

**ALCOA MUNICIPAL/REGIONAL  
PLANNING COMMISSION MINUTES  
February 18, 2021  
5:30 P.M.**

The Alcoa Municipal/Regional Planning Commission met in regular session on February 18, 2021, via video teleconferencing (VTC). Commissioners present were Chairman Clarence Williams, Jim Buchanan, Mark Johnson, John (Rocky) Rochelle and Kathy Thompson. Jeremy Pearson and Ashley Miller were present as city staff.

DETERMINATION OF NECESSITY OF ELECTRONIC MEETING:

Chairman Williams read aloud the following statement:

A determination is needed by the Alcoa Municipal/Regional Planning Commission regarding the necessity of electronic meetings pursuant to the Governor's Executive Order Number 71, extending Executive Order Number 16, executed on December 22, 2020, and recommendations from the Tennessee Comptroller of the Treasury, and other applicable laws in effect. The Governor's Order allows government agencies to amend or rescind certain requirements under the Tennessee Open Meetings Act regarding the electronic meetings in lieu of in-person attendance and participation. The Comptroller's Office recommends that boards make a determination regarding the necessity of electronic meetings for continued function of government agencies and to protect public health, safety and welfare during the outbreak of COVID-19. Such determination is to be placed on the record in the Commission's minutes.

Commissioner Johnson made a motion to approve that the meeting be held electronically, pursuant with the Governor's Executive Order Numbers 16 and 71. Commissioner Rochelle seconded the motion, and it passed unanimously.

APPROVAL OF MINUTES:

The minutes of the January 21, 2021, meeting were declared approved, as submitted, and requested to be filed.

REQUESTS FOR PRELIMINARY/FINAL APPROVAL:

**Consideration of a request by Bill Ring (Commerce Group) to replat one (1) lot into two (2) lots, New Midland Plaza (West 2 East Land, LP Property), 157 South Calderwood Street (Tax ID 046M A 003.00) (Project PLT-21-001).**

Staff recommended preliminary/final plat approval, including approval of a reduction of up to 10 percent in the required number of parking spaces to be maintained on Lot 1R2-1, predicated on the recording of the plat approved subject to conditions on January 21, 2021, replating Lot 1 into Lot's 1R and 1R-1 thru 1R-4, or otherwise incorporate both actions requested separately onto one (1) drawing set for a single recording, with lot numbers to correspond accordingly, subject to the following:

- 1) A revised plat denoting—
  - a. Surveyor's stamped seal and signature to sheets;
  - b. Addition of all improvements representing subdivision's existing site conditions (i.e., buildings and identification of buildings, parking stalls, both standard and ADA accessible, to include totals for the same, driving aisles, ingress/egress points for storage business, ground-mounted sign structures (in addition to identified easements), amphitheater, pedestrian walks, and any adjoining public sidewalks, etc.) (Note that parking total for remaining lands lot, Lot 1R1R/the parent shopping center plaza lot, shall be provided for verification by applicant that required parking is

- maintained as the same relates to the total gross floor area of the shopping center building);
- c. Modification of portion of proposed SE rear boundary line between Lot 1R1R and Lot 1R2R to remove rear outdoor fenced parking storage area from Lot 1R2R, with addition of perpendicular lot line necessary to close the same (Note that said storage area is part of the New Midland Storage business and therefore an accessory use to be maintained on the same lot as defined under Sub-chapter 2.26 of the Zoning Ordinance, "Chapter 2", of the Zoning and Land Use Control regulations/Note also that addition of necessary perpendicular lot line to achieve said modification may be inserted in such a way to provide for the minimum grass/landscaping buffer of 10 feet in width on each side of the lot line or adjusted for its placement centerline to an adjoining drive aisle/Note further that buffer may be installed on each side of said line at time of development of Lot 1R2R);
  - d. Addition of "25' Non-exclusive Permanent Cross Access Easement" to shared rear access drive between proposed Lot 1R1R and Lot 1R2R, as shown shaded, with shaded symbol to be changed for consistency with other 25' easements identified;
  - e. Identification of each 25' easement as "25' Non-exclusive Permanent Cross Access Easement" (i.e., "25' Private Non-Exclusive Access Easement"), with 40' easement identified as "40' Non-exclusive Permanent Cross Access Easement";
  - f. Addition of electric utility easements to public segments of overhead electric (O.H.E.) lines, as well as easements for other public utilities within limits of subdivision (i.e., stormwater, sanitary sewer and water) (Note that private easements shall also be identified for stormwater/Note also that minimum easement widths are under review by engineering);
  - g. Addition of private stormwater easements for private stormwater conveyances across multiple lots, to include any other private easements (if/where applicable);
  - h. Addition of minimum front yard building setback lines of 40 feet for General Business District "E";
  - i. Adjustment of Home Avenue labeling for placement below McCammon Avenue;
  - j. Renaming proposed lots as follows:
    1. Lot 1R1R as "Lot 1R2-1 (Formerly Lot 1R)" (Note that said represents second revision of Lot 1);
    2. Lot 1R2R as "Lot 1R2-2 (Formerly Lot 1R)";
  - k. Revision to plat notes as follows:
    1. Minor rewording of Plat Note #9 to account for two (2) lots created here by stating that "The additional lot created by this subdivision involves a replat of Lot 1R in conformance with certain conditions specified per a recorded Warranty Deed transferring lands from New Midland Plaza Associates to the City of Alcoa, with said lands and conditions identified by Blount County Instrument # 0011979501 (09/29/1997) and further described currently as Tax ID # 046M A 003.02.";
    2. Rewording of Plat Note 10 to state that "Perimeter landscaping/grass buffer strips, a minimum of 10 feet in width, shall be constructed on each side of a lot line at time of development and/or redevelopment of Lot 1R2-1 and Lot 1R2-2. Exclusions shall be made for shared drives (at centerlines) and other points of vehicular/pedestrian egress/ingress to be approved, as well as to areas adjoining

- property held by the City of Alcoa and identified as Tax ID 046M A 003.02 in conformance with conditions of W.D. referenced under Plat Note #9.”;
3. Minor rewording of Plat Note #13 (plat purpose) to account for two (2) lots involved here by replacing “five (5) lots” with “two (2) lots” and deleting “and eliminate a lot line of lot one (1) of Life and Casualty Insurance Company of Tennessee”;
  4. Addition of “over” between “on” and “upon”, Plat Note #15, with said concerning Non-exclusive Permanent Cross Access Easements
  5. Deletion of Plat Note #17 (in its entirety), as the said does not apply to this replat of Lot 1R;
  6. Minor rewording of Plat Note #19 to account for two (2) lots created here by stating that “A water quality buffer is shown on Lot 1R2-1 and Lot 1R2-2. Considerations by the City of Alcoa for the maintaining of pre-existing, non-conforming conditions shall be made for any future development of Lot 1R2-1 and Lot 1R2-2, with this buffer to serve as a minimum building setback (if and where applicable). Any disturbance or substantial changes /improvements to the developable area adjoining said buffer shall be constructed in conformance with the with the City of Alcoa Stormwater Management Ordinance of the Alcoa Municipal Code.”;
  7. Rewording of Plat Note #20 to state that “The Addition of a Water Quality Buffer has been placed on Lot 1R2-1 and Lot 1R2-2 in conformance with the City of Alcoa Stormwater Management Ordinance of the Alcoa Municipal Code, a minimum of 35 feet in width, with said measured from top of bank of Pistol Creek.
  8. Deletion of Plat Note #21, with said to be replaced with l1 below;
  9. Deletion of Plat Note #22
  10. Revision to Plat Note #18 conditional on final review and approval by City Attorney for any necessary language revisions and/or additions to clarify its intent (Note that said currently states that “The public lines for stormwater, sanitary sewer and water that are currently impeded due to existing placements underneath the existing shopping plaza building, as shown hereon and located on Lot 1R, shall not be permitted to remain impeded as part of any redevelopment of or substantial changes/improvements to the existing building area above said lines.”;
- l. Addition of plat notes as follows:
1. “The properties representing this subdivision are currently zoned General Business District “E” and setbacks are as follows: Front yard 40 feet and side/rear yard 10 feet. Please contact City of Alcoa Planning for current verification of setbacks.”;
  2. “Common drainage easements to be 10 feet in width (5 feet on each side of drainage facilities, as-built) are hereby to be placed over private storm lines as shown hereon across lots for the management of stormwater.”;
  3. “Development of Lots 1R-2 and 1R-4 may require removal and relocation of public utilities.” (Note that “See Plat Note \_\_\_\_” shall be referenced at each lot #);
- m. Expansion of title to state “Lot 1R into 1R2-1 and 1R2-2”;
- n. Addition of the following text and corresponding symbols to legend:
1. 40’ Non-exclusive Permanent Cross Access Easement;
  2. 25’ Non-exclusive Permanent Cross Access Easement;
  3. Water, Sanitary Sewer and Storm;

- o. Addition of certification stamp for CERTIFICATE OF APPROVAL OF STREET NAMES, with all certification blocks to also be added to cover sheet;
- 2) Approval of reduction of up to 10 percent in the required number of parking spaces to be maintained on Lot 1R (Note that said reduction may be granted by the planning commission for parking areas on sites being redeveloped and for which applicant can demonstrate that the number of parking spaces that could be constructed in compliance with the provisions is not compliant with the number of parking spaces required);
- 3) Submittal, review, approval and recording of maintenance document for circulation driveways to be placed within non-exclusive permanent cross access easements, to also include the maintenance of stormwater management facilities, with said to be reviewed and approved by city attorney;
- 4) Approval by engineering;
- 5) Approval of utilities (Note that this plat remains under review for utilities);
- 6) Execution of the necessary signatures and recording of plat; and,
- 7) 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 Buchanan seconded the motion, and it passed unanimously.

**Consideration of a request by Randy White (C2RL Engineering, Inc.) for a "plat of correction" to sheet (S.10), Blount County Map File 3881A (Replat of Lots 7 and 8 into Lots 7R1 and 7R1-1, 8R1 and 8R1-1), Springbrook Farm S/D, former Alcoa West Plant Property, Tesla Boulevard (Tax ID 036K A 001.00 and 002.00/formerly part of 036 007.00) (Project # PLT-19-040).**

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

- 1) Approval by engineering;
- 2) Approval by utilities;
- 3) Execution of necessary signatures and recording of plat (Note that Airport Center 4) Development Partners, LLC and FC Alcoa, LLC will both need to sign as owners); and,
- 4) Meeting all other city requirements.

Commissioner Rochelle made a motion to approve the preliminary and final plat, subject to staff's stipulations as presented. Commissioner Buchanan 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 Catherine Rosko, owner, to annex a remaining portion of Tax ID 046 027.00, located at 1216 Middlesettlements Road.**

Staff advised that the item was by owners request and was precipitated by interest in the future development of the property. Staff explained that the back half of the property was located within the corporate limits of Alcoa. However, as staff further explained, the front portion of the property along Middlesettlements Road remained in the county. Staff noted that the request was to bring the remaining portion of the parcel into the City of Alcoa. Staff added that the property was located within the city's adopted Urban Growth Boundary and easily attachable from the rear landholding and Middlesettlements Road. Additionally, staff noted that this portion of the property was designated as Retail-General Business, Residential-Low Density and Open Space on the City of Alcoa Future Land Use Plan/Map. Staff recommended adoption of PC Resolution 2021-14, recommending the annexation and a plan of services (Exhibit B) to the Alcoa Board of Commissioners. Commissioner Buchanan made a motion to adopt PC Resolution 2021-14, with Commissioner Johnson seconding. The motion passed unanimously.

**Consideration of zoning assignments (Limited Restriction District "I" and Open Space District "OS") for a remaining portion of Tax ID 046 027.00 considered for annexation, located at 1216 Middlesettlements Road.**

Staff advised that the item was related to the above annexation request by Catherine Rosko. Staff explained that the property was designated as Retail-General Business, Residential-Low Density and Open Space on the Future Land Use Plan/Map and the surrounding plan of development in the general area was commercial and multi-family residential, and low density residential. Staff then further explained that due to the existing conditions of the currently configured landholding, which was under one (1) parcel and therefore premature to support a need to apply other zoning classifications in conformance with the Future Land Use Plan/Map, it was that Limit Restriction District "I" and Open Space District "OS" were the most appropriate zoning districts to be applied at this time. Staff noted that the plan called for a layering of land uses to provide a transition from low to high intensities. Staff also added that this identified transition was intended to aid to protect environmentally sensitive areas prone to flooding and the adjoining single-family neighborhood from commercial encroachment.

Staff then also advised that the Limited Restriction District "I" classification was considered as a temporary "holding" zone, in this case, as the existing conditions did not "yet" warrant the application of a more intense zoning classification. Staff stated that the Open Space District "OS" classification was proposed to be applied to the areas within the 100-year flood hazard zone. At such time a division of the parcel was proposed, which was anticipated in the short term, staff noted that a commercial zoning classification, to include an additional buffer zone, may then be applied (if favorably considered) to warrant the higher intensity identified per the Future Land Use Plan/Map. Staff recommended adoption of PC Resolution 2021-15, which recommended the zoning assignments of Limited Restriction District "I" and Open Space District "OS" to the Alcoa Board of Commissioners. Commissioner Johnson made a motion to adopted PC Resolution 2021-15, with Commissioner Thompson seconding. The motion passed unanimously.

**Consideration of a rezoning (Limited Restriction District "I" to Open Space District "OS") for a portion of Tax ID 046 027.00, located at 1216 Middlesettlements Road.**

Staff advised that the item had been initiated by the planning staff and was related to the previous item. Staff explained that similar to the request presented above, the item was a request to rezone the 100-year flood hazard zone area of the portion of the property already located within the city from Limited Restriction District "I" to Open Space District "OS". Staff added that if the remaining portion of the property was to be annexed, the rezoning would keep the zoning classifications consistent on the entire parcel and further protect the 100-year flood hazard zone. Staff recommended adoption of PC Resolution 2021-16, recommending the referenced rezoning to the Alcoa Board of Commissioners. Commissioner Thompson made a motion to adopted PC Resolution 2021-16, with Commissioner Johnson seconding. The motion passed unanimously.

**Consideration of an amendment to the Alcoa Standards for Land Subdivision for street elevations.**

Staff advised that it was recently brought to staff's attention that the existing wording related to minimum street elevations for streets proposed to be constructed within flood hazard areas needed to be clarified. Staff noted that the regulatory standard was not proposed to be modified by the amendment and it was merely to clarify the intent. Staff recommended PC Resolution 2021-17, recommending the amendment (as drafted) to the Alcoa Standards for Land Subdivision. Commissioner Rochelle made a motion to adopted PC Resolution 2021-17, with Commissioner Thompson seconding. The motion passed unanimously.

CONCEPT PLAN APPROVAL:

**None.**

OLD BUSINESS:

**None.**

NEW BUSINESS:

**None.**

OTHER BUSINESS:

**None.**

ADJOURNMENT:

There being no further business to come before the commission, Commissioner Johnson made a motion to adjourn the meeting. Commissioner Rochelle seconded the motion, and the meeting was adjourned at 6:33 p.m.

  
Secretary

  
Chairperson, Alcoa Regional/Municipal  
Planning Commission