

**ALCOA MUNICIPAL/REGIONAL PLANNING COMMISSION
REGULARLY SCHEDULED MEETING
October 21, 2021, 5:30 P.M.**

AGENDA

- I. Call to Order: Chairman
- II. Roll Call: Secretary
- III. Approval of Minutes: September 16, 2021
- IV. Citizen Comments:
Open.
- V. Requests for Preliminary and Final Approval:
 1. **Consideration of a request by Zeb Benson (MBI Companies, Inc.) to replat three (3) lots into two (2) lots, Ruth Long Property, 3305 and 3307 Melody Lane (Urban Growth Boundary/Tax ID 038 006.00) (Project PLT-21-039).**
- VI. Requests for Preliminary Approval:
 1. **Consideration of a request by LandTech, LLC to replat one (1) lot into six (6) commercial lots and extend Franck Street, being a private access road, Springbrook Farm Development, former Alcoa West Plant Property, west corner of Tesla Boulevard and Marconi Boulevard (Tax ID 036K A 012.00) (Project # DEV-21-031).**
- VII. Requests for Final Approval:
None.
- VIII. Miscellaneous Requests of Required Actions:
None.
- IX. Concept Plan Review:
 1. **Consideration of a request by Chris Soro (C2RL Engineering, Inc.) for a concept plan for a proposed hotel and restaurant mix, Springbrook Farm Development, former Alcoa West Plant Property, Tesla Boulevard and Pauling Street (Tax ID 036K A 005.00) (Project # DEV-21-040).**
 2. **Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for site plan approval for a restaurant, Kickback Jack's, Springbrook Farm Development, former Alcoa West Plant Property, Franck Street (P/o Tax ID 036K A 010.00) (Project # DEV-21-041).**
- X. Old Business:
 1. **Consideration of a request by Chris Soro (C2RL Engineering, Inc.) for a revised plat to replat one (1) lot into two (2) lots, Springbrook Farm Development, former Alcoa West Plant Property, Tesla Boulevard and Pauling Street (Tax ID 036K A 005.00) (Project # PLT-21-040).**

2. Consideration of a request by David Poe (Batson, Himes, Norvell & Poe) for site plan approval for Alcoa Mini-Storage, Airport Highway, Starlite Road and Reed Road (Tax ID 009I A 007.00-011.02) (Project DEV-21-030).

3. Consideration of a request by Bill Seeley (Seeley Wallis Investments, LLC) for site plan approval for a TDOT perimeter fence, Middlesettlements Road (Tax ID 046 018.00-018.03) (Project DEV-18-041).

XI. New Business:

1. Consideration of a request by Scott Henderson (Sterling Engineering, Inc.) for site plan approval for a gas pump and additional paved parking, Doug Justus Auto Sales, located at 3740 Alcoa Highway (Tax ID 018 013.00) (Project DEV-21-042).

2. Consideration of a request by Rusty Baksa (Land Development Solutions) for site plan approval for site modifications for storage building and utility trailer sales, Leonard USA, 3262 Alcoa Highway (Tax ID 017 084.02) (Project # DEV-21-043).

3. Consideration of a request by Brandy Zackery (Arnold Consulting Engineering Services, Inc.) for site plan approval for the extension of Franck Street, being a private access road, Springbrook Farm Development, former Alcoa West Plant Property, off Tesla Boulevard, (Tax ID 036K A 012.00) (Project # DEV-21-031).

4. Consideration of a request by Brandy Zackery (Arnold Consulting Engineering Services, Inc.) for site plan approval for a restaurant, Springbrook Farm Development, former Alcoa West Plant Property, Franck Street extended (P/o Tax ID 036K A 012.00) (Project # DEV-21-044).

XII. Other Business:

None.

XIII. Adjournment: