

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

The Alcoa Municipal/Regional Planning Commission met in regular session on February 16, 2023, at the Alcoa Municipal Building Council Chambers. Commissioners present were Chairman Clarence Williams, Tracey Cooper, Mark Johnson, John Rochelle and Kathy Thompson. Jeremy Pearson and Ashley Miller were present as city staff.

**APPROVAL OF MINUTES:**

The minutes of the January 19, 2023, meeting were declared approved, as submitted, and requested to be filed.

**CITIZEN COMMENTS:**

None.

**REQUESTS FOR PRELIMINARY/FINAL APPROVAL:**

**Consideration of a request by Mark Tucker (Robert Campbell & Associates, LP) to replat five (5) lots into two (2) lots, located at 3720 Rivertrace Lane, (Tax ID 0030 A 001.0) (Project # PLT -23-003).**

Staff recommended preliminary/final plat approval, subject to the following:

- 1) A revised plat denoting—
  - a. Addition of plat notes stating:
    1. Zoning district;
    2. Setbacks are per City of Alcoa Zoning Regulations;
  - b. Minimum side yard setback to be increased from 5 feet to 12 feet, as the combined total within the Residence District “B” zone applies;
  - c. An improved line weight or shading or similar to distinguish between “OLD LOT LINES (TYP.) TO BE REMOVED” and line type for setbacks;
  - d. Expansion of 12 feet setback shown along “SR-129 AIRPORT HIGHWAY” for a setback of 30 feet, as said represents a front yard setback;
- 2) Approval of utilities, with all utilities to be underground;
- 3) Approval of the Blount County Highway Department;
- 4) Approval of engineering;
- 5) Execution of the necessary signatures and recording of plat; and,
- 6) Meeting all other city and county requirements.

Commissioner Johnson made a motion to approve the preliminary and final plat, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

**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).**

Staff recommended preliminary/final plat approval, subject to the following:

- 1) A revised plat denoting—
  - a. Addition of plat notes stating:
    1. “There are two non-conforming parking areas located on Lot 1R1, created by the TDOT Right-of-Way acquisition. At such time any development occurs on the site, the non-conforming parking areas shall be brought into compliance with the

- current parking buffers per the City of Alcoa requirements.” (Note that See Plat Note \_\_\_\_ shall be labeled on the gravel and asphalt parking areas);
2. “All new utilities part of any development and/or redevelopment to be placed underground, unless otherwise approved.”;
- b. Revision to plat notes as follows:
    1. Rewording of Plat Note # 4 to state that “Utility, construction and drainage easements shall be 10 feet on the inside of all exterior lot lines and street rights-of-way. There shall be easements per utility provider’s specifications for all as-built utilities, unless otherwise noted”;
  - c. Revision to stamps:
    1. CERTIFICATE OF APPROVAL FOR RECORDING;
    2. CERTIFICATE OF APPROVAL OF ELECTRIC;
  - d. Removal of stamps:
    1. CERTIFICATE OF THE APPROVAL OF WATER AND SANITARY SEWER UTILITES;
  - e. Addition of stamps:
    1. CERTIFICATE OF APPROVAL OF WATER;
    2. CERTIFICATE OF APPROVAL OF SANITARY SEWER;
  - f. Expansion of 25' Buffer to include S22°32"03"W boundary call;
  - g. Addition of centerline measurement for Crescent Drive;
- 2) Approval of utilities, with all utilities to be underground;
  - 3) Approval of engineering;
  - 4) Execution of the necessary signatures and recording of plat; and,
  - 5) Meeting all other city and county requirements.

Commissioner Rochelle made a motion to approve the preliminary and final plat, subject to staff’s stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

**Consideration of a request by Gregory Stroud (Stroud Surveying) to replat two (2) lots into one, located at 811 Sam Houston School Road, (Tax ID 028 041.01) (Project # PLT-23-001).**

Staff recommended preliminary/final plat approval, subject to the following:

- 1) A revised plat denoting—
  - a. Addition of “Final Plat of” prior to Lot 1 in the header;
  - b. Certificate of Ownership and Dedication shall be signed by the property owners of Parcel 041.01 and 041.02 to support the claim stated in the Special Note;
  - c. Revision of plat notes as follows:
    1. Special Note to be Note #1, with said note to clarify Lot 1 reference due to both the former and new lot being labeled as Lot 1/it creates confusion (i.e., “...Lot 1 OF THE “PREVIOUSLY RECORDED” TWO LOT SURVEY...”, etc., etc. (Note that See Note #1 shall be added to the callout on the plat);
    2. Removal of drainage and utility easements statement and replace with Note #2 to state:  
“Utility, construction and drainage easements shall be 10 feet on the inside of all exterior lot lines perimeter to this subdivision and along street rights-of-way, and

- five feet on each side of all interior lot lines. There shall be easements per utility provider's specifications for all as-built utilities, unless otherwise noted";
3. Removal of Building Encroachment Certification and replace said with the following:  
"There are non-conforming structures located on Lot 1, and at such time the non-conforming structures are either removed, destroyed or replaced all required setbacks shall be met in conformance with City of Alcoa and/or Blount County requirements/the local jurisdictional authority" (Note that See Plat Note 3 shall be labeled on the structures);
  - d. Addition of plat notes stating:
    1. "All easements following former lot and tract lines are hereby released upon recording of this plat, unless otherwise noted";
    2. Establishment of responsibility and maintenance of the new 50-ft ingress and egress easement;
    3. Zoning District and a notation that setbacks are per Blount County Zoning Regulations;
    4. The responsibility of deed, title and ownership accuracy shall fall to the surveyor and the property owner of Parcel 028 041.01, in conjunction with findings and actions needed from a title survey;
    5. All new utilities shall be underground, unless otherwise approved;
  - e. Revision to stamps for:
    1. CERTIFICATE OF APPROVAL FOR RECORDING;
    2. CERTIFICATE OF APPROVAL OF STREETS (Note, Sam Houston School Road is City of Alcoa roadway);
    3. CERTIFICATE OF APPROVAL OF ROAD NAMES;
    4. CERTIFICATE OF APPROVAL FOR RECORDING;
    5. CERTIFICATE OF ACCURACY (Note, the certification needs to reflect that the plat is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000);
  - f. Addition of stamps:
    1. CERTIFICATE OF APPROVAL OF WATER;
    2. CERTIFICATE OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL;
    3. CERTIFICATE OF APPROVAL OF ELECTRIC;
- 2) Approval of utilities, with all utilities to be underground;
  - 3) Approval of the Blount County Department of Environmental Health for subsurface septic system, if applicable;
  - 4) Approval of engineering;
  - 5) Execution of the necessary signatures and recording of plat; and,
  - 6) Meeting all other city and county requirements.

Commissioner Rochelle made a motion to approve the preliminary and final plat, subject to staff's stipulations as presented. Commissioner Cooper seconded the motion, and it passed unanimously.

**Consideration of a request by Randy White (C2RL Engineering) to replat three lots to create a public right of way, Pellissippi Place, located off of Old Knoxville Highway. (Tax ID 037 016.10 and 027 073.00) (Project # PLT-22-038).**

Staff recommended preliminary and final plat approval, subject to the following:

- 1) Submittal of a revised plat denoting—
  - a. Landscape buffer contained within an additional lot or as may otherwise be within a described easement area for said purpose (i.e., Lot 9 identified as “Common Area for Common Open Space/30’ Landscape Buffer” or “Easement for Common Area for Common Open Space/30’ Landscape Buffer”) (Note See Plat Notes 9 and 13);
  - b. Revision to Plat Note 9 for update of 75.44 acreage reference to reflect additional sliver of land now made part of this replat, with to be created Lot 9 to be referenced as well (i.e., along with Lots 2, 4R & 4R1...”);
  - c. Adjustment to S37°53’37”W boundary line between Lots 6R and 7R for a centerline of drive alignment with internal drive identified per concept plan, with easement to be established at centerline of drive (Note building placement for compliance with maximum building setback for restaurant at corner of Old Knoxville Highway and “to be” constructed boulevard impacts circulation layout/Note further that parking for both lots is to be part of a shared parking plan);
  - d. Addition of plat note stating “All future parking located on Lot 6R and Lot 7R is to be shared at time of development of each lot. Parking requirements of the Zoning Ordinance may be maintained by calculating totals provided on both lots.” (Note that said shared parking is to be captured as part of a written parking agreement at such time development occurs on either lot.);
  - e. Deletion of centerline reference line within Lot 8R;
  - f. Addition of a second centerline measurement on Old Knoxville Highway at south end of property;
- 2) Approval by engineering;
- 3) Approval of utilities;
- 4) Execution of the necessary signatures and recording of plat; and,
- 5) Meeting all other city requirements.

Commissioner Johnson made a motion to approve the preliminary and final plat, subject to staff’s stipulations as presented. Commissioner Cooper seconded the motion, and it passed unanimously.

**REQUESTS FOR PRELIMINARY APPROVAL:**

**None.**

**REQUESTS FOR FINAL APPROVAL:**

**None.**

**MISCELLANEOUS REQUESTS OF REQUIRED ACTIONS:**

**Consideration of a request by Jelly Bean Properties LLC, owner, to annex Tax ID 017 071.00, vacant lot located at Mimosa Heights Drive.**

Staff advised that the item was by owners request. Staff further advised that the property was located within the city’s adopted Urban Growth Boundary and therefore easily attachable, with the property being adjacent to the existing city limits on three sides. Staff noted the property had been improved with a surface parking lot. As the property owner had initiated the request for annexation, with the property being designated for Retail-General Business on the Alcoa Future Land Use Plan/Map, staff advised that the property be annexed. Staff recommended

adoption of PC Resolution 2023-15, recommending the annexation and a plan of services (Exhibit B) to the Alcoa Board of Commissioners.

Commissioner Cooper made a motion to adopted PC Resolution 2023-15. Commissioner Thompson seconded the motion, and it passed unanimously.

**Consideration of a zoning assignment (General Business District “E”) for Tax ID 017 071.00, vacant lot located at Mimosa Heights Drive.**

Staff advised that the item was related to the above annexation request by JellyBean Properties, LLC. Staff further advised that the property was designated as Retail-General Business per the Alcoa Future Land Use Plan/Map. Given the property was developed with a fenced parking lot area, staff recommended that the General Business District “E” zoning classification be applied to the property. Staff recommended adoption of PC Resolution 2023-16, which recommends the zoning assignment of General Business District “E” to the Alcoa Board of Commissioners.

Commissioner Johnson made a motion to adopted PC Resolution 2023-16. Commissioner Cooper seconded, and the motion passed unanimously.

**Consideration of a request by Nickoma and Jennifer Watkins, owner, to annex Tax ID 037C C 014.00, located at 402 Jackson Hills Drive.**

Staff advised that the property was located within the city’s adopted Urban Growth Boundary. Staff noted from the annexation request letter that the property owners were requesting the annexation to obtain Alcoa City Schools for their children. Staff explained that the property was not adjacent to the corporate limits and therefore not easily attachable—even though it was located within the adopted Urban Growth Boundary. Staff then further explained that the annexation of public roadway would also be necessary for such an annexation to occur. Staff recommended approval of PC Resolution 2023-17, recommending that said parcel **NOT** be annexed, due to the request being economically infeasible and therefore premature at this time.

Commissioner Rochelle made a motion to adopted PC Resolution 2023-17, recommending said parcel not be annexed at this time. Commissioner Thompson seconded, and the motion passed unanimously.

**Consideration of a rezoning request from Limited Restriction “I” to Mixed Use District “E-3” for Tax ID 037 TBD, to include the assignment of Mixed Use District “E-3” to Ramston Capital project Pellissippi Place, located of Old Knoxville Highway.**

Staff advised that the item was related to the three (3) lot plat previously reviewed, with the “to be” recorded plat establishing zoning district boundaries for this request. Staff explained that the request was to rezone a portion of the greater landholding owned by the Industrial Development Board (IDB) from Limited Restriction District “I” to Mixed Use District “E-3”. Staff noted that the lots had a future land use of Commercial/Office per the Alcoa Future Land Use Plan/Map. Staff advised that the Mixed Use District “E-3” was in keeping with the land use designation and was also the most appropriate zoning classification to move forward the vision for Pellissippi Place. Staff recommended adoption of PC Resolution 2023-18, recommending the referenced rezoning to the Alcoa Board of Commissioners.

Commissioner Cooper made a motion to adopted PC Resolution 2023-18. Commissioner Thompson seconded the motion, and it passed unanimously.

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

Staff advised this request for a text amendment is from Tom Stinnett on behalf of Central Baptist Church and precipitated by the church's wish to upgrade of the manual changeable copy ground sign with an electronic changeable copy panel. As electronic signs are only allowed to be installed within certain commercial districts, with this church property zoned industrial, this upgrade is not permissible. That said, after studying this further, and at the request of Mr. Stinnett, staff does feel that an allowance within industrial zoning classifications should be allowed. Industrial zoning is more intense. In addition, the Interstate Commercial District zone and a clarification for educational facilities have been included. Staff recommended adoption of PC Resolution 2023-19, recommending the amendment of the Sign Ordinance to the Alcoa Board of Commissioners.

Commissioner Cooper made a motion to adopted PC Resolution 2023-19. Commissioner Rochelle seconded the motion, and it passed unanimously.

**Consideration of an amendment to the Planned Commercial Unit Development District, "E-1", Uses permitted and on review**

Staff advised the amendment was precipitated by staff and was in response to circulation challenges that had been raised by the planning commission in the past with respect to compatibility and locational concerns for vehicular oriented retail and service facilities located within planned developments. Staff noted that the uses, which were being proposed as "uses on review", were recommended to be limited to fueling stations or stations for electric vehicle charging, motor vehicle sales, oil changes, tire shops and carwashes, which may include vehicle detailing.

Staff further advised that the types of establishments described were associated with adverse impacts to adjoining properties or uses, to include, but not limited to, noise, lighting, traffic congestion, and vehicular stacking, storage, and waste needs. Therefore, staff added that locational criteria, etc., were recommended as part of the review process.

Staff explained that in addition to the uses described, self storage/mini warehouse facilities were also being called out specifically under the use on review provision. Staff added that such a storage type of use had been considered permissible in the past, if the commercial intent was determined to be maintained by providing for ground floor commercial. Staff noted that the intent of the recommended change was to only provide direction in this area. Staff recommended adoption of PC Resolution 2023-20, recommending the amendment to the Alcoa Board of Commissioners.

Commissioner Thompson made a motion to adopted PC Resolution 2023-20. Commissioner Cooper seconded the motion, and it passed unanimously.

**CONCEPT PLAN APPROVAL:**

**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).**

Staff presented the concept and advised that the request also represented a use on review for a sole residential use component. From the guiding standards referenced under the Mixed Use District for use on review considerations, staff further advised that the sole residential use component was plausible as it:

- A) Conceptually was in conformance with adopted regulations and policies of the city, with said recommended subject to development requirements for consideration at time of detailed plat reviews and approvals by the planning commission and staff; and,
- B) Conceptually in its overall form was shown to be designed with development harmony in mind for consistency with the long-range vision for Pellissippi Place, provided a “vertical” mixed use commercial component was clearly integrated into the overall design layout for conformance with the Mixed Use District.

Staff then recommended concept plan approval of the plan submitted, which provided for 460 multi-family units, as denoted and identified as being on Blount County Tax ID #'s 037 016.09, 016.10 and 016.11, as well as the conditional approval for sole use multi-family residential units, subject to the following:

- 1) Submittal of a revised concept denoting—
  - a. Identification of drawing as a “Concept Plan” within title block;
  - b. Identification of open space buffer to adjoin Edgewood Acres and measuring 30 feet in width, with an Edgewood Acres label also denoted on the drawing (Note that buffer area should be labeled “30 Feet Open Space/Landscaping Buffer”);
  - c. Identification of two (2) “to be” constructed roadway sections as “Road 1” and “Road 2” for reference purposes;
  - d. Replacement of “Retail Property” label with “Commercial Retail or Restaurant Property”;
  - e. Adjustment of commercial lot to centerline of drive for alignment with access point to and from “to be” constructed boulevard, as such an adjustment provides for lot development flexibility for broader commercial viability (Note that the drive is also impacted by a need for the corner restaurant setback to shift closer to the “to be” constructed boulevard/see f below);
  - f. Adjustments to restaurant setbacks, as building located at corner of Old Knoxville Highway and to be constructed boulevard is to be no greater than 12 feet from the boulevard right-of-way/property line (Note that Old Knoxville Highway frontage is not considered a primary street frontage for this development, with a minimum setback of 35 feet be maintained for consistency of setbacks along this arterial corridor);
  - g. Addition of public sidewalk along proposed restaurant lot at Old Knoxville Highway frontage, with said to be a minimum of 10 feet in width;
  - h. Addition of internal pedestrian connections to and from public sidewalks at both Old Knoxville Highway and “to be” constructed boulevard, with internal pedestrian connections to also be incorporated between restaurants and apartment buildings

(Note that parking area provides for no connectivity between the two restaurant uses and the apartments);

- i. Extension of internal pedestrian connections adjoining 90-degree parking spaces shown at corners of Buildings A and B to 10 feet wide sidewalk shown along "to be" constructed boulevard;
  - j. Addition of typical measurements for front yard setback maximum of 12 feet and minimum of 10 feet for buildings shown along "to be" constructed boulevard;
  - k. Addition of 10 feet (at a minimum) front yard setback measurements at corners of Buildings A and B from right-of-way/property lines of "to be" constructed internal perpendicular road;
  - l. Addition of typical measurements from Buildings C and D to right-of-way/property lines of "to be" constructed internal perpendicular road, with minimum 10 feet and maximum 12 feet;
  - m. Addition of typical 10 feet perimeter parking/drive aisle open space or landscaping buffer setbacks from property lines to back of curbs;
  - n. Clear identification of vehicular turnaround abilities at temporary termination of "to be" constructed boulevard;
  - o. Addition of open space island width measurement within "to be" constructed boulevard;
  - p. Addition of crosswalks at access points with "to be" constructed boulevard, as well as within drive aisle connecting Buildings B and D at eastern end, with stop bars also provided as part of overall parking lot circulation layout;
  - q. Expansion of commercial lot access point from 25 feet in width to 35 feet in width to provide for a three-lane cross-section for a left turning movement, with the same provided at the apartments westernmost access point;
  - r. Identification of vertical mixed use areas part of a building or multiple buildings, as vertical mixed use shall occupy at least 20 percent of the established district (Note that this portion of Pellissippi Place is being reserved by the Industrial Development Board (IDB) for mixed use, with additional phases precipitating a need for expansion of this initial mixed use zoning area anticipated to occur to aid in compliance with this percentage/Refer to s below for additional requirements);
  - s. Addition of drawing notations stating—
    1. "All non-residential floor space provided on the ground floor of a vertical mixed-use building shall contain a minimum floor area of at least 10-20 percent of the buildings overall gross floor area." (Add "See Note \_\_\_\_\_" label at vertical mixed use areas on drawing);
    2. "All mixed-use buildings shall have a minimum floor to ceiling height of 11 feet." (Add "See Note \_\_\_\_\_" label at vertical mixed use areas on drawing);
    3. "For sites [1] acre or greater, the minimum lot area per dwelling unit shall be [1,000] square feet for mixed-use buildings and [1,500] square feet for all other buildings." (Add density calculation and proposed total);
- 2) Exterior design elevations submitted as part of detailed development plan review that are verified to:
- a. Provide for horizontal and vertical projections and recesses a minimum of 12 to 36 inches every 30 to 60 linear feet when in public view from a public roadway (Note that this provision would apply to all elevations for all buildings);



- b. Provide for a five percent (5%) minimum window area when in public view from a public roadway (Note that this applies to all elevations for all buildings);
  - c. Adequately screen roof mounted equipment when in public view from a public roadway, if applicable (Note that this applies to all elevations for all buildings);
  - d. Identify all exterior material finishes, with design finishes to be of similar type or in keeping with the overall architectural flavor part of the long-range vision for Pellissippi Place);
- 3) Working through improved access and circulation (vehicular and pedestrian) between the restaurants and mixed use buildings and ingress/egress to and from the "to be" constructed boulevard, with parking/backout conflicts to be worked through as well;
  - 4) Favorable adoptions of rezoning request from Limited Restriction District "I" to Mixed Use District for this second phase development area for Pellissippi Place by the Alcoa Municipal/Regional Planning Commission and the Alcoa Board of Commissioners;
  - 5) Providing for required number of ADA accessible parking stalls as part of detailed development plan reviews;
  - 6) Addition of bike rack and locations and detail as part of detailed development plan review, to include total required count;
  - 7) Maintaining density (i.e., number of units per acre) in conformance with Mixed Use District;
  - 8) Installation of public roadway improvements (to city specifications) on Old Knoxville Highway (where applicable) and per City of Alcoa Engineering and TDOT approvals, as well as for "to be" constructed main boulevard and perpendicular "T" roadway with roundabout, including accessible public sidewalks and accessible internal private pedestrian connections thereto in conformance with Mixed Use District;
  - 9) Approval of subdivision replat by Alcoa Municipal/Regional Planning Commission for Phase 2 of Pellissippi Place, with said to be recorded;
  - 10) Approval of engineering as part of detailed development plan reviews;
  - 11) Approval of stormwater management as part of detailed development plan reviews;
  - 12) Approval of utilities as part of detailed development plan reviews, to include utilities part of improvements within "to be" constructed public roadways, with all utilities to be placed underground;
  - 13) Approval by fire for circulation and access as part of detailed development plan reviews (Note that turning template for fire truck and garbage truck to be included within plan set);
  - 14) Approval by sanitation for circulation and accessibility for solid waste location, pad and screening (Note that turning template for garbage truck to be include within plan set);
  - 15) Assignment of addressing for all buildings by E-911 Addressing;
  - 16) Approval of the US Postal Service for consolidated mail center location;
  - 17) Approval of a landscaping plan by the Alcoa Tree Board, including a tree replacement plan for qualifying trees to be removed, with plan to include installation of landscaping screen buffer to be placed along Pellissippi Parkway frontage and within 30 feet wide open space area adjoining Edgewood Acres (Note that tree inventory is needed for identification of trees to be removed); and,
  - 18) Meeting all other city requirements.

Commissioner Rochelle made a motion to approve the concept plan of the plan submitted, which provided for 460 multi-family units, as denoted and identified as being on Blount County Tax ID #'s 037 016.09, 016.10 and 016.11, as well as the conditional approval for sole use

multi-family residential units, subject to the staff's stipulations as presented. Commissioner Cooper seconded the motion, and it passed unanimously.

**OLD BUSINESS:**

**None.**

**NEW BUSINESS:**

**Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for site plan approval for a can storage building, additional restaurant parking, container bar, and other beer garden improvements, 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).**

*This item was deferred at the request of the applicant.*

**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, (Tax ID 036 015.00) (DEV-23-004).**

Staff recommended site plan approval, subject to the following:

- 1) A revised site plan denoting—
  - a. Removal of "Not For Construction Planning Commission Package";
  - b. Addition of the engineers signature and seal;
  - c. Addition of full Vision Center site to include all parking;
  - d. Revision of parking calculations, as follows:
    1. Required parking shall be 48 stalls;
    2. Completion of the bicycle parking;
- 2) Approval of engineering;
- 3) Approval of stormwater management;
- 4) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
- 5) Approval by Metropolitan Knoxville Airport Authority (MCAA);
- 6) Approval of landscaping plan by Alcoa Tree Board, as additional plantings will be required; and,
- 7) Meeting all other city requirements, including securing necessary grading, building and signage permits.

Commissioner Johnson made a motion to approve the site plan, subject to the staff's stipulations as presented. Commissioner Rochelle seconded the motion, and it passed unanimously.

**Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for site plan approval to add an addition to the kitchen, Clayton Lodge, located at 5000 Clayton Road. (Tax ID 027 028.03) (DEV-21-035).**

Staff recommended site plan approval, to include approval of the exterior building design, subject to the following:

- 1) A revised site plan denoting—
  - a. Removal of "Not For Construction Planning Commission Package";

- b. Addition of the engineers signature and seal;
- c. Revised plan date to be within 1 year of the submittal;
- 2) Approval of engineering;
- 3) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
- 4) Approval by Fire;
- 5) Approval of landscaping plan by Alcoa Tree Board as a result of tree removal, with caliper inches removed to be provided;
- 6) Meeting all other city requirements (including securing the necessary permits for and building construction, including signage, as well as plans reviews).

Commissioner Cooper made a motion to approve the site plan, subject to the staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

**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).**

Staff recommended approval of the site plan, including the exterior building elevations, subject to the following:

- 1) A revised site plan denoting—
  - a. Removal of "Not For Construction Planning Commission Package";
  - b. Addition of the engineers signature and seal;
- 2) Submittal of the hard copies of exterior building elevations to Alcoa Planning staff;
- 3) Approval of engineering;
- 4) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
- 5) Approval by Fire;
- 6) Approval of landscaping plan by Alcoa Tree Board as a result of tree removal, with caliper inches removed to be provided;
- 7) Meeting all other city requirements (including securing the necessary permits for and building construction, including signage, as well as plans reviews).

Commissioner Rochelle made a motion to approve the site plan, including the exterior building elevations, subject to the staff's stipulations as presented. Commissioner Cooper seconded the motion, and it passed unanimously.

**OTHER BUSINESS:**

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

Staff advised that the item was precipitated by the City of Alcoa Sanitation Division for the purpose of accessibility, with adjustments to the dumpster placements to occur along with parking. Staff further advised that the item was to place the minor necessary change of record. Staff noted that the item was for information only.

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**ADJOURNMENT:**

There being no further business to come before the commission, Commissioner Rochelle made a motion to adjourn the meeting. Commissioner Cooper seconded the motion, and the meeting was adjourned at 6:29 p.m.



Chairperson, Alcoa Regional/Municipal  
Planning Commission

  
Secretary