

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
OCTOBER 7, 2025
TUESDAY, 3:00 PM, CITY HALL

MEMBERS PRESENT

Amanda Caton
Matt Zoder
Clay England
Jerry McCarter
Maggie Bowers

MEMBERS ABSENT

OTHERS PRESENT

John Crenshaw
David Burdette

Staff Representative: Dalton York, Planning Director

Chairman Matt Zoder called the meeting to order at 3:00 P.M. Mr. Jerry McCarter made a motion to approve the minutes of the September 2, 2025, meeting, and Mr. Clay England 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 rear yard setback from the required 20’ to 7’ for a proposed accessory structure located at 317 Gatlin Drive, being Tax Map 117N, Group B, Parcel 19, R1-A Zone, requested by Eric Spurgeon.

Staff presented the request for a proposed variance to reduce the rear yard setback from the required 20’ to 7’ for a proposed accessory structure located at 317 Gatlin Drive. The subject parcel is currently zoned R1-A (Low Density Residential) District and contains an existing single-family dwelling utilized as an owner-occupied residence. A significant portion of the property is subject to the Critical Slope Floating Zone, as the slope is measured to be 30% or greater.

The applicant proposed to install a shed, measuring 16 feet by 12 feet on the property. The applicant is seeking a variance to establish the shed seven (7) feet off the property line of “Tract 3” (as noted on the provided survey), as the intention for the request is to utilize a flatter portion of the lot for the shed placement. At the time of Staff review, the Planning Department has not received any communication from adjoining property owners regarding this variance request. Applicable Regulations: Article VIII, being the Area, Yard, and Height Requirements.

Following a brief discussion, Mr. Clay England made a motion to approve the variance request as presented contingent upon the shed, never being utilized as habitable space. Ms. Amanda Caton provided a second with all members voting, “aye.”

Review and consideration for a proposed variance to reduce the side yard setback from the required 15' to 14' and the rear yard setback from the required 20' to 8' for a proposed single-family dwelling to be constructed at 274 Brownsridge Road, being Tax Map 127H, Group C, Parcel 39, R-2 Zone, requested by Smoky Top Construction, LLC.

Staff presented the request for a proposed variance to reduce the side yard setback from the required 15' to 14' and the rear yard setback from the required 20' to 8' for a proposed single-family dwelling to be constructed at 274 Brownsridge Road. The subject parcel is zoned R-2 and is located within the Critical Slope Floating Zone as GIS shows nearly the entire parcel is 30% or greater in slope. The parcel previously had a dwelling located on the property that was lost during the 2018 Wildfires. The parcel is currently below the minimum lot size required for a parcel sloped 30% or greater, being as low as one (1) acre but ranging to two (2) acres depending on the certified average slope of the property from a licensed surveyor.

The plan provided with this current review request a driveway coming off the norther shared concrete drive noted on the plan as a "private easement." The dwelling proposed to be constructed on the parcel is intended to be a two-story with a deck and gazebo attached to the structure. Renderings of the proposed dwelling have been included within the Board's packet for review. The sought placement of the dwelling, as shown on the provided plan, will encroach 8' into the rear yard adjoining the private easement noted and the side yard encroachment of 14' into the side yard which borders lot 16. Applicable Regulations: Article VIII, being the Area, Yard, and Height Requirements.

Following a brief discussion, Ms. Maggie Bowers made a motion to approve the rear yard variance request as presented contingent upon the retaining wall being neutral/earth tone in coloring. The Board did not approve the side yard setback request as presented. Ms. Amanda Caton provided a second with all members voting, "aye."

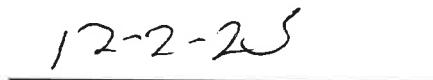
Unscheduled Items

The meeting was unanimously adjourned at 4:00 p.m. after a motion made by Ms. Maggie Bowers and Ms. Amanda Caton provided a second with all members voting, "aye."

Approved:



MBZA Chairman



Date