

**ALCOA BOARD OF ZONING APPEALS**  
**ALCOA, TENNESSEE**  
**Monday, March 9, 2020, 3:30 P.M.**

The Board of Zoning Appeals of the City of Alcoa met, at the call of the Chairperson, on the 9<sup>th</sup> day of March, 2020, 3:30 p.m., in the Alcoa Municipal Building Council Chambers. William Cochran presided as Chairperson, with board members Lynn Bolton and John (Rocky) Rochelle also present. The staff members present were Jeremy Pearson and Ashley Miller. The applicant, Thomas Beeler, was also in attendance.

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 2, 2019, the minutes were declared approved, and requested to be filed.

Requests:

**Request by Thomas Beeler (Champion Construction, LLC), Hunter's Meadow Subdivision, for a Special Exception for a ground mounted/subdivision entrance sign at W. Hunt Road (Blount County Tax ID 036P E 031.00).**

Staff advised that based on Sub-Chapter 2.25, Exceptions and Modifications, of the Zoning Ordinance, Section 14-2.2507, Monumental Signs or Structures, the following is required in residential zoning districts:

Section 14-2.2507. Monumental Signs or Structures. No building or occupancy permit shall be issued for the construction or occupancy of any monumental sign or structure otherwise contrary to other provisions of this ordinance unless by special exception given by the Board of Zoning Appeals in a manner that will be in harmony with the character of the neighborhood of the district where the proposed project is to be located. The provision applies to appurtenances intended to announce major residential and commercial developments as may be also approved by the Planning Commission as well as public facilities.

Staff further advised that Sub-Chapter 404, General Provisions, of the Sign Ordinance, Section 14-404(4)d.4., Temporary and Permanent Subdivision Signs, (in residential zoning districts) sets forth the following criteria:

Temporary and permanent subdivision signs, not to exceed 32 square feet for a temporary sign and 40 square feet for a permanent sign. Landscaping plans for the base of the monument signs shall be reviewed and approved by the City. All subdivision signs must be located within a platted sign easement, if said easement is denoted on the recorded subdivision plat. The maximum mounted height shall not exceed six (6) feet.

Staff explained that several single-family homes had recently been constructed in the new Hunter's Meadow Subdivision along W. Hunt Road, and at this time the master developer was requesting to construct the subdivision entrance sign. Staff noted that the Hunter's Meadow Subdivision was zoned Residence District "B", and as proposed the sign face was shown to be 15 square feet and six (6) feet at the mounted height. Staff then noted permanent subdivision signage in residential zoning districts may be permitted up to 40 square feet.

Staff stated that the proposed sign shall be placed within the platted sign easement on Lot 1 and landscaping would need to be installed around the base of sign per the approved landscape plan. Staff explained that the sign itself would not "overpower" or detract from the surrounding single-family residential development. Staff then recommended that the special exception be granted to allow for said permanent subdivision entrance sign, subject to the following:

- 1) Installation of landscaping around the base of the sign;
- 2) Installation to only occur within the platted sign easement;
- 3) Approval of all utilities; and,
- 4) Meeting all other city requirements.

Mr. Rochelle moved to grant the special exception to allow the permanent subdivision entrance sign for Hunter's Meadow Subdivision in the Residence District "B", located on W. Hunt Road, subject to staff's stipulations. Mr. Bolton seconded the motion, and the granting of the special exception was unanimously approved.

Other Business:

None.

Adjournment: There being no further business to come before the board, the meeting was adjourned at 3:36 p.m.

  
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Chairman

  
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Secretary