

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
MAY 5, 2026
TUESDAY, 3:00 PM, CITY HALL

MEMBERS PRESENT

Amanda Caton
Matt Zoder
Jerry McCarter
Clay England

MEMBERS ABSENT

Maggie Bowers

OTHERS PRESENT

Chris Kirkland

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. Maggie Bowers made a motion to approve the minutes of the April 7, 2026, meeting, and Ms. Amanda Caton provided a second with all members voting, "aye."

Staff Report

Petitions and Communications from the Public

Old Business

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.

Staff presented the request for a special exception from Section 701.5.1, being Off-Street Parking, to minimize the parking standard from the 1.25 to 1, for a proposed Planned Unit Development to be constructed at 335 East Holly Ridge. The subject request involves a 1.23-acre (53,549 square feet) parcel situated within the Critical Slope Floating Zone, maintaining an average slope 30% or greater. This item follows a preliminary site plan review by Planning Commission, which voted to postpone the request to allow the Board of Zoning Appeals to make a final determination regarding the parking configuration.

The proposal consists of thirty (30) one-bedroom dwellings and one five-story, 4,464 square feet recreational/amenity building featuring a bar and arcade. While the site plan identifies 50 total parking spaces, the applicant intends to reserve only 30 for the overnight rental units via deed, allocating the remaining 20 spaces for the commercial amenity building. The applicant was able to modify the site plan to accommodate turnaround on the parcel, eliminating the need for the patron to back into the right-of-way, this was achieved by pushing a few of the structure back and raising the structure to accommodate parking underneath some of the structures.

Residential Deficit:

Under the City's 1.25 parking standard for Tourist Residencies, intended to account for observed trends of multi-vehicle travel, the thirty (30) cabin units alone require 38 parking stalls. While the applicant

could technically meet this residential minimum for the site, the current application seeks only to provide 30 spaces reserved for the overnight rental units, with the remaining 20 spaces intended to serve the multi-use commercial building.

The applicant's rationale for the request is due to the dwellings only being between 200-700 square feet and the occupancy only being two (2) for each unit, stating one parking space for each dwelling is sufficient due to the small footprint and occupancy load of the dwellings. The applicant stated each unit will have an assigned parking space per deed. The applicant did provide Staff some information regarding the commercial structure included in the Planned Unit Development. The commercial unit is A-3 occupancy. The structure is categorized as a wellness center. The ground floor entrance will include a reception area encompassing 1,025 square feet. Sublevel 1 to include a spa/treatment area encompassing 942 square feet. Sublevel 2 will have fitness/gym area coming out to 1,640 square feet. The commercial uses will have complimentary operating patterns, with spa/wellness uses generally operating during daytime hours and rooftop bar/arcade generally operating in the evening hours. Automated access control, reservation systems, and head-count controls may be used to manage maximum service capacity and parking demand. Applicable Regulations: Section 406.2.5, Planned Unit Development; Section 402, Off-Street Automobile Parking.

Following a discussion, Mr. Jerry McCarter made a motion to approve the request as presented, citing that the parking spaces should be assigned via deed. Mr. Clay England provided a second with all members voting, "aye."

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.

Staff presented the request 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. The subject request involves a 0.16-acre (7,179 square feet). According to the City's GIS Software, the parcel is situated almost entirely within the Critical Slope Floating Zone, although the formal average slope calculation has not been provided to Staff. Under current regulations, a lot with an average slope of 30% or greater would require a minimum of one acre; therefore, the subject parcel is significantly undersize by current regulations.

The proposed consists of a three-story residence- having two living levels and an area for parking underneath the structure. At the time of this review, a specific bedroom count has not been provided as well as exact square footage of the proposed dwelling. It is important to note that the applicant did provide an updated site plan at the request of the Board showing a minimum side yard of 6'3", this was provided to Staff following the approval of the agenda there is not reflected in the request itself. The revised site plan comes following the Building Department and Fire Departments requirements for a minimum 5' setback for any structure. The Board explained that although they understand some of the topographical challenges associated with development in this jurisdiction, it is more important to have structures that are in keeping with the lots they are being constructed upon.

The applicant states that this request seeks to utilize a footprint like the previous one-story residence lost in the 2016 Wildfires, which was constructed with little to no setback from the property lines. Applicable Regulations: Article VIII, being Area, Yard, and Height Requirements.

Following a discussion, Mr. Clay England made a motion to approve the request granting a 10' side yard for the applicant. Mr. Jerry McCarter provided a second with all members voting, "aye."

New Business

Review and consideration for a special exception from Section 701.5.1, being Off-Street Parking Requirements, to minimize the parking standard from 1.25 to 0.75, for a proposed overnight rental to be constructed at 615 Turkey Nest Road, being Tax Map 126N, Group K, Parcel 27.01, C-2 Zone, requested by Andrew Foust.

Staff presented the request for a special exception from Section 701.5.1, being Off-Street Parking, to minimize the parking standard from 1.25 to 0.75, for a proposed overnight rental to be constructed at 615 Turkey Nest Road. The subject parcel encompasses 0.14-acres (6,098 square feet). The subject parcel is zoned C-2 (General Business District) and is located entirely within the Critical Slope Floating Zone, as the parcel maintains an average slope of 30% or greater. At the August 2025 BZA meeting, the subject parcel received approval to allow vehicles to back into the Turkey's Nest Road right-of-way.

The proposed dwelling is a three-story, five-bedroom, 4,812-square-foot structure with a proposed occupancy of 16. However, the current permit submittal indicates the dwelling is intended for the overnight rental program (Tourist Residency). Upon review, Staff determined the proposed parking allotment does not meet the minimum code requirements for overnight rentals, which is 1.25 spaces per bedroom. This differs from the requirement for standard single-family residences (not on an overnight rental program), which require 0.75 spaces per bedroom with a minimum of two spaces provided. In the current state the request would require six parking spaces, the applicant is seeking to minimize the parking requirement and to reduce it to the previous parking arrangement, which appears to have been four car spaces. Applicable Regulations: Section 406, being Off-Street Automobile.

Following the presentation of Staff, there was some commentary between the applicant and the Board regarding clarification of request. During that conversation, the Board determined that they would not be able to decide on the request due to lacking details on the provided site plan.

Following the discussion, Ms. Amanda Caton made a motion to table the request requesting a site plan with detailed parking be provided to Staff and the Board prior to deciding on the request. Mr. Clay England provided a second with all members voting, "aye."

Unscheduled Items

The meeting was unanimously adjourned at 4:01 p.m. after a motion made by Mr. Clay England and Mr. Jerry McCarter provided a second with all members voting, "aye."

Approved:

MBZA Chairman

Date