

**ALCOA MUNICIPAL/REGIONAL
PLANNING COMMISSION MINUTES
August 18, 2022
5:30 P.M.**

The Alcoa Municipal/Regional Planning Commission met in regular session on August 18, 2022, at the Alcoa Municipal Building Council Chambers. Commissioners present were Chairman Clarence Williams, John "Rocky" Rochelle, Mark Johnson and Kathy Thompson. Jeremy Pearson and Ashley Miller were present as city staff.

APPROVAL OF MINUTES:

The minutes of the July 21, 2022, meeting were declared approved, as submitted, and requested to be filed.

CITIZEN COMMENTS:

None.

REQUESTS FOR PRELIMINARY/FINAL APPROVAL:

Consideration of a request by Dakota Gentry (City of Alcoa) to replat two lots into one lot, 120 East Stephenson St and 141 Volta St (Tax ID 046E F 004.00 and 046E F 015.00) (Project # PLT-22-033).

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

- 1) A revised plat denoting revisions to plat notes as follows:
 - a. Revision to owners information to state the existing lot numbers and lot acreage;
 - b. Addition of the distance measurements from the front, side and rear property lines to the existing dwelling;
 - c. Revision to the title block to state "Re-subdivision of South Hall S/D, Block 5, Lots 103 & 114 into 114R);
 - d. Revision to the north arrow location, as to make it more visible;
 - e. Revision to plat notes as follows:
 1. Rewording of Plat Note #5 to reflect the proposed lot number;
 2. Rewording of Plat Note #6 to read:
"There is non-conforming structure (i.e., single-family dwelling) located on Lot 114R, and at such time the non-conforming structure is either removed, destroyed or replaced all required setbacks shall be met in conformance with City of Alcoa requirements." (Note that See Plat Note ____ shall be labeled on the structure);
 3. Consolidation of Plat Note #8 and Additional Note #2, as both denote a similar message;
 4. Removal of "Additional Plat Notes" and reassign Additional Plat Note #1 to be Plat Note #12;
 - f. Addition to plat notes as follows:
 1. This property was granted a three (3) foot side yard setback variance on the north property elevation per action taken by the Alcoa Board of Zoning Appeals on June 16, 2005.";
- 2) Approval of utilities, with all utilities to be underground;
- 3) Approval of engineering;
- 4) Execution of the necessary signatures (to include all property owners) 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 the staff's stipulations as presented. Commissioner Thompson 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 Zoning Ordinance amendment regarding provisions for the regulation of accessory structures (placement within residential and commercial districts, to include fences).

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

CONCEPT PLAN APPROVAL:
None.

OLD BUSINESS:
None.

NEW BUSINESS:

Consideration of a request by Doug Justus for site plan approval for addition of a canopy structure onto the face of the existing vehicle maintenance and service building, Doug Justus Auto Center Inc., located at 3740 Airport Hwy(Tax ID 018 013.00) (Project # MDEV-22-034).

Staff recommended approval of changes to the exterior building elevation for the addition of awning structures, subject to the following:

- 1) Submittal of a site drawing for administrative staff review for identification of the pole placements for verification that the 25 feet two-way driving aisle is not impacted, with clearance approvals, both the vertical and horizontal distances, to be reviewed and approved by fire in addition also to the circulation (Note that all signage and other site fixtures or accent lighting, including pole lighting applications, if applicable, shall be designed and installed to project light downward); and,
- 2) Meeting all other city requirements.

Commissioner Thompson made a motion to approve changes to the exterior building elevation for the addition of awning structures, subject to the staff's stipulations as presented. Commissioner Johnson seconded the motion, and it passed unanimously.

Consideration of a request by Jenny Bum (Mastec Network Solutions, LLC) for site plan approval for an expansion of the perimeter fencing associated with a cell tower, located at 2170 Payne Avenue (Tax ID 026N A 015.00) (Project #MDEV-22-035).

Staff recommended site plan approval, subject to the following:

- 1) Approval of utilities, with all utilities to be underground (Note that all signage and other site fixtures or accent lighting, including pole lighting applications, shall be designed and installed to project light downward);
- 2) Securing a State of Tennessee electrical permit, if required;
- 3) Securing a building permit for the fence expansion;
- 4) Meeting all other city requirements.

Commissioner Johnson 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 revised site plan approval for Parking Lot E, MKAA, located off Tyson Blvd and Airfield Drive (P/o. Tax ID 036 006.00) (Project # DEV-22-008).

Staff recommended revised site plan approval, to include the approval granted on April 21, 2022, subject to the following:

- 1) Approval of engineering;
- 2) Approval of stormwater management;
- 3) Approval of utilities, with all utilities to be underground (Note that all signage and other site fixtures or accent lighting, including pole lighting applications, shall be designed and installed to project light downward);
- 4) Approval of landscaping plan by Alcoa Tree Board; and,
- 5) Meeting all other city requirements.

Chairman Williams made a motion to approve the revised site plan, to include the approval granted on April 21, 2022, subject to the staff's stipulations as presented. Commissioner Johnson seconded the motion, and it passed unanimously.

OTHER BUSINESS:
None.

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 5:42 p.m.


Secretary


Vice Chairperson, Alcoa Regional/Municipal
Planning Commission