

ALCOA BOARD OF ZONING APPEALS
ALCOA, TENNESSEE
Monday, May 23, 2022, 3:30 P.M.

The Board of Zoning Appeals of the City of Alcoa met, at the call of the Chairperson, on the 23rd day of January, 2022, 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 member present was Jeremy Pearson. The applicant (Scott Smith, Volunteer Ventures, LLC) and the applicant's engineer (Aaron Gray, Ardurra Group, Inc.) were 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 January 31, 2022, the minutes were declared approved, and requested to be filed.

Request:

1. Consideration of a request by William Ring for a special exception to allow for a resting/sleeping quarter for a nightwatchman, caretaker or custodian for a storage facility in the General Business District "E" (New Midland Storage, Blount County Tax ID 046M A 003.00), located at 115 N. Calderwood Street.

As the item remained under review by legal counsel, legal counsel requested that the item be pulled from the agenda. The applicant agreed that it be deferred (at this time).

2. Consideration of a request by Scott Smith for variances from setbacks within the Light Industrial District "F", as to be measured from the adjoining Buffer District "B-1" (Wrights Ferry Industrial Building, Blount County Tax ID 017K A 008.00), located on Wrights Ferry Road.

Staff referred the board to the above request and packet of information provided, with staff pointing out in determining the true test of a hardship Tennessee Code Annotated, Section 13-7-109, (3) is to be applied:

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.

When considering the above, staff advised the board it was felt due to the shape of the property, being a triangular shape 1.81 acres in size and limited in developable area available after applying the zoning district setbacks, situated along Wrights Ferry Road,

grounds for the requested variances were justifiable and warranted, and recommended (i) that a side yard building setback variance of 50 feet otherwise to be measured at a starting point established a distance 25 feet from the N18°27'56"W boundary call and Buffer District ("B-1") zone be granted, providing then for a zero (0) setback; (ii) that a side yard building setback variance of 40 feet otherwise to be 50 feet and measured at a starting point established a distance 25 feet from the S58°58'29"W and Buffer District ("B-1") zone be granted, providing then for a 10 feet setback; and, (iii) that a driving aisle and loading dock setback variance of 10 feet otherwise to be measured at a starting point established a distance 25 feet from the N18°27'56"W boundary call and Buffer District ("B-1") zone be granted, providing then for a zero (0) setback, subject to the following:

- 1) Review and approval of site plan by Alcoa Municipal/Regional Planning Commission;
- 2) Verification that dumpster surround is outside of overhead electric easement (Note that measurement from centerline to be shown);
- 3) Installation and maintenance of "to be established" landscaping buffers within the Buffer Zone ("B-1") along the N18°27'56"W and S58°58'29"W boundary calls of the property;
- 4) Installation of public sidewalk along all road frontages, or appropriate equivalent, to city specifications (Note that a in lieu thereof contribution to the City of Alcoa sidewalk reserve should occur in this case, as no other sidewalks are in place or planned at this time for Wrights Ferry Road);
- 5) Approval of engineering, to include pavement markings and accompanying signage (i.e., one-way pattern, etc.) and trip generation documentation if determined to be necessary by engineering;
- 6) Approval of stormwater management;
- 7) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
- 8) Approval of landscaping plan (to include tree inventory for tree replacement) by Alcoa Tree Board, with plan to include buffering vegetation within Buffer District ("B-1") zone; and,
- 9) Meeting all other city requirements.

Chairman Cochran made a motion to grant the variances for Blount County Tax ID 017K A 008.00), located on Wrights Ferry Road, as follows, subject also to staff's stipulations as presented and noted above:

- A. A side yard building setback variance of 50 feet otherwise to be measured at a starting point established a distance 25 feet from the N18°27'56"W boundary call and Buffer District ("B-1") zone, providing then for a zero (0) setback;
- B. A side yard building setback variance of 40 feet otherwise to be 50 feet and measured at a starting point established a distance 25 feet from the S58°58'29"W and Buffer District ("B-1") zone, providing then for a 10 feet setback; and,

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- C. A driving aisle and loading dock setback variance of 10 feet otherwise to be measured at a starting point established a distance 25 feet from the N18°27'56"W boundary call and Buffer District ("B-1") zone, providing then for a zero (0) setback.

Commission Rochelle seconded the motion, and it passed unanimously.

Other Business:
None.

Adjournment: There being no further business to come before the board, the meeting was adjourned at 3:48 p.m.


Chairman


Secretary

