

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
JUNE 2, 2026
TUESDAY, 3:00 PM, CITY HALL

MEMBERS PRESENT

Clay England
Matt Zoder
Jerry McCarter

MEMBERS ABSENT

Maggie Bowers
Amanda Caton

OTHERS PRESENT

Andrew Foust

Staff Representative: Dalton York, Planning Director
Jodi Bible, Deputy City Planner

Chairman Matt Zoder called the meeting to order at 3:03 P.M. Mr. Jerry McCarter made a motion to approve the minutes of the May 5, 2026, meeting, and Mr. Clay England 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 402 and Section 701.5.1, being Off-Street Automobile Parking and Off Street Parking for overnight rentals, to minimize the parking standard from the required 6 parking spaces to 4, and to reduce the parking space requirement from 10'x 20' to 9' x 20', 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 proposed special exception from Section 402 and Section 701.5.1, being Off-Street Automobile Parking and Off-Street Parking for overnight rentals. The request was tabled at the May 5, 2026, Board of Zoning Appeals meeting due to inaccuracies in the application and request. The subject parcel is zoned C-2 (General Business) District and is located entirely within the Critical Slope Floating Zone, as the property maintains an average slope of 30% or greater. The parcel encompasses 0.14-acres (6,312 square feet) and is situated on the downhill side of Turkey Nest Road.

At the August 2025 Board of Zoning Appeals meeting, the applicant was granted a special exception to back into the public right-of-way. The proposed dwelling is a three-story, five-bedroom, 4,812 square foot structure resulting in a Floor Area Ratio (FAR) of approximately 1.3, which is under the districts allowable FAR of 2.0. With the current permit submittal indicating the dwelling will be utilized on the overnight rental (Tourist Residency) program. Upon review, Staff determined the proposed parking allotment does not meet the minimum code requirements for overnight rentals, which mandate 1.25-parking spaces per bedroom. This differs from the baseline standard for traditional single-family residences, which require 0.75 parking spaces per bedroom (with a minimum of two spaces).

As currently proposed, the structure is deficient by two (2) total parking spaces and two (2) of the four (4) proposed parking spaces are under the undersized by one (1) foot. Additionally, a review of the site layout indicates that to construct the parking spaces provided additional grading will need to occur along the property boundary to accommodate the majority of the parking space labeled as "3" and a minor portion of the parking space labeled "4". The dwelling will also be required to provide a geotechnical report per Building Official, and a grading plan and site layout will be required per the Planning Department. Staff also informed the Board that the rationale for the Zoning Revisions, enacted in January 2026, was to directly combat ongoing public safety and zoning concerns regarding inadequate on-site parking. Applicable Regulations: Section 402 and Section 701.5.1.

Following the discussion, Mr. Jerry McCarter made a motion to approve a four-bedroom residence with the proposed 4 parking space configuration and decrease the parking size requirement for two parking spaces to 9'x20'. Mr. Clay England provided a second with all members voting, "aye."

New Business

No new items were submitted for review.

Unscheduled Items

The meeting was unanimously adjourned at 3:28 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

7-7-26

Date