

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
August 26, 2021
TUESDAY, 3:00 P.M., CITY HALL

MEMBERS PRESENT

Jay Horner
Cyndi Bowling
Ron Smith

MEMBERS ABSENT

Matt Zoder
Joe Waggoner

OTHERS PRESENT

Stewart Honeck
Connor Honeck
Jay DeFoe

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

Chairman Mr. Jay Horner called the meeting to order at 3:20 P.M. Mrs. Cyndi Bowling made a motion to approve the minutes for the June 24, 2021, meeting. Mr. Jay Horner seconded the motion which passed with all members voting "aye."

Staff Report

Old Business

New Business

Review and consideration for a proposed variance from Article VIII, being the "Area, Yard, and Height Requirements" of the Municipal Zoning Ordinance, for the "Rocky Waters Motor Inn," located at 333 Parkway, Tax Map 126E, Group B, Parcel 009.00, C-1 Zone, requested by Trotter DeFoe Architects.

Staff presented the request for a variance from Article VIII, being the Area, Yard, and Height Requirements for renovations to Rocky Waters Motor Inn. Specifically, the request consists of an 11' front yard setback variance from the required 10' front yard setback, leaving a 4' front yard area for renovations to the existing motel building. Mr. Jay DeFoe, the project architect was present to give an overview of the project and the request. Mr. Jay DeFoe stated the pool area was in bad shape and has been removed from the property leaving only a concrete slab. Mr. Jay DeFoe stated that the ramp on the end of the building was also in bad shape and the owners new design would include the removal of the end of the building. Mr. DeFoe stated the owner was looking to update the new design to the National Brand concept. Mr. DeFoe stated the new design would include adding a restaurant, bar and relocating the office to the end of the building. Mr. DeFoe stated that the design would include making the restaurant appear to the "Old Tea Room," using the pool area for open air dinning with a fire pit. Staff ask if there would be an addition to the overhang of the river area. Mr. DeFoe stated only what was on the existing slab. Mr. DeFoe then described the areas of encroachment into the front yard setback area and noted that the proposed encroachments would be a net reduction of encroachments within the front yard setback area upon completion of the project. Mr. DeFoe further noted that no portion of the proposed improvements will extend beyond any existing points of encroachment.

Staff noted that the property was previously developed with a pool deck located on the second floor and consisted of a mechanical room below. The previous structure also included a second-floor balcony that extended toward Parkway within 2' of the property line. The proposed plan includes removal of the balcony and pool areas and to reconstruct a 1-story building with a 2nd

floor corridor to connect the separate building with a walkway for ingress and egress. Staff added that the new plan will reduce the amount of structure within the 10' setback and will not encroach any further than the existing building section on the north end of the renovations. As such, the impact should be less than the previous structure. Staff also discussed that the property is a narrow tract and is impacted by the adjoining Special Flood Hazard Area associated with the West Prong Little Pigeon River located on the west side of the buildings and that due to these factors, the building is limited to an area of approximately 38' in width.

After a brief discussion, Mrs. Cyndi Bowling made a motion to approve and Mr. Ron Smith, seconded the motion which was unanimously approved with all members voting "aye."

Review and consideration for a proposed variance from Article VIII, being the "Area, Yard, and Height Requirements" of the Municipal Zoning Ordinance, for the "Coffee Shop," located at 1619 East Parkway, Tax Map 117, Parcel 236.04, C-2 Zone, requested by Donna Cantrell.

Staff presented the request for a variance from Article VIII, being the Area, Yard, and Height Requirements for a front yard setback variance. Specifically, Staff stated that the request consists of a 3' front yard setback variance from the required 15' setback, leaving a 12' front yard area for a proposed 14' x 30' retail coffee shop to be located on East Parkway. Ms. Donna Cantrell, the project engineer was present and stated that there will have to have a 15' retaining wall built behind the building to retain the steep slope. Ms. Cantrell added that the property had previously received a variance on a different development which proposed a much less setback area than the current request. Ms. Cantrell explained that the request to reduce the front yard is an attempt to minimize the retaining wall heights located behind the proposed retail business.

Staff explained that the proposed business consists primarily of a small, drive-thru retail coffee shop business with very limited onsite seating. Further, staff noted that TDOT will have to approve the project access and that the project will require site plan review and approval from the Municipal Planning Commission. Mr. Ron Smith asked if there would be a turning lane off Highway 321 South so the traffic would not back up into East Parkway. Mr. Honeck stated that there is a center turn lane already located on East Parkway adjacent the property. Staff added that the project design includes a significant drive aisle with up-to 14 car stacking capability. Ms. Cantrell added that there is also planned a second means of ingress and egress to the site from Hidden Hills Road. Ms. Cantrell also noted that the access from Hidden Hills Road would be in the form of an ingress and egress easement between the three (3) commercial properties in this location.

Staff added that the site plan provided shows that the proposed retail business will be located on a .34-acre tract consisting of 14,680 square feet and is currently undeveloped. Staff noted that the plan shows that the building will be placed approximately 3' into the front yard setback area which is approximately 38 feet from the edge of East Parkway. Staff further noted that the property is steep with slopes of approximately 60 - 80%.

After a brief discussion, Mrs. Cyndi Bowling made a motion to approve and Mr. Ron Smith, seconded the motion which was unanimously approved with all members voting "aye."

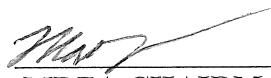
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Unscheduled Item

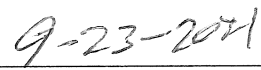
Adjournment

The meeting was unanimously adjourned at approximately 3:50 p.m. after a motion by Mrs. Cyndi Bowling and a second by Mr. Ron Smith.

Approved by:



MBZA CHAIRMAN



DATE