

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
February 27, 2020
TUESDAY, 3:00 P.M., CITY HALL

MEMBERS PRESENT

Kenny Maples
Cyndi Bowling
Ron Smith

MEMBERS ABSENT

Joe Waggoner
Matt Zodar

OTHERS PRESENT

Rebekah Morlock
Bruce Cantrell

Staff Representatives: David Ball, Building & Planning Director
Penny Douglas, Executive Secretary

Chairman Mr. Joe Waggoner called the meeting to order at 3:00 P.M. Mrs. Cyndi Bowling made a motion to approve the minutes of the January 23, 2020 Meeting. Mr. Ron Smith, seconded the motion which unanimously passed with all members voting "aye."

Staff Report

Old Business

New Business

Review and consideration for a front, side and rear yard setback variance for a single-family residence located at 667 Turkey Nest Road, Tax Map 137D, Group A, Parcel 040.00, R-2 Zone, requested by Rebekah Morlock.

Staff presented the request for a 2' front yard setback variance from the required 25' setback area, leaving a 23' front yard area; a 2' side yard setback variance from the required 15' setback area, leaving a 13' side yard area; and a 15' rear yard setback variance from the required 20' rear yard setback area, leaving a 5' rear yard area, for a proposed single-family dwelling to be constructed at 667 Turkey Nest Road.

Staff noted that the request is to permit the construction of a 24.3' x 56.0' single-family dwelling on the existing .16 acre lot. The lot was previously developed with a 2 story, four-plex building that was located in close proximity to the proposed building location. The proposed application indicates that the dwelling will be a one (1) story single-family dwelling. Based on the previous building location and the reduction in number of building floors, the impact should be less than the previous building. Ms. Rebekah Morlock, the project engineer stated that the dwelling would actually be a two-story single-family residence for owners own use and that they would be using the existing foundation.

Staff stated that the lot is approximately 6,969.6 square feet in area and consists of an average overall slope of approximately 26%. Staff noted that the property is fairly flat at 12% slope on the front of the lot for about 60 feet back from Turkey Nest Road and then steepens in the rear portion of the lot to an average slope of 43%.

After a brief discussion, Mr. Ron Smith made a motion to approve and Mrs. Cyndi Bowling, seconded the motion which was unanimously approved with all members voting "aye."

Review and consideration for a side yard setback variance for a single-family residence located at 417 Potters Ridge, Tax Map 118H, Group G, Parcel 04.00, R-2 Zone, requested by David Carr.

Staff presented the request for a 7.5' side yard setback variance from the required 22.5' setback area, leaving a 15' side yard setback area for a proposed 3-story single-family dwelling to be constructed at 417 Potter's Ridge Road. Staff noted that the proposed property is located in an R-2 Zone Residential District and that the original R-2 Zone side yard setbacks, when the property was originally subdivided and developed, was 12' for the side yard. However, the zoning has changed, and the new side yard is 15' plus an additional

7.5' for every floor above the second floor. The proposed 15' setback is greater than the original 12' side yard requirement so the impact will be very minor. Staff also stated that the property is narrow, and the lot area is small. Staff added that the R-2 Zone lot area requirements, at the time of the development, was 10,000 square feet and the property is in excess of 30% natural slope.

Mr. Kenny Maples ask about the slope. Staff stated the slope in these lots were 25%-35%. After a brief discussion, Mrs. Cyndi Bowling made a motion to approve and Mr. Ron Smith, seconded the motion which was unanimously approved with all members voting "aye."

Review and consideration for a side yard setback variance for a single-family residence located at 305 North Mountain Trail, Tax Map 116N, Group A, Parcel 26.00, R-1 Zone, requested by Donna Cantrell.

Staff presented the request for a 10' side yard setback variance from the required 15' leaving a side yard setback area of 5' to reconstruct a single-family dwelling at 305 North Mountain Trail. Staff noted that the applicant is requesting to rebuild a structure that was destroyed in the 2016 Wildfires in very close proximity of the previous footprint that existed prior to the fires.

Staff noted that the structure is proposed to be constructed in almost the exact location as the previous dwelling and therefore the impact should be very minimal to any adjoining properties. Staff added that the property is an odd shaped lot and the natural slope is in excess of 40%. Staff further added that the property is not served with public sewer and therefore the septic tank and field line areas will limit building areas on the property. After a brief discussion, Mr. Ron Smith made a motion to approve and Mrs. Cyndi Bowling, seconded the motion which was unanimously approved with all members voting "aye."

Petitions and Communications from the Public

There were no petitions or communications from the public.

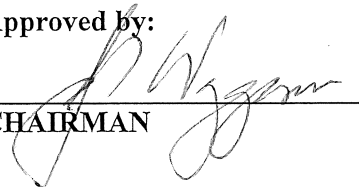
Unscheduled Item

There were no unscheduled items

Adjournment

The meeting was unanimously adjourned at approximately 3:40 p.m. after a motion by Mr. Ron Smith and a second by Mrs. Cyndi Bowling.

Approved by:



CHAIRMAN

5-28-2020

DATE

MBZA