



CITY OF ALCOA, TENNESSEE
BOARD OF COMMISSIONERS MEETING
ORDER OF BUSINESS

ALCOA MUNICIPAL BUILDING
COMMISSION CHAMBERS

August 9, 2022

7:00 P.M.

Call to Order: Mayor

Pledge of Allegiance:

Roll Call: City Recorder

Approval of Minutes: [July 12, 2022](#)

Proclamations/
Presentations/
Recognitions: [Blount Memorial Hospital – 75 Year Anniversary](#)
[Alcoa High School Ladies Softball - 2022 Softball Division 2A State Champions](#)

[Top Op's Competition – 2022 American Water Works Association – 4th Place - they have now also earned the right to represent TN/KY again next year \(Toronto\)](#)

[Government Finance Officers Association – the Certificate of Achievement for Excellence in Financial Reporting for Fiscal Year ending June 30, 2021](#)

[Captain Richard Storie – Completed the process that awards the professional designation of “Fire Officer” \(FO\)](#)

Public Hearings:

- [1. Creating a Plan of Services for certain property identified as a portion of Tax Parcel 054.00, Tax Map 038, located at 3745 Wildwood Road \(Robert E. and Mildred Norton property\) \(PC RES 2022-22\) \(Public Hearing – 08/09/2022\)](#)
- [2. Creating a Plan of Services for certain property identified as a portion of Tax Parcel 056.00, Tax Map 028, located at 3845 Peery Road \(John W. and Martha Peery property\) \(PC RES 2022-24\) \(Public Hearing – 08/09/2022\)](#)
- [3. Amending the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to assign the Zoning District Limited Restriction District “I” to a portion of Tax Parcel 054.00, Tax Map 038,](#)

[located at 3745 Wildwood Road \(Robert E. and Mildred Norton property\) \(PC Res 2022-23\) \(Public Hearing – 08/09/2022\)](#)

4. [Amending the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to assign the Zoning District Limited Restriction District “I” and Open Space District “OS” to a portion of Tax Parcel 056.00, Tax Map 028, located at 3845 Peery Road \(John W. and Martha Peery property\) \(PC Res 2022-25\) \(Public Hearing – 08/09/2022\)](#)
5. [Amending Title 14 of the Alcoa Municipal Code, Zoning and Land Use Control, Zoning Ordinance, General Business District “E” Regulations \(Special Exception Use Provision for Night Watchman, Caretaker\) \(PC Res 2022-27\) \(Public Hearing – 08/09/2022\)](#)
6. [Amending Title 14 of the Alcoa Municipal Code, Zoning and Land Use Control, Zoning Ordinance, Light Industrial District “F” Regulations \(Use Provision for Night Watchman, Caretaker or Custodian\) \(PC Res 2022-28\) \(Public Hearing – 08/09/2022\)](#)
7. [Amending Title 14 of the Alcoa Municipal Code, Zoning and Land Use Control, Zoning Ordinance, Definitions \(Dwelling Unit and Night Watchman, Caretaker or Custodian Meanings, to also include meanings for a Premises, Primary and Accessory Buildings/Uses and Gross Floor Area\) \(PC Res 2022-29\) \(Public Hearing – 08/09/2022\)](#)

Hear Citizens:

Business:

1. [Receive and file the following from the Alcoa Regional Planning Commission:](#)
 - a. PC Resolution 2023-01 recommending to the Board of Commissioners of the City of Alcoa, approval of the Plan of Services for an annexation into the City of Alcoa, Tax Parcel 069.00, Tax Map 008, located at 1515 E. Old Topside Road (Teddy and Nicole Bush Property).
 - b. PC Resolution 2023-02 recommending to the Board of Commissioners of the City of Alcoa, the amendment of the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to assign the zoning district Limited Restriction District “I” and Residence District “B” to Tax Parcel 069.00, Tax Map 008, located at 1515 E. Old Topside Road (Teddy and Nicole Bush Property).
 - c. PC Resolution 2023-03 recommending to the Board of Commissioners of the City of Alcoa, approval of the Plan of Services for an annexation into the City of Alcoa, property located at 2727 East Broadway Avenue, Tax Parcel 038.00, Tax Map 037G, Group C (Bobby and Steven Phipps Property).
 - d. PC Resolution 2023-04 recommending to the Board of Commissioners of the City of Alcoa, the amendment of the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to assign the zoning district General Business District “E” to Tax Parcel 038.00, Tax Map 037G, Group C (Bobby and Steven Phipps Property, located at 2727 East Broadway Avenue).
 - e. PC Resolution 2023-05 recommending to the Board of Commissioners of the City of Alcoa, the amendment of the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to rezone

a portion of Tax Parcel 15.01, Tax Map 046E, Group G, from Mixed Use District “E-3” to Open Space District “OS”, located at 441 N. Hall Road (Jeff and Sherri Robinson Property).

2. [Declare as surplus and authorize the sale of a 2004 Ford Expedition SUV \(Fire Department\).](#)
3. [Approve the annual agreement with the U.S. Geological Survey for operation of the Little River stream gage at the Water Treatment Plant.](#)
4. [Authorize the purchase of a replacement commercial front load garbage truck from Heil, Inc. / Stringfellow, Inc.](#)
5. [Authorize the Mayor to execute an Amended and Restated Intergovernmental Cooperation Agreement with Blount County, Tennessee, the City of Maryville, Tennessee, and the Industrial Development Board of Blount County and the Cities of Alcoa and Maryville, Tennessee relative to Partnership Park North and Partnership Park South.](#)
6. [Authorize the Mayor to execute an Amended and Restated Intergovernmental Cooperation Agreement with Blount County, Tennessee, the City of Maryville, Tennessee, Knox County, Tennessee, and the Industrial Development Board of Blount County and the Cities of Alcoa and Maryville, Tennessee relative to Pellissippi Place.](#)
7. [Declare the property at 125 Kent Place as surplus and accept purchase proposal.](#)
8. [Update on City Farms Wine & Spirits](#)

FIRST READING OF ORDINANCES

9. [AN ORDINANCE CREATING A PLAN OF SERVICES FOR CERTAIN PROPERTY IDENTIFIED AS TAX PARCEL 069.00, TAX MAP 008, LOCATED AT 1515 E OLD TOPSIDE ROAD \(TEDDY AND NICOLE BUSH PROPERTY\) \(PC RES 2023-01\) \(PUBLIC HEARING – 09/13/2022\)](#)
10. [AN ORDINANCE AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO ASSIGN THE ZONING DISTRICT LIMITED RESTRICTION DISTRICT “I” and Residence District “B” TO TAX PARCEL 069.00, TAX MAP 008, LOCATED AT 1515 E OLD TOPSIDE ROAD \(TEDDY AND NICOLE BUSH PROPERTY\) \(PC Res 2023-02\) \(Public Hearing – 09/13/2022\)](#)
11. [AN ORDINANCE CREATING A PLAN OF SERVICES FOR CERTAIN PROPERTY IDENTIFIED AS TAX PARCEL 038.00, TAX MAP 037G, GROUP C, LOCATED AT 2727 EAST BROADWAY AVENUE \(BOBBY AND STEVEN PHIPPS PROPERTY\) \(PC RES 2023-03\) \(PUBLIC HEARING – 09/13/2022\)](#)
12. [AN ORDINANCE AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO ASSIGN THE ZONING DISTRICT GENERAL BUSINESS DISTRICT “E” TO TAX PARCEL 038.00, TAX MAP 037G, GROUP C \(BOBBY AND STEVEN PHIPPS PROPERTY,](#)

LOCATED AT 2727 EAST BROADWAY AVENUE) (PC RES 2023-04) (PUBLIC HEARING – 09/13/2022)

13. AN ORDINANCE AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO A PORTION OF TAX PARCEL 15.01, TAX MAP 046E, GROUP G, FROM MIXED-USE DISTRICT “E-3” TO OPEN SPACE DISTRICT “OS”, LOCATED AT 441 N HALL ROAD (JEFF AND SHERRI ROBINSON PROPERTY) (PC Res 2023-05) (Public Hearing – 09/13/2022)

SECOND READING OF ORDINANCES

14. AN ORDINANCE CREATING A PLAN OF SERVICES FOR CERTAIN PROPERTY IDENTIFIED AS A PORTION OF TAX PARCEL 054.00, TAX MAP 038, LOCATED AT 3745 WILDWOOD ROAD (ROBERT E. AND MILDRED NORTON PROPERTY) (PC RES 2022-22) (PUBLIC HEARING – 08/09/2022)
15. AN ORDINANCE CREATING A PLAN OF SERVICES FOR CERTAIN PROPERTY IDENTIFIED AS A PORTION OF TAX PARCEL 056.00, TAX MAP 028, LOCATED AT 3845 PEERY ROAD (JOHN W. AND MARTHA PEERY PROPERTY) (PC RES 2022-24) (PUBLIC HEARING – 08/09/2022)

RESOLUTIONS

16. A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALCOA BY ANNEXING INTO THE CITY PROPERTY IDENTIFIED AS A PORTION OF TAX PARCEL 054.00, TAX MAP 038, LOCATED AT 3745 WILDWOOD ROAD (ROBERT E. AND MILDRED NORTON PROPERTY) (PC RES 2022-22) (PUBLIC HEARING – 08/09/2022)
17. A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALCOA BY ANNEXING INTO THE CITY PROPERTY IDENTIFIED AS A PORTION OF TAX PARCEL 056.00, TAX MAP 028, LOCATED AT 3845 PEERY ROAD (JOHN W. AND MARTHA PEERY PROPERTY) (PC RES 2022-24) (PUBLIC HEARING – 08/09/2022)
18. A RESOLUTION AUTHORIZING THE CITY OF ALCOA TO PARTICIPATE IN THE (PUBLIC ENTITY PARTNERS) JAMES L. RICHARDSON “DRIVER SAFETY” MATCHING GRANT PROGRAM
19. A RESOLUTION AUTHORIZING THE CITY OF ALCOA (UTILITIES-ELECTRIC) TO PARTICIPATE IN THE (PUBLIC ENTITY PARTNERS) JAMES L. RICHARDSON “DRIVER SAFETY” MATCHING GRANT PROGRAM

SECOND READING OF ORDINANCES

20. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO ASSIGN THE ZONING DISTRICT LIMITED RESTRICTION DISTRICT “I” TO A PORTION OF TAX PARCEL 054.00, TAX MAP 038, LOCATED AT 3745 WILDWOOD ROAD (ROBERT E. AND MILDRED NORTON PROPERTY) (PC Res 2022-23) (Public Hearing – 08/09/2022)

21. [AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO ASSIGN THE ZONING DISTRICT LIMITED RESTRICTION DISTRICT "I" AND OPEN SPACE DISTRICT "OS" TO A PORTION OF TAX PARCEL 056.00, TAX MAP 028, LOCATED AT 3845 PEERY ROAD \(JOHN W. AND MARTHA PEERY PROPERTY\) \(PC Res 2022-25\) \(Public Hearing – 08/09/2022\)](#)
22. [AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, AMENDING TITLE 14 OF THE ALCOA MUNICIPAL CODE, ZONING AND LAND USE CONTROL, ZONING ORDINANCE, GENERAL BUSINESS DISTRICT "E" REGULATIONS \(SPECIAL EXCEPTION USE PROVISION FOR NIGHT WATCHMAN, CARETAKER OR CUSTODIAN\) \(PC Res 2022-27\) \(Public Hearing – 08/09/2022\)](#)
23. [AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, AMENDING TITLE 14 OF THE ALCOA MUNICIPAL CODE, ZONING AND LAND USE CONTROL, ZONING ORDINANCE, LIGHT INDUSTRIAL DISTRICT "F" REGULATIONS \(USE PROVISION FOR NIGHT WATCHMAN, CARETAKER OR CUSTODIAN\) \(PC Res 2022-28\) \(Public Hearing – 08/09/2022\)](#)
24. [AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, AMENDING TITLE 14 OF THE ALCOA MUNICIPAL CODE, ZONING AND LAND USE CONTROL, ZONING ORDINANCE, DEFINITIONS \(DWELLING UNIT AND NIGHT WATCHMAN, CARETAKER OR CUSTODIAN MEANINGS, TO ALSO INCLUDE MEANINGS FOR A PREMISES, PRIMARY AND ACCESSORY BUILDINGS/USES AND GROSS FLOOR AREA\) \(PC Res 2022-29\) \(Public Hearing – 08/09/2022\)](#)

OTHER BUSINESS

25. [Reappoint Mr. Bruce Damrow to the Stormwater Board of Appeals for a three \(3\) year term, from 9/8/22 to 9/7/25.](#)
26. [Reappoint Mr. William C. Cochran to the Board of Zoning Appeals for a three \(3\) year term, from 9/11/22 to 9/10/25.](#)
27. [Reappoint Mr. Gary Best to the Construction Board of Adjustment and Appeals for a four \(4\) year term, from 9/13/22 to 9/12/26.](#)
28. [Appoint Mr. Doug Jenkins to the Construction Board of Adjustment and Appeals for a four \(4\) year term, from 9/13/22 to 9/12/26, replacing Mr. Steve McDaniel.](#)
29. [Commissioner's Comments.](#)
30. [City Manager's Report.](#)
31. [Adjournment.](#)