

**ALCOA BOARD OF ZONING APPEALS  
ALCOA, TENNESSEE  
Friday, September 10, 2021, 3:30 P.M.**

The Board of Zoning Appeals of the City of Alcoa met, at the call of the Chairperson, on the 10<sup>th</sup> day of September, 2021, 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 applicants, Brian and Tonya Sandy, were also in attendance.

Call to Order:

The Chair called the meeting to order and requested a roll call of present members and asked that the applicants.

Approval of Minutes:

There being no corrections to the minutes of May 17, 2021, the minutes were declared approved, and requested to be filed.

Election of Officers FY 2022 and Review of By-Laws:

Mr. Rochelle moved to retain the current slate of officers:

William Cochran, Chairman  
Lynn Bolton, Secretary

Mr. Bolton seconded the motion, and it passed unanimously. There being no corrections voiced to the by-laws by the board, said by-laws were reaffirmed.

Requests:

**Consideration of a request by Brian Sandy for a special exception to allow for an accessory structure greater than thirty-five (35) percent of the primary structure in the Limited Restriction "I" District (Blount County Tax ID 046F A 001.03), located at 1084 Louisville Road, Brian and Tonya Sandy Property.**

Staff advised that the property was located at 1084 Louisville Road. Staff explained that the proposal was to reconstruct an accessory structure on the property, as the property was developed with a single-family dwelling and barn structure. Specifically, the property owner was requesting to remove the existing barn structure and construct in its place a 60'(L) x 40'(W) garage. Staff noted that typically, accessory structures on residential lots shall not exceed thirty-five (35) percent of the gross floor area of any primary structure. However, Sub-Chapter 2.21, General Provisions, provided for special exceptions within the Limited Restriction "I" zoning district, as follows:

***14-2.2105. Location of accessory structures on residential lots.***

*If located within a Limited Restriction "I" zoning district, parcels of more than two (2) acres may apply for a special exception to allow an accessory structure to be greater than thirty-five (35) percent of the primary structure. Such structure shall be a minimum distance of twenty (20) feet from any other structure(s) on the same lot.*

Staff explained that given the parcel was greater than two (2) acres, being 5.105 acres, zoned Limited Restriction District "I", and had an established accessory structure, staff recommended approval of the special exception subject to the following:

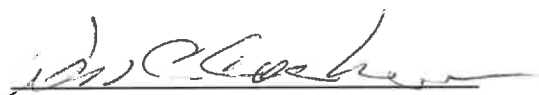
ABZA Minutes  
Page 2 of 2  
Meeting of September 10, 2021


- 1) The new garage shall maintain all district setbacks, including being located a minimum of twenty (20) away from any existing structures on the property;
- 2) The removal of the existing accessory structure, i.e., barn;
- 3) Due to this property being located within a Special Flood Hazard Area, all development shall comply with the City of Alcoa's Flood Damage Prevention Ordinance";
- 4) Approval of utilities, with all utilities to be underground; and,
- 5) Meeting all other city requirements (i.e., issuance of a building permits).

Mr. Rochelle moved to approve the special exception for the accessory structure given that the parcel was greater than two (2) acres, zoned Limited Restriction District "I", and had an established agricultural use for Blount County Tax ID 046F A 001.03, located at 1084 Louisville Road, subject to staff's stipulations of approval. Mr. Bolton seconded the motion, and it was unanimously approved.

Other Business:  
None.

Adjournment: There being no further business to come before the board, the meeting was adjourned at 3:43 p.m.

  
Chairman

  
Acting Secretary