

**ALCOA MUNICIPAL/REGIONAL
PLANNING COMMISSION MINUTES
June 16, 2022
5:30 P.M.**

The Alcoa Municipal/Regional Planning Commission met in regular session on June 16, 2022, at the Alcoa Municipal Building Council Chambers. Commissioners present were Chairman Clarence Williams, John "Rocky" Rochelle and Mark Johnson. Jeremy Pearson and Ashley Miller were present as city staff.

APPROVAL OF MINUTES:

The minutes of the May 19, 2022, meeting were declared approved, as submitted, and requested to be filed.

CITIZEN COMMENTS:

None.

REQUESTS FOR PRELIMINARY/FINAL APPROVAL:

None.

REQUESTS FOR PRELIMINARY APPROVAL:

None.

REQUESTS FOR FINAL APPROVAL:

None.

MISCELLANEOUS REQUESTS OF REQUIRED ACTIONS:

Consideration of a request for reestablishment/extension of a PILOT Community Gardening Program on identified city owned property.

Staff advised that this item "revisited" a previous action and was at the request of city resident, Logan Hill. Staff explained that in March of 2018, the Alcoa Municipal/Regional Planning Commission adopted a resolution that recommended to the Alcoa Board of Commissioners the establishment of a PILOT program for community gardening use on certain identified and approved city owned properties. Staff also explained that the board adopted a resolution for the same in April of 2018, with the MLK Center area being the location also approved adjacent to and bound between the basketball courts and top of bank at N Hall Road.

Staff noted that the current request by Mr. Hill was to establish a community garden on two private properties along E Volta Street and construct an 18-foot by 34-foot greenhouse on one of the private lots. Staff expressed some concerns about the proposed locations on E Volta Street, as the side of the road adjoining the proposed community garden was marked for "no-parking". Additionally, as the request represented a secondary building improvement to be placed on a residentially zoned lot, the greenhouse would not be permissible at the proposed location, as accessory structures may only be permitted when said structure is ancillary to a primary dwelling located on the same lot (i.e., the lot was vacant).

Staff explained that as in 2018, staff continued to feel the MLK Center area was the most appropriate site in the Hall Community for a community garden, noting that parking is taken care of and gardening facilities such as a greenhouse can be accommodated. It was also

noted that no program was in place for a community gardening program to be implemented on privately held properties and further study would be needed.

Staff recommended PC Resolution 2022-26, which recommended to the Alcoa Board of Commissioners that the PILOT community gardening program previously established and now expired be extended. Further, by separate action, staff recommended that the MLK Center area—an area adjacent to and bound between the basketball courts and top of bank at N Hall Road—continue to be a site utilized for such a purpose since sufficient parking is available. Staff noted that the continuation of this program as ONLY a PILOT was recommended, as the intent had not fully materialized.

The Planning Commission recognized Mr. Logan Hill, 126 E. Stephenson Street, at the podium. Mr. Hill provided an overview of the request. Additionally, Ella Ellenson, 313 McGhee Street, spoke about the project with local Master Gardeners. Mr. Bob Hanye, 427 Sweet Briar Drive, shared his experiences as a volunteer with the program. After considerable discussion, Commissioner Johnson made a motion to adopt PC Resolution 2022-26, extending the pilot community garden program at the Franklin Street location and for installation of a high tunnel structure at the Franklin Street site. Commissioner Johnson added that Mr. Hill should look at combining the lots on Volta and Stephenson Street to allow for the accessory structure (high tunnel greenhouse) at that site instead. Commissioner Rochelle seconded, and the motion passed unanimously.

Consideration of a text amendment to provide for sleeping quarters use for a night watchman, caretaker or custodian as a Special Exception in the General Business District “E” zone.

Staff advised that this item was precipitated by and in response to a violation at New Midland Storage, located within New Midland Plaza. However, staff noted, the matter had raised the question as to whether such a use should be extended to the General Business District “E” regulations. Staff explained that New Midland Plaza was located within the General Business District “E” zone and that only the industrial zones Light Industrial District “F” and Heavy Industrial District “G” provided for such a use. Staff outlined the provisos recommended, with the “E” zone requiring a Special Exception approval should the amendments proposed be favorably adopted.

Commissioner Rochelle made a motion to adopted PC Resolution 2022-27, recommending the text amendment to the Alcoa Board of Commissioners. Commissioner Johnson seconded, and the motion passed unanimously.

Consideration of a text amendment to revise the sleeping quarters use provision for a night watchman, caretaker or custodian in the Light Industrial District “F” and Heavy Industrial District “G” zones.

Staff advised that this item was related to the above item #2 and reflected only an amendment to be consistent with the above should the amendments be favorably adopted. Staff noted that the difference was that a unit would not need to be attached within an industrial zone, adding that industrial was of a different nature and a mixing of residential within an industrial building may not be appropriate.

Commissioner Rochelle made a motion to adopted PC Resolution 2022-28, recommending the text amendment to the Alcoa Board of Commissioners. Commissioner Johnson seconded, and the motion passed unanimously.

Consideration of a text amendment to revise the Definitions sub-chapter of the “Zoning Ordinance” to define the meaning of a sleeping quarters use for a night watchman, caretaker or custodian.

Staff advised the item was precipitated to the above two items, item #'s 2 and 3.

Commissioner Rochelle made a motion to adopted PC Resolution 2022-29, recommending the text amendment to the Alcoa Board of Commissioners. Commissioner Johnson seconded, and the motion passed unanimously.

CONCEPT PLAN APPROVAL:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Consideration of a request by Arconic Tennessee, LLC for site plan approval for a new bale storage area, Arconic South Plant, located 300 North Hall Road, (Tax ID 046 068.00) (Project # DEV-22-027).

Staff recommended site plan approval, subject to the following:

- 1) A revised site plan denoting—
 - a. Final version of approved drawing set to be stamped by the engineer (Note, all sheets are signed and dated but the engineer’s stamp is not on all sheets);
- 2) Approval of engineering;
- 3) Approval of stormwater management;
- 4) Approval of landscaping plan by Alcoa Tree Board; and,
- 5) Meeting all other city requirements.

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

Consideration of a request by Morris & Associates for site plan approval for a car wash, Take 5 Car Wash, located at 1155 Hunters Crossing, (Tax ID 046 022.05) (Project # DEV- 22-028).

This item is to be deferred at the request of the applicant.

Consideration of a request by Volunteer Ventures LLC for site plan approval for industrial building, located at Wrights Ferry Road (Tax ID # 017K A 008.00) (Project # DEV-22-029).

Staff recommended site plan approval, subject to the following:

- 1) Submittal of a revised site plan set denoting—
 - a. Addition of the engineers stamp, signature and date to each sheet within the submittal package;
 - b. Addition of the limits of the overhead electric easements;
 - c. Addition of ADA signage detail, to include “van accessible” and \$200.00 fine;
 - d. Addition of a full dumpster detail to include an opaque gate and enclosure;
 - e. Addition of detail for lighting (i.e., exterior lighting fixtures and poles);
 - f. Addition of bike count requirement along with parking requirement calculations;
 - g. Addition of a bike rack detail;
 - h. Addition of one-way pavement markings for the drive aisle and “one-way do not enter signs” facing Wrights Ferry Road at the exit point (Note this is due to the minimum driveway entrance distances not being met for a Major Collector roadway classification);
- 2) Approval of engineering, including, but not limited to, pavement markings for stop bars, crosswalks, etc.;
- 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 Fire for access/circulation (Note, the fire truck turn template shall be included with the revised engineering set);
- 6) Approval of landscaping plan (to include tree inventory for tree replacement) by Alcoa Tree Board, with plan to include buffering vegetation within Buffer District (“B-1”) zone;
- 7) Approval of solid waste/dumpster location, pad and screening by Public Works and Engineering;
- 8) Installation of bike racks;
- 9) Installation of public sidewalk along all road frontages, or appropriate equivalent, to city specifications (Note that a in lieu thereof contribution to the City of Alcoa sidewalk reserve should occur in this case, as no other sidewalks are in place or planned at this time for Wrights Ferry Road);
- 10) Review and approval of to be recorded as-built plat of site layout, and public utility and stormwater management easements (as constructed and if/where applicable), upon project’s completion, by Alcoa Municipal/Regional Planning Commission;
- 11) Review and approval of engineered as-built utility drawings, if/where necessary, and any associated certifications for storm, etc.; and,
- 12) Meeting all other city requirements, to include building plans review and approval and issuance of grading, building, trades, and signage permits, etc.).

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 Sharon Counts (Harrison Construction) for site plan approval for a trailer and sampling metal building, located at 1717 Topside Road(Tax ID # 008 165.02)(Project # DEV-22-030)

This item was deferred.

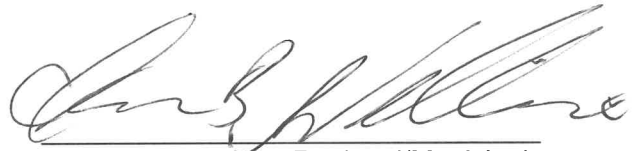
OTHER BUSINESS:

Informational item for asphalt improvements to be placed over the top of a portion of the existing gravel located at Alcoa Little League Park, N Wright Road (Alcoa Youth Sports).

Staff advised this project represented a first phase approach for the placement of pavement on only a portion of graveled surface, with any additional improvements to necessitate the submittal of a stormwater management plan for review and approval by engineering. It was noted by staff that the project involved community partners for donation of materials and work. It was noted that a grading permit would be needed for this work, as well as a lease agreement to be signed by both the City of Alcoa and Alcoa Youth Sports.

ADJOURNMENT:

There being no further business to come before the commission, Commissioner Rochelle made a motion to adjourn the meeting. Commissioner Johnson seconded the motion, and the meeting was adjourned at 6:21 p.m.



Chairperson, Alcoa Regional/Municipal
Planning Commission



Secretary