

**ALCOA MUNICIPAL/REGIONAL PLANNING COMMISSION
REGULARLY SCHEDULED MEETING
March 18, 2021, 5:30 P.M.**

AGENDA

- I. Call to Order: Chairman
- II. Roll Call: Secretary
- III. Determination of Necessity of Electronic Meeting:
Required Action.
- IV. Approval of Minutes: February 18, 2021
- V. Requests for Preliminary and Final Approval:
 1. **Consideration of a request by Daniel Oliver (Compass Engineering) to replat one (1) lot into two (2) lots, Icenhower Property, 709 Reservoir Road (Tax ID 037L B 019.00) (Project PLT-21-005).**
 2. **Consideration of a request by Michael Ogle (Appalachian Surveys) to combine two (2) lots into one (1) lot and plat all utility easements and site improvements, Dunlap RV Property, 4214 Airport Highway (Tax ID 009P A 014.00) (Project PLT-18-003).**
 3. **Consideration of a request by Stefan Claar (Turner Homes, LLC) to replat one (1) lot into four (4) lots, Catherine Rosko Property, 1216 Middlesettlements Road (Tax ID 046 027.00) (Project PLT-21-006).**
 4. **Consideration of a request by Zinger Properties General Partnership to replat eleven (11) lots into two (2) lots to include absorbing a “to be abandoned” area of the Jimmy Hugh Thompson Road Right-of-Way, Topside Ventures, GP and Prigmore Properties, 2034 Topside Road, McBath Road and E. Old Topside Road (Tax ID 017 013.00, 013.03, 014.00-017.00 and 022.00-025.00) (Project PLT-21-007).**
 5. **Consideration of a request by Randy White (C2RL Engineers) to adjust a transmission line easement and plat all utility easements and site improvements, CMH Services Property, 5000 Clayton Road (Tax ID 027 028.00) (Project PLT-19-053).**
- VI. Requests for Preliminary Approval:
None.
- VII. Requests for Final Approval:
None.
- VIII. Miscellaneous Requests of Required Actions:
 1. **Consideration of a rezoning request (Limited Restriction District “I” and Open Space District “OS” to General Business District “E”, Residence District “A”, Buffer District “B-1” and Open Space District “OS”) for Tax ID 046 027.00, located 1216 Middlesettlements Road.**

2. Consideration of a request to abandon Jimmy Hugh Thompson Road, as a public right-of-way.

3. Consideration of a rezoning request (Limited Restriction District "I" to Interstate Commercial District "IC" and General Business District "E") for Tax ID 017 013.00, 013.03, 014.00-017.00 and 022.00-025.00, located at 2034 Topside Road, McBath Road and E. Old Topside Road.

IX. Concept Plan Review:

1. Consideration of a concept plan for a proposed retail development, Topside OZ, LLC Properties, former McBath Property, located at 2132 Topside Road (Tax ID 017 031.02 and 031.03) (Project DEV-21-008).

2. Consideration of a concept plan for a gas station, DOST, LLC Property, located at 2726 Druid Hill Drive (Tax ID 037C A 010.00) (Project DEV-21-009).

X. Old Business:
None.

XI. New Business:

1. Consideration of a request by Dan Brittain (Architecture Collaborative) for site plan approval for an apartment development, 216 units, Topside 333 Apartments, former McBath Property, located at 2139 Topside Road (Tax ID 017 031.00 and 031.01) (Project # DEV-20-052).

2. Consideration of a request by Barber McMurry Architects for site plan approval for a new car wash, Harper Auto Wash, located at 3163 Alcoa Highway, and revising a site plan approved on June 18, 2020 (Tax ID 017 085.01) (Project # DEV-20-035).

XII. Other Business:

1. Informational item on Cusick Connector Road to Amazon site.

2. Informational item on historical (wayside) markers to be installed throughout the City of Alcoa to celebrate its rich history.

XIII. Adjournment:

Please be advised that this meeting will be physically closed to the public due to COVID-19 concerns. The public may view the meeting live at <https://www.youtube.com/user/CityofAlcoaTN>. An audio recording of the meeting will be made accessible on the City of Alcoa's website at www.cityofalcoa-tn.gov within 48 hours of the meeting. Please submit comments related to this agenda via email at publicmeetingcomments@cityofalcoa-tn.gov, with ARPC Meeting in the subject line. Please include your name and address for the record. All comments must be received by 12:00pm on March 18th to be included in the record of the meeting.