

## MEMO

Date: April 28, 2011

To: Alcoa Board of Zoning Appeals

From: Chris Hamby  
Jeremy Pearson

Subject: 3:30 P.M. ABZA Meeting, May 9, 2011  
Alcoa Municipal Building Council Chambers

Below, please find our next agenda, staff recommendation and accompanying documentation. In addition, the March 21, 2011 minutes are attached for your review.

### **Consideration of a request for a special exception to allow Clouds of Faith Family Needs Assessment Center, 220 West Howe Street.**

The applicant is requesting a special exception to allow a center where workshops and classes will be held weekly, and which classes are designed to address issues/conditions and situations related to such programs as: anger management, juvenile delinquency, self-esteem and the entire family. The existing building and lot are located within Residence District "B", which allows elementary or high schools (whether private or public), as allowed upon special exception. Staff feels that this center will operate more as a school facility. There will be no overnight/residential occupation of the building. The program is directed toward youths aged 7-18 and will operate between the hours of 8:00 AM to 8:00 PM. The staff will consist of a director, assistance director, an administrative assistant, janitor/housekeeper, and three to four program facilitators. I have attached a copy of the applicant's proposal for background information.

Staff recommends approval of this center, considering it as a private institution of learning and compatible with the surrounding neighborhood (being a house modified to be a boarding home and being in existence as such for a number of years), subject to the following stipulations of approval:

- 1) Meeting all applicable fire, safety and building codes;
- 2) Having attained a state license and/or meeting all applicable licensing requirements (and providing a copy of such license(s) with the city);
- 3) An approved subdivision, replatting the current three parcels into one;
- 4) Paving a 25 foot wide driveway and aisle width to accommodate seven additional parking stalls (one handicapped van/accessible), stripped to city specifications. It is difficult to access the number of potential "students" to be enrolled and how many will be dropped off or walk to the facility; however, the center is aimed at servicing the community at large, and it is reasonable to expect that there will be a certain number driving. The required parking for elementary, junior high and senior high schools is based on the provision of two stalls for every three teachers and employees, and with up to seven employees that equates to 4.6/5 parks. There are two existing concrete paved parking stalls to the right front of the house, thereby requiring three additional stalls, and one stall for each five students for a high school. The provision of seven parking stalls

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along the side of the house will provide for 12 students (there is no auditorium included), for a total number of nine parking stalls made available (along with on-street parking);

5) Planting of 30 shrubs that reach three to four feet in height at maturity (to buffer paved parking lot and maintain residential character of street and neighborhood). The planting of three, two inch caliper trees would be required as landscaping of the required paved area and to provide a hedge screening, this would allow the planting ratio of 10 shrubs counting as one tree; and,

6) Meeting all other city requirements (including stormwater management approval, approval of Alcoa Tree Board of landscaping plan for buffering of parking lot, provision for a sidewalk along West Howe Street's property frontage (to city specifications) and pedestrian connection from parking lot to existing sidewalk leading to front door).

Please let either Jeremy or I know if you should have any questions.

ALCOA BOARD OF ZONING APPEALS  
MEETING OF  
May 9, 2011, 3:30 P.M.

- I. Call to Order: Chairperson
- II. Roll Call: Secretary
- III. Approval of Minutes: March 21, 2011
- IV. Required Actions:  
Request for a special exception to allow Clouds of Faith Family Needs  
Assessment Center, 220 West Howe Street.
- V. Other Business:
- VI. Adjournment:

ALCOA BOARD OF ZONING APPEALS  
ALCOA, TENNESSEE  
Monday, March 21, 2011, 3:30 P.M.

The Board of Zoning Appeals of the City of Alcoa met at the call of the Chairperson on the 21<sup>st</sup> day of March, 2011, 3:30 p.m., in the Alcoa Municipal Building Council Chambers. William Proffitt presided as Chairperson, with board members William Cochran and Lynn Bolton present. Staff members present were Chris Hamby and Jeremy Pearson, with Doug Kirby and a representative from Aldi's Foods attending as applicants.

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 March 2, 2011, being voiced, the Chair declared the minutes of the meeting approved as distributed.

Requests:

**Consideration of a request for certain variances, Sonic Restaurant, Old Knoxville Highway/Broadway and Druid Hill Drive.**

Staff advised the board that the subject property was located within a General Business District "E" commercial zone, which does not specifically allow for accessory structures, and therefore the same would be considered as a primary structure and must meet the same setbacks. Staff further advised that, in this case, the overhead canopies covering each of the parks at the drive-thru would therefore represent a primary structure and that due to the configuration of the property and the radius involved, a canopy at the southwest corner of the site would set back a distance of, at its closest point, 16.5 feet and those parks with canopies facing Druid Hill Drive would set back a maximum of 17 feet. Staff recommended a front setback variance of 23.5 feet (on both Druid Hill Drive and Old Knoxville Highway/Broadway), subject to certain stipulations, due to the shape of the property and extent of the right-of-way of Druid Hill Drive as it tapers. Staff further noted that a hardship existed, not only because of the irregular shape of the lot and being pre-existing, but because of its configuration due to the location of Old Knoxville Highway/Broadway and Druid Hill Drive (additional right-of-way had been taken when improvements were previously made by the state to that intersection). Staff further advised that said canopies would not pose a visibility issue, due to the width of right-of-way along Druid Drive and the fact that there was a traffic signal at that intersection.

Staff also noted that the General Business District "E" zone mandates a 25 foot buffer strip on the side and rear property lines when the abutting property is zoned residential. The board was informed that while properties abutting the subject property were not currently within the corporate limits, they were located within the city's adopted urban growth boundary and that all outlying parcels' zoning was controlled by Blount County. Staff noted that the current zoning for those properties was S-Suburbanizing, which allows commercial applications upon a special exception and that Alcoa's future land use plan for that area was commercial for those parcels fronting Old Knoxville Highway/Broadway, but that the parcels to the east of the subject property would remain as some form of residential. Staff advised that because of the size of the subject lot (being just over one-half an acre) and its shape, a hardship existed in providing a developable lot

when extracting 25 feet for a buffer. Due to that fact and the fact that the property, which was developed previously as commercial, with no buffering to the residential areas, a heavily screened buffer of the typical 10 feet along the perimeter was recommended by staff. Thus, staff recommended a 15 foot variance to the 25 foot buffer along the north and east property lines. Staff further recommended that all variances be granted, subject to the following conditions of approval.

- 1) A revised site plan denoting—
    - a. Site data table to include gross floor area of proposed structure, number of floors, structure's height, lot coverage calculations (total impervious area can not exceed 70 percent), gross paved area, amount of disturbed area and tabulation of revision dates;
    - b. Topography of existing and finished grades at two foot contour intervals;
    - c. Finished floor elevations of all proposed structures;
    - d. Note with regard to flood hazard,
    - e. Location of bike rack(s), as per city stipulations;
    - f. Dimensions of parking, including handicapped parking, and driving aisles;
    - g. Sidewalks shown along Druid Hill Road and Old Knoxville Highway/Broadway, with truncated domes, as per city specifications;
    - h. Integration of onsite pedestrian connections to public sidewalks, with appropriate handicapped ramps;
    - i. Forty-five (45) degree angled parking with minimum five (5) foot landscaped terminating islands, to allow a one-way driving aisle of 14 feet in
    - j. If approved, a raised concrete "pork chop" island delineating right turn in/right turn out movements only at the Old Knoxville Highway/Broadway point of access. Access must be a minimum of 25 feet in width;
    - k. Connecting drive must be 25 feet in width;
    - l. Appropriate stop bars and crosswalks;
  - 3) Approved landscape plan (to incorporate plan for buffering);
  - 4) Approval of engineering and stormwater management;
  - 5) Underground utilities and approval of electric;
  - 6) Approved solid waste container location and screening;
  - 7) Securing a sign permit(s), site plan approval does not include sign approval;
- and,
- 8) Meeting all other city requirements (including relocation of light pole away from edge of canopy and tightening up radius/mountable curb at terminating island to west of building parking lot).

Staff advised the commission that the applicant had been before the Alcoa Regional Planning Commission for site plan review at their meeting of March 17, 2011, and approval was granted subject to approval of the variances by the Alcoa Board of Zoning Appeals and meeting the above stipulations of approval. Staff noted that said approval would be moot without approval of said variances from the board.

After considerable discussion regarding Mr. Bolton's concern with the adjacent residents and future improvements to Old Knoxville Highway/Broadway (which could significantly

impact the proposed site), Mr. Cochran moved to grant said variances based upon the hardships as enumerated and subject to staff's stipulations of approval. Mr. Bolton seconded the motion and it was unanimously approved.

**Request by Aldi Foods for a sign setback variance at its location at the intersection of U.S. 129 and Louisville Road.**

Staff noted that the applicant was requesting a 6.5 foot setback variance to a sign located at the corner of the above referenced property. Staff further noted that the intersecting points of the property had been cut back to accommodate the radius of the rights-of-way of the by-pass and Louisville Road, leaving a large grassy area that included an exit ramp from the by-pass to its entry on Louisville road. Staff advised that due to the irregular shape of the property and certain road improvements that impacted the site when additional right-of-way was acquired for said road improvements at that intersection, a hardship had been placed on the applicant. Staff recommended a sign setback variance of 6.5 feet, due to said hardship, and due to the location of a traffic signal at that intersection and the fact that the sign would be located on the top of a significant bank, where the placement of a sign at that location would not create a visibility problem. Mr. Bolton made a motion to grant a 6.5 foot setback variance, based on the hardship described by staff and the fact that there would be no visibility problems as a result of the granting of said variance, subject to meeting all city requirements. Mr. Cochran 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 4:17 p.m.

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Chairman

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Secretary

# Blount County DMC Task Force

## Proposal For:

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### **Clouds of Faith Family Needs Assessment Center**

Many families in our communities have young people who are at risk of dropping out of school, school truancy, and juvenile delinquency. Many parents in these homes are also at risk of having their children removed from their care, becoming involved in illegal activity, incarceration and even becoming homeless. For African Americans who make up only 10.8% of the population in Blount County these risks are even greater. An attempt to resolve, alter or eliminate these serious situations would be an enormous task to accomplish by any single entity. That is why we, as Pastors, in partnership with The Blount County Disproportionate Minority Contact Task Force, have agreed to assist these families by providing encouragement, resources, guidance, instruction and uniquely designed programs that will help in reducing risks factors, leading to more stable families within our communities.

Together we have designed a unique project that we believe will improve social and economic conditions, give guidance to parents, encourage positive interaction between parents and their children and provide affordable programs and activities for those youth who for financial reasons could not participate. We believe this project's design can offer preventive measures that will lessen behaviors putting our communities as a whole at risk.

An individual approach will allow us to identify the immediate needs for each student and family. These needs will include regularly scheduled meetings with families in the Blount County community. All stakeholders in the family will be recruited for an assessment of the student. We believe that every family member should have an opportunity to participate. Participation is the first step toward dealing with the problems and identifying those issues of concern. Social, financial, educational and economic issues will be addressed. Once an assessment is completed, families will be given an opportunity to enroll in specific programs (classes and workshops) to begin addressing specific needs and concerns. This assessment will be the basis for implementing the training process, which will include developing necessary skills, identifying and setting timelines for accomplishing goals, problem solving, improving family dynamics and building self-worth.

It is imperative that the individual or family unit commit to the programs by attending classes on a regular basis. We believe that this kind of commitment will diminish truancy, the drop out rate and hopefully juvenile delinquency.

Referrals for Involvement/Participation in the **Family Needs Assessments** will come from several sources such as: School and/or court referrals, walk-ins and individual requests for help. The Administrative Assistant will be the initial contact person. An initial Assessment will begin with the Center's Director. The Director will initiate an individual assessment program with the help of the Center's voluntary Assessment Board. The Needs Assessment Board will consist of Maryville, Alcoa, Blount County School Directors (and/or representative), District Attorney (and/or representative), Community Representatives, Blount County DMC Task Force Chairperson and Family Representative.

The Program will offer various classes and training sessions for parents. Parents/guardians with participants (students) in the NTP (Needs Tracking Program) will be required to enroll in the Parenting with Success classes. Special training sessions will include sewing classes, simple automotive repair, and do-it-yourself home repair; resume writing and employment interviewing skills.

## Blount County DMC Task Force

### Proposal For:

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The Blount County FNA Program aims to reduce the number of Alcoa, Maryville and Blount County students sent to Juvenile Court for minor infractions. Long term goal is to have the program funded through the Disproportionate Minority Contact (DMC) Pilot Project. This state grant is funded by the Office of Juvenile Justice and Delinquency Prevention (OJJDP) Act. It requires all states to address overrepresentation of minority juveniles detained or confined in secure detention facilities, secured correctional facilities, jails and lock-ups throughout the country. The Pilot Program is to decrease the number of minority students sent to Juvenile Court for committing minor infractions. Similar programs have shown success in Chicago and New Jersey. The success of each program seems to be the projects are held within the communities in which the participants reside.

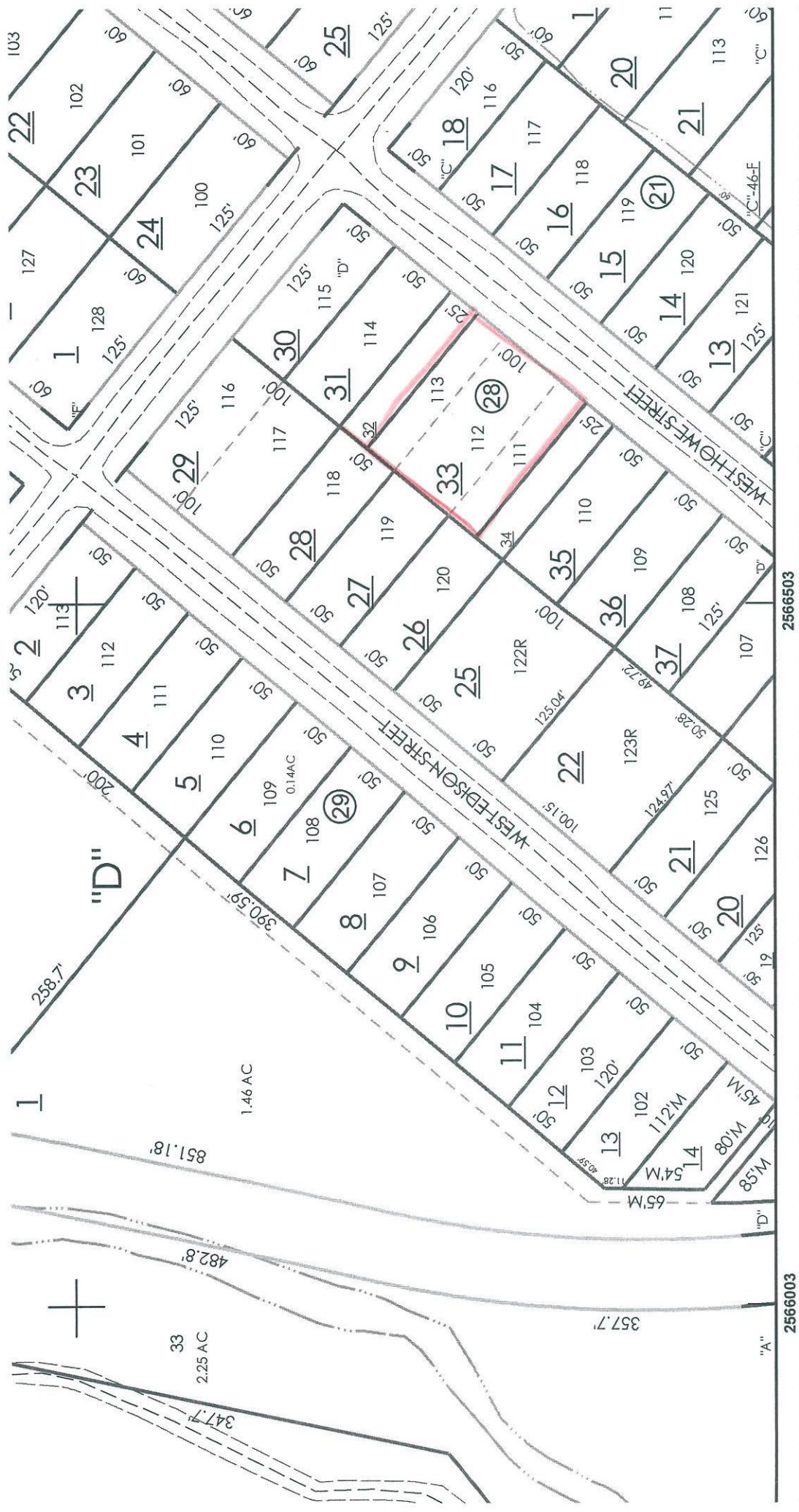
The Center will be opened weekdays from 8:00 AM – 8:00PM. Workshops and classes will be held weekly. Participants must attend specific classes designed to address issues/conditions and situations related to such programs as: anger management, juvenile delinquency, self-esteem and the entire family.

Programs for Budgeting, Anger Management, Computer Basics, Study skills and other related topics will be incorporated into certain activities and projects throughout the year.

To encourage those who do not have high school diplomas to pursue a General Education Degree (GED), one-on-one tutoring will be provided and practice test will be given to prepare individuals for the GED test which they will be encouraged to take at a GED testing center.

This program will give youth ages 7- 18 the opportunity to take music lessons: Piano, Guitar, Voice, Drum and/or art lessons: Painting and Drawing, as well as video and audio lessons. The first 6 lessons will be free for each student. As a student discovers he or she is seriously interested in a particular venue, he/she will have the opportunity to continue taking 6 addition lessons at a discounted price. After these 12 lessons, the student/parent will be responsible for the cost of further lessons. Possible scholarships from churches and other organizations will be encouraged and sought to help defray the cost to students. The instructors in this program will be trained professionals who have agreed to offer their services at a low rate to give all students an opportunity to possibly discover hidden gifts and talents.

It is our hope that the staff will be members and professionals from the local community. We believe doing so will help to create a sense of ownership, loyalty and support within the community. The staff will consist of: The Director, Assistant Director, and an Administrative Assistant. Part time staff members will be a Janitor/housekeeper and 3 to 4 Program Facilitators who will work on an as needed basis. Instructors, guest speakers, workshop facilitators, etc. will be hired on contract agreements.



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46B	046C	046D
46G	046F	046E

BLOUNT COUNTY, TN

SCALE: 1" = 100'	DISTRICT:
PHOTO DATE: February 2007	TN STATE PLANE (4100)
COMPILED: June 2002	NAD 83 (90) NAVD (88)

MAP NO.

**046C**

