

**ALCOA MUNICIPAL/REGIONAL PLANNING COMMISSION  
REGULARLY SCHEDULED ANNUAL MEETING  
July 21, 2022, 5:30 P.M.**

**AGENDA**

- I. Call to Order: Chairman
- II. Roll Call: Secretary
- III. Approval of Minutes: June 16, 2022
- IV. Annual Required Actions:
  1. **Election of officers for FY 2023 and review of the by-laws.**
  2. **Annual report, presentation, and adoption of work program.**
- V. Citizen Comments:  
**Open.**
- VI. Requests for Preliminary and Final Approval:
  1. **Consideration of a request by Dakota Gentry (City of Alcoa) to replat one lot into two lots, North Hall Road and W Bessemer Street (Tax ID 046E G 014.00) (Project # PLT-21-037).**
  2. **Consideration of a request by Bill Wallis (Alcoa 129 Partners) to replat one (1) lot into two (2) lots, Lot 4 of the 1010 Middlesettlements Road S/D, located at 1010 Middlesettlements Road (Tax ID # 046 018.00) (Project # DEV-22-031).**
  3. **Consideration of a request by WinterPast Development Topside, LLC, to revise a previous approval by combining the Teddy and Nicole Bush property with Lots 1, 3 and 4 of the WinterPast S/D (the former Clarence Williams property), located at 1515 E. Old Topside Road (Tax ID 008 069.00 and 008 099.06, 099.07, 099.13, 099.15) (Project # PLT-22-018).**
  4. **Consideration of a request by Randy White (C2RL Engineering), to replat one parcel into two (2) lots and release established easement, located at 1715 Topside Road (Tax ID 008 165.15 and 008 165.02) (Project # PLT-22-030).**
- VII. Requests for Preliminary Approval:  
**None.**
- VIII. Requests for Final Approval:  
**None.**
- IX. Miscellaneous Requests of Required Actions:
  1. **Consideration of a request by Teddy and Nicole Bush, owner, to annex Tax ID 008 069.00, located at 1515 E Old Topside Road.**

2. Consideration of zoning assignments (Limited Restriction District “I” and Residence District “B”) for Tax ID 008 069.00, located at 1515 E Old Topside Road.

3. Consideration of a request by Steven R Phipps and Bobby E Phipps, owners, to annex Tax ID 037G C 038.00, located at 2727 East Broadway Avenue.

4. Consideration of zoning assignment (General Business District “E”) for Tax ID 037G C 038.00, located at 2727 East Broadway Avenue.

5. Consideration of a rezoning request from Mixed Use District “E-3” to Open Space District “OS” for a portion of Tax ID 046E G 015.01, located at 441 N Hall Road.

X. Concept Plan Review:

1. Consideration of a request by Jeff Robinson for concept plan approval for a commercial and residential use, in conjunction with an approval for a use on review, located at 441 N Hall Rd (Tax ID 046E G 015.01) (Project # DEV-22-037).

XI. Old Business

None.

XII. New Business:

1. Consideration of a request by Morris & Associates for site plan approval for a car wash, Take 5 Car Wash, Hunters Crossing Development, located at 1155 Hunters Crossing Drive (Tax ID 046 022.05) (Project # DEV- 22-028).

2. Consideration of a request by Bill Wallis (Alcoa 129 Partners) for site plan approval for a commercial development, Marketplace at Alcoa, located at 1010 Middlesettlements Road (Tax ID # 046 018.00) (Project # DEV-22-031).

3. Consideration of a request by Bill Wallis (Alcoa 129 Partners) for a site plan approval for commercial development, Chipotle Restaurant, located at the corner of Vintage Alcoa Way and Middlesettlements Road, Marketplace at Alcoa, Lot 3, (Tax ID 046 018.03) (Project # DEV-032)

4. Consideration of a request by Sharon Counts (C2RL Engineers) for a site plan approval for a trailer and sampling building, Harrison Construction, located at 1715 Topside Road (Tax ID 008 165.15) (Project # DEV- 22-030).

XIII. Other Business:

None.

XIV. Adjournment: