

**ALCOA REGIONAL/MUNICIPAL PLANNING COMMISSION
MEETING OF
February 17, 2011, 5:30 P.M.**

AGENDA

- I. Call to Order: Chairman
- II. Roll Call: Secretary
- III. Approval of Minutes: January 20, 2011
- IV. Requests for Preliminary and Final Approval:
Consideration of the replat of two lots into one, Andover Subdivision, Phase IV.
- V. Requests for Preliminary Approval:
- VI. Requests for Final Approval:
- VII. Miscellaneous Requests of Required Actions:
 1. Consideration of a request by Rebecca DeWitt for an interpretive review of the use of a house located at 346 West Lincoln.
 2. Consideration of rezoning portions of the Bassel neighborhood from Unified Business "J" and Residence District "B" to Mixed-Use District "E-3".
- VIII. Concept Plan Review:
- IX. Old Business:
- X. New Business:
 1. Consideration of a request for site plan approval to allow a model home display at Clayton's headquarters, Alcoa Trail.
 2. Consideration of a request for site plan approval U-Haul Storage Center, Alcoa Highway (former site of Neil Sandler Ford).
- XI. Other Business:
- XII. Adjournment:

Date: February 4, 2011
To: Alcoa Municipal/Regional Planning Commission
From: Chris Hamby, Jeremy Pearson
Subject: Alcoa Municipal/Regional Planning Commission
February 17, 2011, 5:30 p.m., Alcoa Municipal Building

Below you will find an agenda briefing of items to be considered at our next meeting. Supporting documentation is attached. If you should have any questions, please do not hesitate to give me a call. We'll see you at the workshop briefing on Wednesday at 11:00 a.m.

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- IV. Requests for Preliminary and Final Approval:
Consideration of the replat of two lots into one, Andover Subdivision, Phase IV.
This request involves the resubdivision of two lots into one within the Andover Subdivision. The resulting lot will be .883 acres. Staff recommends final plat approval of this minor subdivision, subject to:
 - 1) Denoting 30' minimum building setback line on drawing and including side and rear setbacks as a part of plat note 7; and,
 - 2) Meeting all other city requirements.
- V. Requests for Preliminary Approval:
None.
- VI. Requests for Final Approval:
None.
- VII. Miscellaneous Requests of Required Actions:
 1. **Consideration of a request by Rebecca DeWitt for an interpretive review of the use of a house located at 346 West Lincoln.**
This is a particularly sensitive and difficult project upon which to get a grip. The applicant would like some assurances that they have a permitted use at the above referenced address. This person, a recovering alcoholic herself, would provide housing for women who have been through alcoholic recovery treatment

and help them assimilate themselves back into society. To some degree, this is almost like a group of people going in together to rent a house. No meals will be served, they may cook together or apart—the choice is theirs. They will be required to find jobs within a certain period of time, will be required to follow supposedly rigid rules of conduct and will be supervised. The applicant does not plan on being licensed and there is no requirement for such. There is some protection provided through the Fair Housing Act; that is, one can't discriminate against such a use and for purposes of this act, such a group is considered as acting in the capacity of a family unit. The property in question is currently zoned as General Business District "E".

The question is, should we as a body consider such use? Both the senior codes officer and fire marshal have inspected the building and with minor alterations it should be adequate for the proposed use. The question then becomes, what should our involvement be? Do we look at this as a typical home continuing to operate in the way it always has (she has agreed to make the necessary changes for fire department and code approvals); or, do we consider the same as a "professional, personal and business service", as allowed by the zoning district. If so, have we then changed a residential use to a commercial one? Could a home where rooms are rented out to recovering women alcoholics who are attempting to assimilate themselves back into society constitute a professional, personal and/or business service? If we did that, we might be able to establish some parameters of operation, but has that also further complicated the issue? Would some of these not be handled as a civil matter (i.e., police) if compliance was not met already? Some of those could include:

- 1) That there be no more than four unenclosed vehicles parked on site on an approved surface;
- 2) Subject to meeting all applicable code requirements (including fire marshal inspection); and,
- 3) That said home meet all local, state and federal guidelines and requirements.

We will discuss this further at the briefing.

2, Consideration of rezoning portions of the Bassel neighborhood from Unified Business "J" and Residence District "B" to Mixed-Use District "E-3".

Based on our discussion at last month's workshop briefing, Jeremy and I are proposing to institute a "test" area for the E-3 zoning district, now that we have the same on the books. Doing so would result in the loss of any land area zoned as "J" and we should eliminate that zoning district in its entirety. Residents have been notified and a copy of PC Resolution 2011-14 is attached for your review.

VIII. Concept Plan Review:
None.

IX. Old Business:

None.

X. New Business:

1. Consideration of a request for site plan approval to allow a model home display at Clayton's headquarters, Alcoa Trail.

In their ever-evolving quest for innovation, Clayton would like to have space to display, initially, three pre-fabricated homes (the outline for each of those homes does not indicate the size of the home, but rather, the fact that the home will be erected somewhere within that box. The initial three houses (and yes, these are similar to the old Sears and Roebuck pattern book homes where you would order out of a catalogue and they would be delivered to your home unassembled) will be displayed off the main entrance site to Clayton's offices (with sidewalks leading to each of the units and units setback a minimum of 78.9 feet from the parking lot and 111.75 feet off the main entrance road). The difference between these homes is that, once a model has been viewed, one could order the unit, it would be constructed in the plant and delivered to the site, and assembled by Clayton's staff. The main difference between these homes and stick-built homes is in the time it takes to assemble and the cost savings as a result. But, I digress. The plans are originally to display three models, with the opportunity to display up to five in the future. In that respect, the models are quite similar to the setup of mobile homes on Alcoa Highway. Staff recommends site plan approval, subject to meeting all city requirements.

2. Consideration of a request for site plan approval U-Haul Storage Center, Alcoa Highway (former site of Neil Sandler Ford).

U-Haul has recently purchased the entire Neil Sander Ford site and initially and immediately plans to reopen a portion of the site for U-Haul rentals (toward the interstate ramp); however, they plan to remodel and refurbish the balance of the site for climate-controlled indoor storage and covered RV parking. Because the site has not been vacated for a period greater than 30 months, and the use is going from retail to retail, we are limited in the amount of site modifications required. However, to the extent that the site is changing from a use of a car lot to that of a warehouse facility (a permitted use within the zoning district which has distinct specifications), we feel certain minimum requirements are mandated.

As required of mini-warehouse storage facilities, a 25 foot buffer strip along the rear and side property lines must be developed and maintained and a minimum six foot privacy fence shall be installed along the interior line of the buffer strip. Both fencing and buffer area currently exist, but much of the area devoted to the mini-warehouses is internal to the site. However, security fencing in the front yard is also to be screened. In the case of Alcoa Highway, we are dealing both with pre-existing conditions and interstate right-of-way. The only open space/grass area available in the front yard of both Alcoa Highway and the interstate ramp is within public right-of-way. There is also a 25 foot controlled access easement granted to the state that abuts the open space/grass area which cannot be changed. If arrangements could be made with the state for the developer to plant and maintain low-growth vegetation along that area it would go

a long way toward softening the landscape there and we would encourage anything that could be done to that affect. Internally, there are certain islands that could be landscaped as well. On the back portion of the property, however, the applicant proposes to maintain a buffer of 35 feet (rather than the required 25), but reduce an open/green space area for more vehicular circulation and the covered parking of an additional number of RVs. In doing so, the encroachment into this green open space area will impact an existing overhead line and such segment must be buried. Additionally, the asphalt along Airway Drive must be removed and replaced with a 10 foot buffer and required landscaping must be installed.

On the other hand, we feel that neither the rental portion of U-Haul nor the storage center will generate the type of traffic that a typical retail use could and think this to be the best usage of this site. Staff recommends site plan approval, subject to the following:

- 1) An approved and recorded subdivision plat, combining the existing five lots into one;
- 2) Installation of a ten foot landscaped buffer along the northern and northwestern property lines (dividing the 1.86 and 7.75 acre tracts and that shown as J & W Properties, Mountain Life, Earl Whaley, Sr. and Airway Park properties) and along the property's frontage of Airway Drive, with appropriate screening;
- 3) Denoting a 25 foot buffer along the side and rear property lines (excluding road rights-of-way);
- 4) Burying an overhead utility line which has been impacted by the removal of asphalt securing the same and the erection of "carports" covering the parked RV storage;
- 5) An approved landscaping plan (i.e., one large--minimum three foot tall at planting--evergreen shrub per five linear feet of fence);
- 6) Sign permit; and,
- 7) Meeting all other city requirements.

XI. Other Business:
None.

XII. Adjournment:

**ALCOA MUNICIPAL / REGIONAL
PLANNING COMMISSION MINUTES
Meeting of January 20, 2011
3:00 P.M.**

The Alcoa Regional Planning Commission met in regular session on January 20, 2010, at the Alcoa Municipal Building Council Chambers. Commissioners present were Bill Proffitt, Clarence Williams, Mark Johnson, Don Mull and Mary Baugues. Chris Hamby and Jeremy Pearson were present as city staff.

APPROVAL OF MINUTES:

The minutes of the December 10, 2010 called meeting were declared approved, as submitted, and requested to be filed.

REQUESTS FOR PRELIMINARY AND FINAL APPROVAL:

None.

REQUESTS FOR PRELIMINARY APPROVAL:

None.

REQUESTS FOR FINAL APPROVAL:

None.

MISCELLANEOUS REQUESTS OF REQUIRED ACTIONS:

Consideration of an amendment to the Alcoa Zoning Ordinance regarding accessory structures.

Staff advised the commission that this amendment had been adopted by the planning commission at a previous meeting and that the only proposed change to that involved the required distance between buildings on a lot. The proposal presented to the commission increased the required distance between an accessory structure, and all other structures within a property zoned as Limited Restriction "I" when over two acres were involved, to 20 feet (example, a dwelling and horse barn or a barn and another outbuilding). Mayor Mull moved to adopt PC Resolution 2011-13, recommending said amendment to the Alcoa Board of Commissioners. Commissioner Johnson seconded the motion and it was unanimously approved.

CONCEPT PLAN REVIEW:

None.

OLD BUSINESS:

Consideration of a request for site plan approval to allow an enclosed patio at the El Sazon Restaurant, Alcoa Highway.

Staff noted that there was currently an "uncovered" patio in front of the Mexican restaurant on Alcoa Highway, and that the applicant desired to construct a roof to cover that patio (although the site plan presented depicted an enclosed patio, with additional space). Staff advised that both the setback and additional impervious area were non-issues, and (although requirements had increased with the additional seating area) that the parking remained sufficient. Staff did note, however, that the zoning district in which the property was located mandated that the total number of outdoor seats not exceed 20 percent of the total number of indoor seats (excluding banquet seating). Staff noted that,

based on the number of seats in the restaurant (as depicted on the site plan submitted), the maximum number of "outdoor" seats would be 48. Not knowing whether the roofed area would be enclosed or considered "outdoor" seating, staff recommended site plan approval (allowing either indoor or outdoor seating), subject to the outdoor seating not exceeding 48, and meeting all other city requirements. Commissioner Williams made a motion to grant site plan approval of either indoor or outdoor seating, with the proviso that, should the roofed area be considered "outdoor seating", no more than 48 seats would be approved and that all other city requirements be met in either case (indoor or outdoor seating). Commissioner Baugues seconded the motion, and it was approved unanimously.

OTHER BUSINESS:

None.

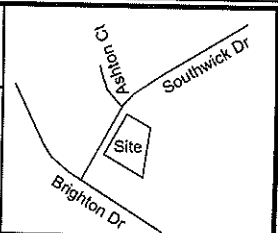
ADJOURNMENT:

There being no further business to come before the commission, the meeting was adjourned at 5:40 p.m.

Chairperson, Alcoa Municipal/Regional
Planning Commission

Secretary

Baseline Surveying, PLLC
P.O. Box 6204; Maryville, TN 37802
Cell: (865) 256-1104 E-mail: surveyor2366@gmail.com



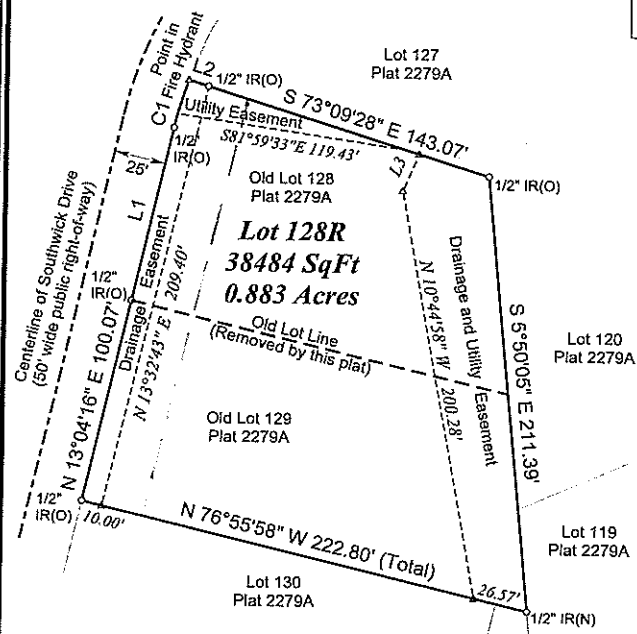
- Surveyor's Notes:**
1. No title opinion is expressed or implied.
 2. No underground footers or utilities were located.
 3. This survey reflects only matters of record as shown hereon.
 4. Drainage, utility, and construction easements shall be 5 feet on each side of interior lot lines and as-built utilities and 10 feet on the inside of exterior lot lines and street rights-of-way.
 5. Easements along the old lot line are hereby eliminated by this plat.
 6. This property does not lie within a special flood hazard area as shown by FIRM #47009C0119C, effective 09/19/2007.
 7. The front building setback is 30 feet.

Vicinity Map (Not to Scale)

Legend:
 IR(O) = Iron Rod (Old)
 IR(N) = Iron Rod (New)
 IP(O) = Iron Pipe (Old)
 WDB = Warranty Deed Book
 RB = Record Book

CURVE	BEARING	HORIZ DIST	RADIUS	ARC
C1	N17°00'12"E	24.15'	175.00'	24.17'

LINE	BEARING	HORIZ DIST
L1	N13°02'48"E	85.89'
L2	S73°10'35"E	9.95'
L3	N23°25'35"E	19.42'



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other open space to public use as noted.

Date _____ Owner _____

CERTIFICATION OF APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the water and sanitary sewer improvements have been or will be installed in an acceptable manner and according to the specifications of the Alcoa Municipal/Regional Subdivision Standards in the subdivision shown hereon, provided the developer makes proper provision and pays the required fees to the City of Alcoa pursuant to the rules and regulations of the city's public works department, and that said systems fully meet the requirements of the Tennessee Department of Environment and Conservation and are hereby approved as shown.

Date _____ Engineer/Director Public Works Department _____

CERTIFICATION OF THE APPROVAL OF UTILITIES (electric)

I hereby certify that electric improvements have been or will be installed in an acceptable manner and according to the specifications of the Alcoa Municipal/Regional Subdivision Standards in the subdivision shown hereon, provided the developer makes proper provision and pay the required fees to the City of Alcoa pursuant to the rules and regulations of the city pertaining to extension of the electric system.

Date _____ Local Utilities Approving Agent _____

CERTIFICATION FOR STREET APPROVAL

I hereby certify that the streets and other improvements have been installed in an acceptable manner and according to the specifications of the Alcoa Municipal/Regional Subdivision and Public Works' Standards in the subdivision shown hereon.

Date _____ Alcoa City Engineer _____

CERTIFICATION OF APPROVAL OF STREET NAMES

I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property numbers of the lots shown on this plat are in conformance with E-911 system.

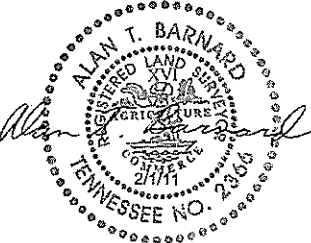
Date _____ E-911 Authority _____

CERTIFICATION OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Alcoa, Tennessee, with the exception of such variances, if any, as are noted in the notes of the planning commission and that it has been approved for recording in the Office of the County Register of Deeds.

Date _____ Secretary, Planning Commission _____

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Alcoa Regional Planning Commission and that the monuments have been placed as shown hereon, to the specification of the subdivision regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.



Resubdivision of Lot 128 & 129 of Andover Subdivision, Phase 4

Job #963	Blount County, Tennessee District 9, CLT Map 46A Group B, Parcels 49 & 50
Date: February 1, 2011	
Owner: GreenBank (Contact: Danny Crabtree) P.O. Box 1120; Greeneville, TN 37744 Phone: 865-981-5109 Deed Ref: RB 2269/1692, Plat 2279A	Property addresses: 1131 & 1135 Southwick Dr Alcoa, TN 37701

**A RESOLUTION RECOMMENDING, TO THE
BOARD OF COMMISSIONERS, OF THE CITY OF ALCOA,
THE AMENDMENT OF THE ZONING ORDINANCE, ORDINANCE # 338,
OF THE ALCOA MUNICIPAL CODE (REZONING OF CERTAIN
PARCELS W/IN BASSEL AND LUTHER JACKSON SUBDIVISIONS)**

BE IT RESOLVED, by the Alcoa Municipal/Regional Planning Commission in regular session on this the 17th day of February 2011, that pursuant to the authority granted by TCA 13-7-204, that PC Resolution 2011-14, be adopted, recommending the Zoning Ordinance (Ordinance # 338) be amended, as follows:

SECTION 1. That certain below parcels, as assigned by the office of the Blount County Property Assessor, be rezoned from Unified Business District "J" to Mixed Use District "E-3", as follows:

- 1.1. "J" to "E-3" = Tax Map 046M/Group "C"/Parcels 038.00-047.00, as shown on the attached map, map page 1 of 2.
- 1.2. "J" to "E-3" = Tax Map 046M/Group "D"/Parcels 001.00, 003.00-012.00, 021.00-047.00, 049.00 & 050.00, as shown on the attached map, map page 1 of 2.
- 1.3. "J" to "E-3" = Tax Map 046M/Group "E"/Parcels 002.00 & 005.00-040.00, as shown on the attached map, map page 1 of 2.
- 1.4. "J" to "E-3" = Tax Map 046M/Group "F"/Parcels 004.00, 005.00, 007.00 & 009.00-017.00, as shown on the attached map, map page 1 of 2.

SECTION 2. That certain below parcels, as assigned by the office of the Blount County Property Assessor, be rezoned from Residence District "B" to Mixed Use District "E-3", as follows:

"B" to "E-3" = Tax Map 046M/Group "D"/Parcels 013.00-020.00, as shown on the attached map, map page 2 of 2.

SECTION 3. That the Chairperson, of the Alcoa Municipal/Regional Planning Commission, certifies a copy of this resolution to the Board of Commissioners of the city of Alcoa, TN

ADOPTED this 17th day of February, 2011.

Chairman, Alcoa Municipal/Regional
Planning Commission

ATTEST:

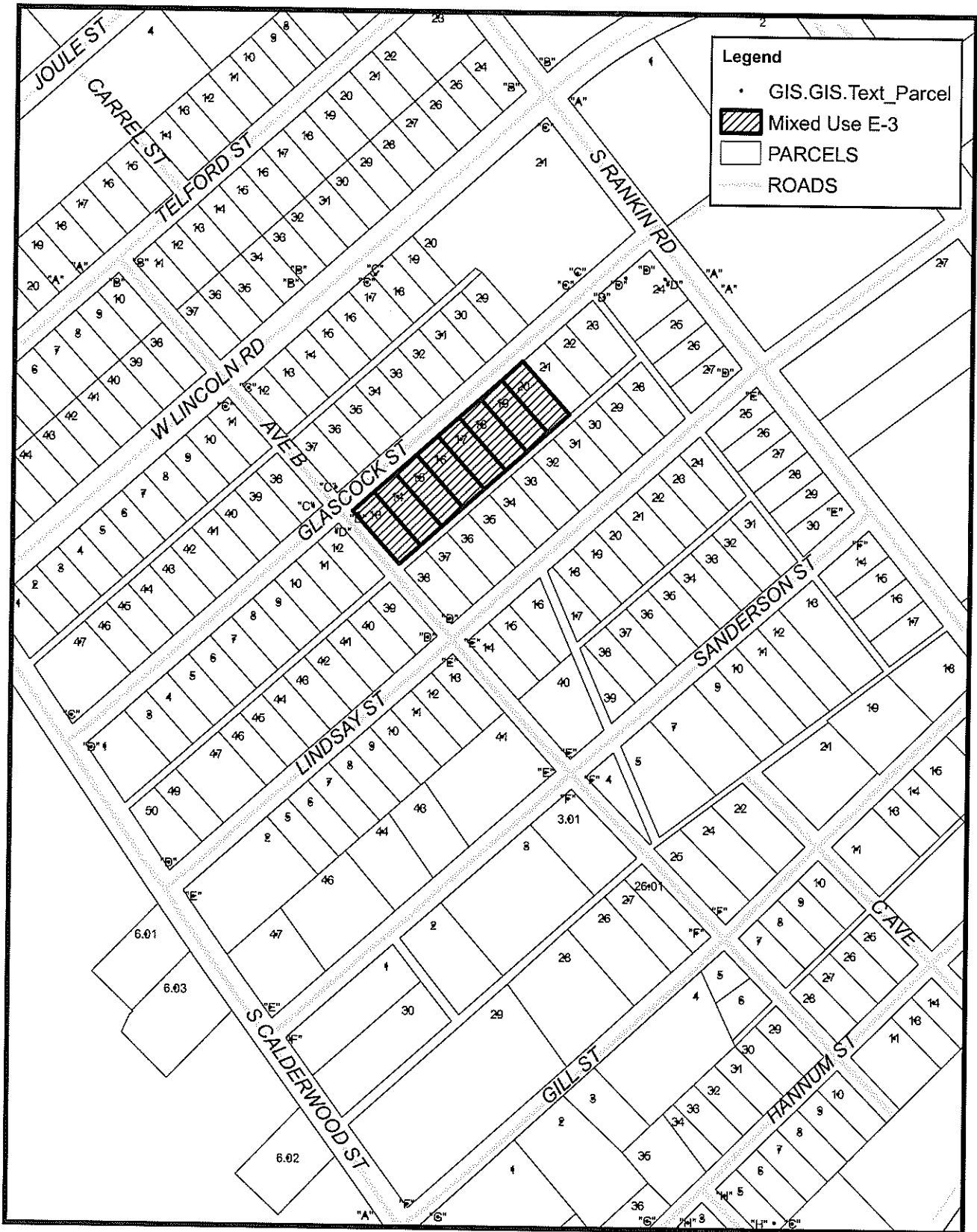
Secretary

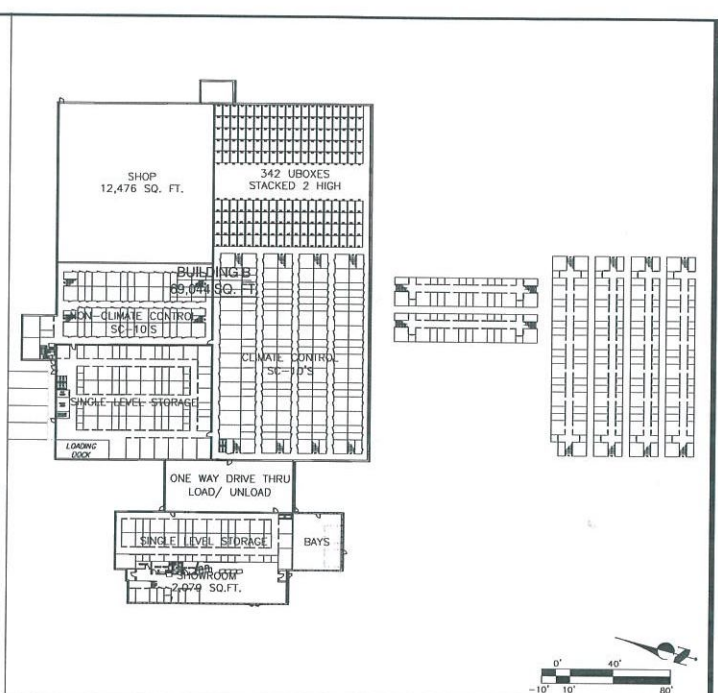
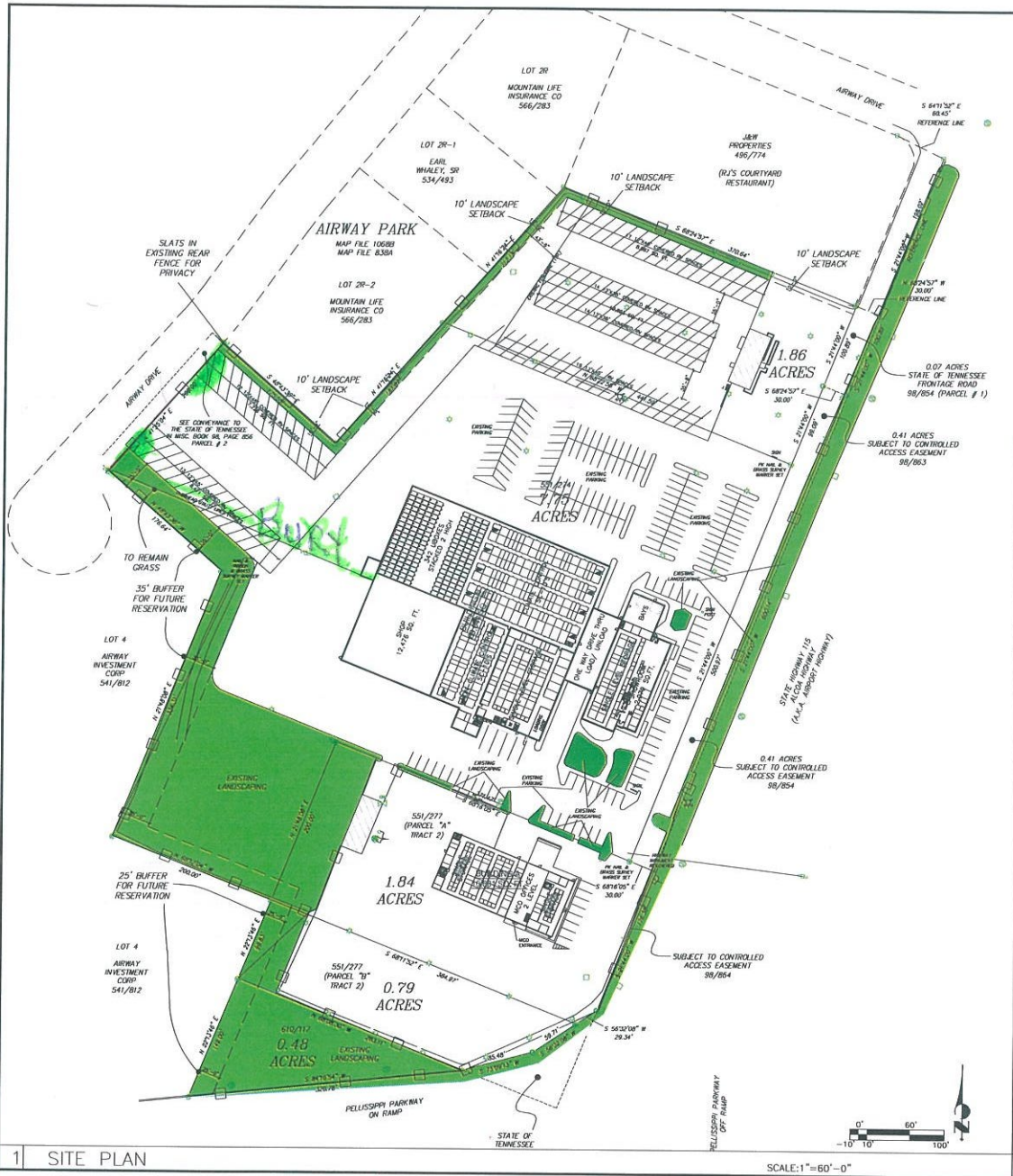
Ordinance #:

Rezoning From: Unified Business District "J" To: Mixed Use District "E-3"
(Tax Map 046M/Group "C"/Parcels 038.00-047.00), (Tax Map 046M/Group "D"/Parcels 001.00, 003.00-012.00, 021.00-047.00, 049.00 & 050.00), (Tax Map 046M/Group "E"/Parcels 002.00 & 005.00-040.00) & (Tax Map 046M/Group "F"/Parcels 004.00, 005.00, 007.00 & 009.00-017.00), City of Alcoa, TN



Ordinance #: _____
Rezoning From: Residence District "B" To: Mixed Use District "E-3"
(Tax Map 046M/Group "D"/Parcels 013.00, 020.00), City of Alcoa, TN





PROPOSED ROOM MIX

ROOM SIZE	BUILDING B						TOTAL QTY.	SQ. FT.	%
	BUILDING A		NON-CLIMATE		CLIMATE CONTROL				
	SINGLE	SINGLE	LOWER LEVEL	UPPER LEVEL	LOWER LEVEL	UPPER LEVEL			
5X5	36	24	0	16	0	40	116	2,900	7%
5X10	36	46	28	24	78	73	285	14,250	35%
5X15	0	0	0	0	2	0	2	150	0%
10X10	25	46	14	12	58	39	194	19,400	48%
10X15	2	11	0	0	11	0	24	3,600	9%
TOTAL	99	127	42	52	149	152	621	40,300	100%

378 U-BOXES STACKED 2 HIGH

PARKING CALCULATION

FORMULA:
 RETAIL: 1/200 S.F
 OFFICE: 1/250 S.F
 REQUIRED:
 RETAIL: 2079 S.F./200=11SPACES
 OFFICE: 1842 S.F./250=8 SPACES
 PROVIDED:
 176 SPACES:

GENERAL NOTES:

REVISIONS:

NO.	DATE	BY	REVISIONS
1	02/08/11	DD	
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION PERMIT
 277 NORTH CENTRAL AVENUE
 THEIVE, MISSOURI 65054
 P: (602) 263-8502
 F: (602) 277-1026

SITE ADDRESS:
 ACQUISITION-ALCOA HWY
 3899 ALCOA HWY
 ALCOA, TN 37701

SHEET CONTENTS:
 SITE PLAN

887051

DRAWN: AS
 CHECKED: -
 DATE: 12/09/10

A1

887051A1.GDW

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U-Haul Renovations Revitalize

AFTER



BEFORE

Durham, NC