

**ALCOA BOARD OF ZONING APPEALS
ALCOA, TENNESSEE
Monday, June 5, 2023, 3:30 P.M.**

The Board of Zoning Appeals of the City of Alcoa met, at the call of the Chairperson, on the 5th day of June, 2023, 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, Loren Riddick, was also in attendance.

Call to Order:

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

Approval of Minutes:

Chairman Cochran referred to the minutes before the members for their approval. Chairman Cochran first made a motion to approve the minutes of March 8th, 2023, subject to the need for an amendment, that amendment being a need to capture comments made by other attendees inadvertently not captured for the written record (i.e., Mrs. Barbara Godfrey, 1146 Mildred Drive, addressed the Board, and spoke highly of the property owners and of the variance request. Additionally, Mr. Loren Riddick, 1101 Beverly Drive, addressed the Board and spoke in favor of the variance request). Mr. Bolton seconded the motion, and following discussion concerning the need for this amendment it passed unanimously.

Request:

1. Consideration of a request by Loren Riddick 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 046B B 002.01, off Mildred Drive), James and Edna Riddick Property.

It was noted for the record by staff that this item was reviewed and a special exception for the accessory structure granted at the Alcoa Board of Zoning Appeals meeting on February 22, 2021. However, staff further noted, the property owner did not construct the accessory structure and given the approval was a special exception with conditions, the approval expired after one (1) year.

A reconsideration of the previous approval granted, staff advised that the property was located between Mildred Drive and Beverly Drive. Staff pointed out that the Riddick home was located at 1101 Beverly Drive and the separate landholding of which this request for an accessory structure was a part was used for agricultural purposes and lacked public street frontage. Staff then further advised the proposal was to construct an accessory structure for support of the agricultural use that currently existed on the landlocked parcel totaling 3.81 acres. Specifically, staff added the property owner was requesting to construct a 60’(L) x 40’(W) x 20’(H) pole barn.

To provide background, staff advised that accessory structures on residential lots were not to 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.

Given that the parcel was greater than two (2) acres, zoned Limited Restriction District "I", and had an established agricultural use, staff recommended approval of the special exception for the construction of a 60'(L) x 40'(W) x 20'(H) pole barn building subject to the following:


- 1) That the new pole barn building maintain all district setbacks, including the requirement it be located a minimum of twenty (20) away from the existing barn structure on the property;
- 2) That utilities be approved, with all utilities to be underground; and,
- 3) That all other city requirements be met (i.e., issuance of a building permit).


Mr. Riddick spoke to the board to inform them that the land was vacant, with no dwelling in place, and he had been the owner of record since 2021. He noted this required an easement from his parents, as the parcel was otherwise landlocked, and reiterated earlier staff comments that the use was for agricultural purposes only.

Mr. Bolton made a motion to approve the special exception to allow the construction of a 60'(L) x 40'(W) x 20'(H) pole barn building for use for agricultural purposes. Mr. Rochelle seconded the motion. The motion 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