

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
April 22, 2021
TUESDAY, 3:00 P.M., CITY HALL

MEMBERS PRESENT

Matt Zoder
Jay Horner
Cyndi Bowling

MEMBERS ABSENT

Joe Waggoner
Ron Smith

OTHERS PRESENT

Jerry Rawlings
Logan Koykendal
Brian Ewers
HO Patel
Jayana Chaudhary
Lauren Donaldson

Staff Representatives: David Ball, Building & Planning Director
Penny Douglas, Executive Secretary

Chairman Mr. Matt Zoder called the meeting to order at 3:00 P.M. Mr. Jay Horner made a motion to approve the minutes for the March 25, 2021 meeting. Mrs. Cyndi Bowling seconded the motion which passed with all members voting "aye."

Staff Report

Old Business

New Business

Review and consideration for an interpretive review of the Municipal Zoning Ordinance Appendices for "Sketch A" and "Sketch B" related to building height calculations for a proposed development to be located at 937 Parkway, being Tax Map 126N, Group A, Parcel 029.00, C-1 Zone, requested by Dollar & Ewers Architecture.

Staff presented the request for an interpretive review of the Municipal Zoning Ordinance Appendices for "Sketch A" and "Sketch B" relating to building height calculations for a proposed development to be located at 937 Parkway. Staff added that the developer has requested that the property be viewed as a level development because the overall slope of the property is less than 5% for the length of the property. Staff noted that in summary, the applicant is requesting an interpretive review of the site in comparison to the ordinance sketches to determine the most suitable application for this particular property. Mr. Ewers, with Dollar and Ewers Architecture group was present to answer questions for the Board and confirmed that the surveyor has verified the slope of the property to be less than 5%. Staff explained that the subject property is currently developed with the "Royal Townhouse Motel" which is currently being considered for redevelopment with a new hotel. Staff noted that the property is currently developed with a three-story building on top of a parking area. The proposed building is a four-story building with a basement parking area. The property is located in between an existing parking garage facility and the LeConte View Motor Lodge. The adjoining garage is a 3 – 4 level garage and the adjoining motel is 3 to 4 stories. Staff stated that the proposed building is less than the maximum height of 60' but above the 48' average if viewed as a hillside development. Staff noted that the average is only applicable if using "Sketch A" which is the hillside development diagram. If "Sketch A" is used the building is below the maximum height of 60' and would not require a variance.

Staff stated that very few properties are perfectly flat properties and that most parking lots are intentionally designed with a small degree of slope to properly drain. Mrs. Bowling ask what the

Handicap grade would be for a ramp or sidewalk. Mr. Ewers stated that it was .088% grade or a 1:12 slope. Mr. Matt Zoder asked what percentage would staff recommend as acceptable slope to be considered level lot development. Staff stated that 5% or less would seem reasonable in determining that the "level lot" sketch would be applied to determine building heights. Staff also stated that this issue comes up quite often and if the Board is willing to make an administrative decision, not only for this request but for future application of the ordinance, it would provide staff with a baseline in the application of height requirements for development.

After a brief discussion, Mrs. Cyndi Bowling made a motion to approve the request as flat lot and further recommended that properties with no more than a 5% natural grade be considered "level lot" development for future building height determinations. Mr. Jay Horner, seconded the motion which was unanimously approved with all members voting "aye."

Petitions and Communications from the Public

Unscheduled Item

Adjournment

The meeting was unanimously adjourned at approximately 3:15 p.m. after a motion by Mr. Jay Horner and a second by Mrs. Cyndi Bowling.

Approved by:



MBZA CHAIRMAN

5-27-2021

DATE