

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
MARCH 4, 2025
TUESDAY, 3:00 PM, CITY HALL

MEMBERS PRESENT

Amanda Catom
Clay England
Matt Zoder
Maggie Bowers

MEMBERS ABSENT

Jerry McCarter

OTHERS PRESENT

Luke Laney
David Ball

Staff Representative: Dalton York, Assistant City Planner
Jodi Bible, Executive Secretary

Chairman Matt Zoder called the meeting to order at 3:00 P.M. Ms. Amanda Caton made a motion to approve the minutes of the January 24, 2025, meeting, and Mr. Clay England provided a second with all members voting, “aye.”

Staff Report

Petitions and Communications from the Public

Old Business

New Business

Review and consideration for a proposed variance to reduce the side yard setback from the required 15’ to 9’ for a proposed multi-family dwelling to be constructed at 855 Campbell Lead Road, being Tax Map 126J, Group C, Parcel 24, R-3 Zone, requested by Elevation Development Group, LLC.

Staff presented the request for a proposed variance to reduce the side yard setback from the required 15’ to 9’ for proposed multi-family dwelling to be constructed at 855 Campbell Lead Road. The property was lost to the 2016 wildfires. The applicant is seeking to replace the multi-family structure within the original footprint of the previous structure with some modifications which have caused this request. The portion of the structure which will be encroaching into the required side yard setback is an open balcony/deck for the units located on the easternmost side of the development, encompassing 38 square feet of surface area (per level).

The subject parcel is 5.7-acres (248,292 square feet), with approximately half of the parcel’s slope being equal to or greater than 30% per City’s GIS software. However, the submitted survey does not note the exact slope percentage of the parcel. No hardship was identified within the application for the request. Staff have found that the parcel’s topography does have portions at or above 30% slope, however the parcel would be complacent per minimum lot size as it exceeds the highest minimum allotment (2-acres) for a new parcel per current standards. Applicable Regulations: Article VIII, being the Area, Yard, and Height Requirements.

Following a brief discussion, Mr. Clay England made a motion to approve the request as presented. Ms. Amanda Caton provided a second with all members voting, "aye."

Unscheduled Items

The meeting was unanimously adjourned at 3:09 p.m. after a motion made by Mr. Clay England. Ms. Maggie Bowers provided a second with all members voting, "aye."

Approved:



MBZA Chairman



Date