



Planning Department

OFFICIAL AGENDA

GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS

APRIL 7, 2026

Tuesday, 3:00 P.M., CITY HALL

1. Call to Order
2. Approval of the previous minutes, March 3, 2026
3. Report from Staff
4. Petitions and Communications from the Public
5. Old Business
6. New Business
 - a) **Review and consideration for a special exception from Section 408, being Ingress and Egress, to back into Right-of-Way, for a proposed Planned Unit Development to be constructed at 335 East Holly Ridge Road, being Tax Map 126N, Group E, Parcels 22 and 42.01, C-2 Zone, requested by Chris Kirkland.**
 - b) **Review and consideration for a special exception from Section 701.5.1, being Off-Street Parking, to minimize the parking standard from 1.25 to 1, for a proposed Planned Unit Development to be constructed at 335 East Holly Ridge Road, being Tax Map 126N, Group E, Parcels 22 and 42.01, C-2 Zone, requested by Chris Kirkland.**
 - c) **Review and consideration for a proposed variance to reduce the rear yard setback from the required 20' to 10' for an accessory structure located at 1209 Edelweiss Drive, being Tax Map 125M, Group E, Parcel 17, R-1 Zone, requested by Joseph Fallon.**
 - d) **Review and consideration for a special exception from Section 408, being Ingress and Egress, to back into Right-of-Way, for a proposed single-family dwelling to be constructed at 462 Winfield Heights Road, being Tax Map 126O, Group B, Parcel 14, R-2 Zone, requested by Elkmont Building Co.**
 - e) **Review and consideration for a proposed variance to reduce the side yard setback from the required 22.5' to 0' for a proposed single-family dwelling to be constructed at 483 Baskins Creek Road, being Tax Map 126M, Group A, Parcel 13, R-2 Zone, requested by David Dennis.**
7. Unscheduled Items
8. Adjournment