

**ALCOA MUNICIPAL/REGIONAL PLANNING COMMISSION  
REGULARLY SCHEDULED MEETING  
February 16, 2023, 5:30 P.M.**

**AGENDA**

- I. Call to Order: Chairman
- II. Roll Call: Secretary
- III. Approval of Minutes: January 19, 2022
- IV. Required Action:  
**None.**
- V. Citizen Comments:  
**Open.**
- VI. Requests for Preliminary and Final Approval:
  1. **Consideration of a request by Mark Tucker (Robert Campbell & Associates, LP) to replat five (5) lots into two (2) lots, located at 3720 Rivertrace Boulevard, (Tax ID# 0030 A 001.00) (Project # PLT -23-003).**
  2. **Consideration of a request by Chris Rosser (Sterling Engineering, Inc.) to replat two (2) lots into one lot, located at 3740 Alcoa Highway and Crescent Drive, (Tax ID# 0018 013.00 and 014.00) (Project # PLT- 22-034).**
  3. **Consideration of a request by Randy White (C2RL Engineering) to replat/reconfigure three lots, one of which is to serve as a temporary common lot reserved for a future public right-of-way, located off Old Knoxville Highway. (Tax ID# 037 016.10 and 027 073.00) (Project # PLT-22-038).**
- VII. Requests for Preliminary Approval:  
**None.**
- VIII. Requests for Final Approval:  
**None.**
- IX. Miscellaneous Requests of Required Actions:
  1. **Consideration of a request by Jelly Bean Properties LLC, owner, to annex Tax ID# 017 071.00, located on Mimosa Heights Drive.**
  2. **Consideration of a zoning assignment (General Business District "E") for Tax ID# 017 071.00, vacant lot located at Mimosa Heights Drive.**
  3. **Consideration of a request by Nickoma and Jennifer Watkins, owner, to annex Tax ID# 037C C 014.00, located at 402 Jackson Hills Drive.**
  4. **Consideration of a rezoning request from Limited Restriction "I" to Mixed Use District "E-3" for Tax ID# 037 016.09, 016.10 and 016.11, Pellissippi Place, Phase II, located off Old Knoxville Highway.**

5. Consideration of a text amendment to the Sign Ordinance to expand the number of zoning classifications that permit the use of electronic graphic or video displays.

6. Consideration of an amendment to the Planned Commercial Unit Development District, "E-3", Uses permitted and on review

X. Concept Plan Review:

1. Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for concept approval for retail and residential development, in conjunction with a use on review, Ramston Capital Pellissippi Place, located off Old Knoxville Hwy (Tax ID# 037 16.09, 16.10, 16.11) (Project # DEV-22-038).

XI. Old Business

None.

XII. New Business:

1. Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for site plan approval for a can storage building, additional restaurant parking, new container bar, two new silos, and six (6) townhome units, Blackhorse Brewery, located at 441 N Hall Road (Tax ID# 46E G 014.00, 015.00, 015.01) (Project # DEV-22-051).

2. Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for site plan approval for building expansion for a full motion simulator, Cirrus Training Facility, located at 112 Cirrus Landing Drive (Tax ID# 036 015.00) (DEV-23-004).

3. Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for site plan approval for a kitchen expansion, Clayton Lodge, located at 5000 Clayton Road (Tax ID# 027 028.03) (DEV-21-035).

4. Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for site plan approval for an addition and re-working of the sidewalk, Clayton Homes Headquarters, located at 5000 Clayton Road, (TX ID# 027 028.00) (DEV-23-005).

XIII. Other Business:

1. Informational item for a minor dumpster/parking modification for The Market, Alcoa Market Street (Tax ID# 046 018.00) (Project # DEV-22-031).

XIV. Adjournment: