

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

MEMBERS PRESENT

Amanda Caton
Matt Zoder
Clay England
Jerry McCarter

MEMBERS ABSENT

Maggie Bowers

OTHERS PRESENT

James Pilgrim
Nancy Pilgrim
Annie Smith
Cindy Williams
Les Williams
Ricky Hansard
Jim Pilgrim, Jr.
Chris Buckner
Jane Reed
Daniel Herron
Kelly Janis

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

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 June 3, 2025, meeting, and Mr. Clay England provided a second with all members voting, "aye."

Staff Report

Petitions and Communications from the Public

Old 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 variance 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 variance from the required 15' to 5' for a proposed single-family dwelling to be constructed. This request is to reappear after a 3-month tabling period. The request was presented at the April 1, 2025, Municipal Board of Zoning Appeals meeting following a lengthy discussion. The request was tabled due to the applicant suggesting that a modification to the request would be presented later. A modified plan was never presented to our office and given the time passed, action is required to be taken on the request. Staff presented a summary of the request.

The subject parcel is .12-acre lot (4,997 square feet). The parcel is located outside of the Critical Slope Floating Zone. However, the parcel remains to be non-conforming by current regulations. The current configuration of the lot is 0.23 (9, 801 square feet) below the minimum lot size requirement for the R1-A (Low Density Residential) District for a parcel sloped between 0%-19%.

The applicant provided a layout plan for the proposed request. The proposal encompasses a two-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 two additional parking areas outside for extra guests. This configuration satisfies their minimum parking requirement, being two minimum spaces. The applicant does not intend to use the dwelling for overnight rentals and has been made aware that the zone in which the parcels are located would not allow such a use. Applicable regulations: Article VIII, being the Area, Yard, and Height Requirements.

Due to the overwhelming opposition and the lack of consideration by the applicant regarding modifications to the request, Ms. Amanda Caton made a motion to deny the request as presented. 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 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. This request is to reappear after a 3-month tabling period. The request was presented at the April 1, 2025, Municipal Board of Zoning Appeals meeting following a lengthy discussion. The request was tabled due to the applicant suggesting that a modification to the request would be presented later. A modified plan was never presented to our office and given the time passed, action is required to be taken on the request. Staff presented a summary of the request.

The subject parcel is 0.115-acre (4,997 square feet). The parcel is located outside of the Critical Slope Floating Zone; however, the parcel remains to be non-conforming by current regulations. The current configuration of the lot is 0.225 (9,801 square feet) below the minimum lot size requirement for the R1-A (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 two-story single-family dwelling. The proposed dwelling will have a maximum height of 30'. The dwelling will include a garage for tenants to park and includes two additional parking spaces outside for extra guests, this would satisfy their minimum parking requirement for the dwelling, which is two spaces. As mentioned in the previous request, 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. Applicable regulations: Article VIII, being the Area, Yard, and Height Requirements.

Due to overwhelming opposition and the lack of consideration by the applicant regarding modifications to the request, Ms. Amanda Caton made a motion to deny the request as presented. Mr. Jerry McCarter provided a second with all other members voting, "aye."

New Business

Unscheduled Items

The meeting was unanimously adjourned at 3:05 p.m. after a motion made by Mr. Jerry McCarter and Mr. Amanda Caton provided a second with all members voting, "aye."

Approved:



MBZA Chairman



Date

