling to be constructed on Holston Drive. The subject parcel is .115-acre (4,997 sqft), located outside the Critical Slope Floating Zone. However, the parcel remains to be non-conforming by current regulations. The current configuration of the lot is .225 (9, 801 sqft) below the minimum lot size requirement for the R-1A (Low-Density Residential) District for a parcel sloped between 0%-19%.

The applicant has provided a layout plan for the parcel that has been included in the board's packet. The proposal encompasses a 2-story single family dwelling to be constructed on the parcel. The proposed dwelling will have a maximum height of approximately 30'. The dwelling will include a garage for tenants to park and includes 2 additional parking areas outside for extra guests, this satisfies their minimum parking requirement (Min. 2 spaces). The applicant does not intend to use the dwellings as overnight rentals and has been made aware that the zone which the parcels are located in would not allow such a use. Multiple residents of Mynatt Park were present to voice their concerns about the Board approving such a request citing fire safety concerns and neighborhood character. The residents are also concerned that the owner will rent the property, but Staff reiterated to the requestor and

property owners that overnight rentals are not permissible in this zoning district. Following discussions by both parties, Mr. Dunkin provided conceptual commentary to help find a compromise but ultimately, the Board would need to physically see the proposed setbacks with the structure on a survey prior to deciding on the request.

Following a lengthy discussion, Mr. Matt Zoder made a motion to table the item, requesting that Mr. Dunkin provide a more detailed survey with the compromises discussed in this meeting, if he is willing. Mr. Jerry McCarter provided a second with all members voting, "aye."

Review and consideration for a proposed variance to reduce the front yard setback from the required 25' to 20' and a side yard setback request from the required 15' to 5' for a proposed single-family dwelling to be constructed on Holston Drive, being Tax Map 137F, Group C, Parcel 15, R1-A zone, requested Timothy Dunkin.

Staff presented the request for a proposed variance to reduce the front yard setback from the required 25' to 20' and a side yard setback request from the required 15' to 5' for a proposed single-family dwelling to be constructed on Holston Drive. The subject parcel is .115-acre (4,997 sqft), being wholistically located outside the Critical Slope Floating Zone. However, the parcel remains to be non-conforming by current regulations. The current configuration of the lot is .225 (9, 801 sqft) below the minimum lot size requirement for the R-1A (Low-Density Residential) District for a parcel sloped between 0%-19%.

The applicant has provided a layout plan for the parcel that has been included in the board's packet. The proposal encompasses a 2-story single family dwelling to be constructed on the parcel. The proposed dwelling will have a maximum height of approximately 30'. The accommodation will include a garage for tenants to park and includes 2 additional parking areas outside for extra guests, this satisfies their minimum parking requirement (Min. 2 spaces). The applicant does not intend to use the dwellings as overnight rentals and has been made aware that the zone which the parcels are located in would not allow such a use. Multiple residents of Mynatt Park were present to voice their concerns about the Board approving such a request citing fire safety concerns and neighborhood character. The residents are also concerned that the owner will rent the property, but Staff reiterated to the requestor and property owners that overnight rentals are not permissible in this zoning district. Following discussions by both parties, Mr. Dunkin provided conceptual commentary to help find a compromise but ultimately, the Board would need to physically see the proposed setbacks with the structure on a survey prior to deciding on the request.

Following a lengthy discussion, Mr. Matt Zoder made a motion to table the item, requesting that Mr. Dunkin provide a more detailed survey with the proposed structure located on it. Mr. Jerry McCarter provided a second with all members voting, "aye."

Review and consideration for a special exception for Section 411.5.3 of the Sign Regulations, for an off-premise sign, located at 542 Parkway, Tax Map 126L, Group A, Parcel 17, C-1 Zone, requested by Arrowmont School of Arts and Crafts.

Staff presented the request for a special exception for Section 411.5.3 of the Sign Regulations for an off-premise sign located at 542 Parkway. The request is to receive a special exception to place an off-premise sign on the western side of the current Ripley's Super Fun Zone building located at 542 Parkway. The requested special exception would be granted to Arrowmont, not Ripley's, as they are applicant of the request. The requested special exception is due to Arrowmont's lack of usable area for a "mural" to be painted showcasing the requestor with elements of the city being included.

Per the applicant, the intent of the request is to use the wall as a canvas for a “mural”. The mural has not been provided to staff as it is the applicant’s intention to allow for community wide and country wide submittals, with the final proposal being selected by a curated committee. The “mural” will be classified as a sign, not a super graphic, as it is intended to utilize words and symbols pertaining to the requestors business. No hardship was provided for the request by the applicant nor has staff identified a hardship for the proposal.

Following a brief discussion, Mr. Matt Zoder made a motion to table the request, citing the need for more community input, the need for remarks from the other Board members, and a clearer visual representation of the request. Mr. Jerry McCarter provided a second with all members voting, “aye.”

Review and consideration for a proposed variance to exceed the sign allotment from the required 150 square feet to 5,250 square feet for a proposed off-premise sign, located at 542 Parkway, Tax Map 126L, Group A, Parcel 17, C-1 Zone, requested by Arrowmont School of Arts and Crafts.

Staff presented the request for a proposed variance to exceed the sign allotment from the required 150 square feet to 5,250 square feet for a proposed off-premise sign located at 542 Parkway. The request is to allow for the placement of a “Mural” that per City ordinance would be classified as permanent signage. Currently, the total signage allotment for the requesting business is 150 square feet, being the maximum allowable display area per Section 411.3.6.1. This request would allow for the addition of signage up to 5,520 sqft to be granted to the requestor, being 5,370 square feet over the maximum display area.

The request is to receive a variance to place a sign which would cause a violation of the total allowable signage display area on the western side of the current Ripley’s Super Fun Zone building located at 542 Parkway. The requested variance would be granted to Arrowmont, not Ripley’s, as they are applicant of the request. The requested special exception is due to Arrowmont’s lack of usable area for a “mural” to be painted showcasing the requestor with elements of the city being included.

Per the applicant, the intent of the request is to use the wall as a canvas for a “mural”. The mural has not been provided to staff as it is the applicant’s intention to allow for community wide and country wide submittals, with the final proposal being selected by a curated committee. The “mural” will be classified as a sign, not a super graphic, as it is intended to utilize words and symbols pertaining to the requestors business. No hardship was provided for the request by the applicant nor has staff identified a hardship for the proposal.

Following a brief discussion, Mr. Matt Zoder made a motion to table the request, citing the need for more community input, the need for remarks from the other Board members, and a clearer visual representation of the request. Mr. Jerry McCarter provided a second with all members voting, “aye.”

Unscheduled Items

The meeting was unanimously adjourned at 4:00 p.m. after a motion made by Ms. Amanda Caton and Mr. Jerry McCarter provided a second with all members voting, “aye.”

Approved:



MBZA Chairman

7-1-25

Date

