



Planning Department

OFFICIAL AGENDA

GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS

SEPTEMBER 2, 2025

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

1. Call to Order
2. Approval of the previous minutes, August 5, 2025
3. Report from Staff
4. Petitions and Communications from the Public
5. Old Business
6. New Business
 - a) **Review and consideration for proposed variances to reduce the side yard setback from the required 15' to 10' and the rear yard setback from the required 20' to 5' for a proposed single-family dwelling to be constructed at 274 Brownsridge Road, being Tax Map 127H, Group C, Parcel 39, R-1 Zone, requested by Smoky Top Construction, LLC.**
 - b) **Review and consideration for a proposed variance to reduce the side yard from the required 15' to 0 and the rear yard from the required 20' to 0' for an already constructed accessory structure located at 656 Ownby Circle, being Tax Map 117L, Group A, Parcel 8, R1-A Zone, requested by Amy Seavy.**
 - c) **Review and consideration for a special exception from Section 402, being the Off-Street Automobile Parking, for a proposed commercial development located at 544 East Parkway, being Tax Map 126L, Group D, Parcel 6, C-2 Zone, requested by Osky3 Architects.**
 - d) **Review and consideration for a proposed variance to reduce the side yard setback from the required 22.5' to 17' for a proposed single-family dwelling to be constructed at 638 Red Bud Lane, being Tax Map 126F, Group A, Parcel 5, R-2 Zone, requested by Gary Plimpton.**
 - e) **Review and consideration for a special exception from Section 408, Ingress and Egress, for a proposed multi-family complex, located at 471 Dudley Creek Road, being Tax Map 117, Parcel 20, R-1 Zone, requested by Cantrell Engineering & Surveying.**
7. Unscheduled Items
8. Adjournment