

Town of Cumberland Gap Planning and Zoning Commission
Cumberland Gap, TN
April 5, 2021

The Planning and Zoning Commission met in regular session on April 5, 2021, with the meeting being called to order at 6:00 pm at the Town Hall building, 330 Colwyn, Cumberland Gap, TN.

Members present were Craig Callen, David Evans, Phyllis Hopson, Linda McGaffee, Neal Pucciarelli, and John Ravnum, and Joe Wolfenbarger.

Craig Callen made a motion to approve the minutes with a second by Phyllis. The motion was approved unanimously.

The building inspector reported that he issued a building permit for the brick house on the corner of Colwyn and Ashton.

The next item on the agenda is the property of 502 Pennlyn Ave. The new owners are requesting a zoning change from residential to commercial. They would like to serve the community and expand tourism by using the building as a community/event center, with both indoor and outdoor events/seating. The building will need extensive repairs, including painting, replacing the existing stairs, repair /replacing the stain glass windows, replace HVAC unit, replace the roof, and repair the existing foundation. As some of the renovation takes place removal of lead paint and other materials deemed hazardous would require special equipment.

Mayor Pucciarelli addressed the zoning change request by discussing an email sent by MTAS concerning various zoning inconsistencies. "The C-1 District does not allow residential uses of any type. The result of residential uses not being permitted in the C-1 District is that any existing residential use and/or building would be considered "non-conforming" and as such there are strict limitations on any changes in the residential use as well as modifications (renovations and/or additions) to the residence itself."

MTAS recommends the town consider amending the C-1 District to allow residential uses and structures as a "Special Exception". Such provisions would allow a residential property owners within the C- 1 District an avenue to make repairs to their structures. The amendment would have to be passed by an ordinance upon review and approval from the Planning and Zoning Commission.

In regards to the request made by the new owners of the property at 502 Colwyn, the current R-2 classification does permit such use of the building. Before granting the change and re-zoning the property to C-1, the town should address/review items such as parking and historic district guidelines.

The next planning and zoning meeting is scheduled for May 3, 2021 at 6:00 p.m. There was some discussion about the possibility of changing the date for the meetings so they wouldn't be the same night as the Board of Alderman meeting.

Phyllis Hopson made a motion to adjourn with a second by David Evans. All approved.

Chairman, Planning and Zoning