

ALCOA BOARD OF ZONING APPEALS
ALCOA, TENNESSEE
Monday, February 14, 2025, 3:00 P.M.

The Board of Zoning Appeals of the City of Alcoa met, at the call of the Chairperson, on the 14th day of February, 2025, 3:00 p.m., in the Alcoa Municipal Building Council Chambers. William Cochran presided as Chairperson, with board member Lynn Bolton and John "Rocky" Rochelle also present. The staff members present were Jeremy Pearson, Ashley Miller and Megan Brooks. The applicant's representatives in attendance were Chris Soro, Tate Geren, Dr. Scott Porter and Steve Dunn.

Call to Order:

The Chair called the meeting to order and requested a roll call.

Approval of Minutes:

There being no corrections to the minutes of December 16, 2024, the minutes were declared approved, and requested to be filed.

Request:

Consideration of a request by Tate Geren on behalf of City of Alcoa/Alcoa City Schools, owner, for a variance from the side yard setback provisions of the Open Space District "OS" (Blount County Tax ID 036L A 001.00, located at Baseball Facilities Complex, Faraday Street).

Staff advised the property was part of the Alcoa City School's campus and adjoined the east side of Faraday Street. Staff further advised the lot was Lot 1R of a three (3) lot replat for Alcoa High School recorded on July 26, 2013, under Blount County Map File 3095B.

Staff explained the property owner had requested to construct a baseball training facility on a portion of the lot, with this portion of the lot is within an area adjacent to right field and adjoining the interior lot line shared with Lot 9 of Springbrook Farm. Staff pointed out the proposed facility was shown on the drawing to be a 100-foot x 60-foot open pavilion, with the building's total height shown to be 18'-6". Staff also pointed out the open pavilion design represented an initial phase, with a second phase intended to enclose the pavilion for use as an indoor facility.

Staff further advised the lot was zoned Open Space District ("OS"). Staff added the setbacks of the zone were greater in comparison to the City of Alcoa's other districts, with the front yard setback 100-feet and side and rear yard setbacks 70 feet. Staff explained the side yard setback of 70 feet on this lot (Lot 1R) was constrained by angular and "irregular" calls, with the side yard setback being (again) from an interior lot line shared with Lot 9 of Springbrook Farm. Staff pointed out the adjoining Lot 9 was also currently identified for open space related business and community types of uses on the 2017 Springbrook Farm Master/Vision Plan.

Specific to the layout, staff informed the commission the site layout sheet provided within the plan set identified a side yard setback of 14.81-feet. Staff then pointed out a retaining wall at this location of the site. Staff noted it was shown to comply with a 10-foot setback for placement of the retaining wall structure outside of the platted perimeter easements reserved for utility, drainage and construction.

From the standpoint of the Board of Zoning Appeals consideration, staff advised the question was whether a justifiable hardship existed on the property to warrant variance relief from the required side yard setback of 70-feet from Lot 1R's interior boundary line shared with Lot 9 of

Springbrook Farm. In determining the true test of a hardship, staff also pointed to Tennessee Code Annotated, Section 13-7-109, (3):

Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation or by reason of exceptional topographical conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of any regulation enacted under such section would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property, authorize, upon a appeal relating to the property, a variance from such strict application so as to relieve such difficulties or hardship; provided, that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinances.

Staff then explained that it was in the opinion of staff that the angular and “irregular” calls of Lot 1R’s interior boundary line shared with Lot 9 of Springbrook Farm, combined with the future land use vision of the adjoining Lot 9 for open space related business and community types of uses on the 2017 Springbrook Farm Master/Vision Plan, was grounds for a variance.

Staff recommended the side yard setback variance in the amount of 55.19 feet from 70 feet for an adjusted setback of 14.81 feet for Lot 1R of Alcoa High School of Blount County Tax ID 036L A 001.00, located at Baseball Facilities Complex, Faraday Street, conditional on the following:

- 1) That site plan approval be granted by the Alcoa Municipal Planning Commission; and,
- 2) That all other city requirements be met (i.e., to include, but not limited to, securing a grading permit, building permit, trades permits, etc.).

Mr. Bolton moved to grant the variance for side yard setback variance in the amount of 55.19 feet from 70 feet for an adjusted setback of 14.81 feet for Lot 1R of Alcoa High School of Blount County Tax ID 036L A 001.00, located at Baseball Facilities Complex, Faraday Street, conditional on the following:

- 1) That site plan approval be granted by the Alcoa Municipal Planning Commission; and,
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Mr. Rochelle seconded the motion. Discussion ensued related to the drainage work previously proposed on the baseball field. Mr. Chris Soro noted that the drainage was looked at in the centerfield, but no action was ever taken. Mr. Bolt questioned the Open Space “OS” zoning classification and the reason for its application to the school campus. Mr. Pearson explained that this zoning was put in place due to the park system surrounding the schools. Mr. Pearson added that schools and other municipal facilities are permitted within the Open Space “OS” zoning, but greater setbacks are applied to maintain building improvements in a park like open

ABZA Minutes
Page 3 of 3
Meeting of February 14, 2025

space setting. Additional discussion occurred related to the adjoining parcels zoning and the Springbrook Farm Master Plan for said parcel.

Chairman Cochran restated the motion and called for a vote. The motion passed unanimously.

Other Business:
None.

Adjournment:
There being no further business to come before the board, the meeting was adjourned at 3:22 p.m.



Acting Chairman



Secretary