



Planning Department

OFFICIAL AGENDA

GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS

MARCH 3, 2026

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

1. Call to Order
2. Approval of the previous minutes, February 17, 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 406.2.5, to reduce the building separation from the required 20' to 5' for a proposed Planned Unit Development to be constructed at 335 East Holly Ridge, 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 408, Ingress and Egress, to back into roadway, for a proposed single-family dwelling to be constructed at 865 Highland Road, being Tax Map 137C, Group C Parcel 11, R-1 Zone, requested by Patrick Desmarais.**
 - c) **Review and consideration for a special exception from Section 406.2.5, to reduce the proximity to the exterior property line from the required 25' to 13' and to reduce the setback requirement to the private street from the required 15' to 8' for a proposed Planned Unit Development located at 855 Campbell Lead Road, being Tax Map 126J, Group C, Parcel 24, R-3 Zone, requested by Elevation Development, LLC.**
 - d) **Review and consideration for a proposed variance to reduce the front yard setback from the required 15' to 5' and to reduce the side yard setback from the required 15' to 5' for a proposed single-family dwelling to be constructed at 1118 Upper Alpine Way, being Tax Map 125M, Group B, Parcel 4, R-1 Zone, requested by Jeremy Puckett.**
7. Unscheduled Items
8. Adjournment