

**ALCOA MUNICIPAL/REGIONAL
PLANNING COMMISSION MINUTES
September 15, 2022
5:30 P.M.**

The Alcoa Municipal/Regional Planning Commission met in regular session on September 15, 2022, at the Alcoa Municipal Building Council Chambers. Commissioners present were Vice Chairman Jim Buchanan, John "Rocky" Rochelle and Mark Johnson. Jeremy Pearson and Ashley Miller were present as city staff.

APPROVAL OF MINUTES:

The minutes of the August 18, 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 Randy White (C2RL Engineering), to replat one parcel into two (3) lots with (1) one lot reserved for future right-of-way, located off Old Knoxville Highway, Pellissippi Place (P/o Tax ID 037 016.00 and 027 073.00) (Project # PLT-22-038).

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

- 1) A revised plat denoting—
 - a. Addition of open space lot, or an equivalent setback area on Lot 9, a minimum of 30 feet in width to adjoin the Edgewood Subdivision—S52°03'54"E and S52°08'05" boundary calls of Lot 9—as depicted on the master/vision plan previously prepared for Pellissippi Place in 2007 for open space buffering and recreational purposes (Note that this lot reference, if applicable, will need to be added to data table at bottom right corner of plat);
 - b. Addition of "See Plat Notes 7, 12 and ____" to Lot 10 (Note that the additional plat note to be referenced pertains to the "to be" added plat note concerning common maintenance);
 - c. Renumbering of Lots 8 through 10 as Lots 6 through 8, with Lot 9 to be added for open space if created within a separate lot (Note that the existing lots platted to date are numbered 1 through 5);
 - d. Addition of street name to lot currently identified as Lot 8—a lot reserved for a Common Driveway Easement" for the benefit of all lots;
 - e. Replacement of "Former Lot Line" with "Former Parcel/Deed Line" notation at N40°07'20"E boundary call;
 - f. Revision to plat notes, as follows—
 1. Replacement of "3 Lot" with "4 Lot", Plat Note 2;
 2. Insert the following sentence between the first and last sentence of Plat Note 5:
 - A. "All lots part of this subdivision are zoned Limited Restriction District "I" at time of recording.";
 3. Addition of "Vehicular and pedestrian access to and from Lot 8 to and from Pellissippi Parkway (I140) is prohibited.", Plat Note 7, with "Lot 10" reference to be replaced with "Lot 8" and "/JPE" to be deleted from "Common Driveway" (Note that text reference to "Lots 8 and 9" to be replace with "Lots 6 and 7");
 4. Update open space dedication amount, Plat Note 9, to include "to be" platted open space lot to adjoin Edgewood Subdivision, with note to be reworded as follows:

- A. An open space dedication of _____ acres (or _____ square feet) has been set aside for Lots 1 & 3 and Lots 6-8, with all combined land area associated with the Pellissippi Place subdivision totaling 75.44 acres to date of this recording. Open space is maintained on Lots 2, 4R, 4R1 & 9 to satisfy the five percent (5%) minimum requirement of 3.77 acres (or 164,308.32 square feet)." (Note if a separate open space lot is not being created, the above lot reference to Lot 9 will need to be revised/However, the area may continue to be calculated for the purpose of capturing open space by replacing Lot 9 with the assigned Lot number);
- 5. Addition of "Parcel" to "Deed Lines" for "Former Parcel/Deed Lines", Plat Note 11;
- 6. Replacement of "Providing for Common Driveways" with "Providing for a Common Driveway", Plat Note 12, with "Lot 10" to be replaced with "Lot 8";
- g. Addition of plat note stating that:
 - 1. "All common areas a part of this subdivision are to be privately owned, which include stormwater control measures (SCMs), and shall be maintained privately, the rights of ingress and egress to said common areas are granted for utility operations and maintenance. All common areas shown shall be the perpetual maintenance responsibility of the Industrial Development Board of Blount County, its successor and/or assigns, and/or a property owners' association, its successor and/or assigns, and be subject to a master deed and declaration of covenants, conditions and restrictions of said subdivision (RB _____, PG _____)." (Note that See Plat Note ____ needs to be placed under Lot 9);
 - 2. "Lot 9 is for common open space purposes only of which no habitable structures are to be located." (Note that See Plat Note ____ needs to be placed under Lot 9/Note that this note is not applicable if open space is not being created as part of a separate lot);
- h. Deletion of "Re-Plat of" within title block, with "Corridor, Phase 2" to be added to "Oak Ridge" for "Pellissippi Place on the Oak Ridge Corridor, Phase 2", as this plat represents the creation of additional lots to be part of Pellissippi Place but not yet created;
- i. Reassignment of lot numbers within title block from "(Create Lots 8, 9 and 10)" to "(Create Lots 6, 7, 8 and 9)" (Note that Lot 9 is not applicable if open space is not being created as part of a separate lot);
- j. Deletion of the following certifications at this time:
 - 1. CERTIFICATE OF APPROVAL OF STORMWATER;
 - 2. CERTIFICATE OF STORMWATER MAINTENANCE CONTROL MEASURES;
- k. Addition of "Common Area for Driveway" text under Lot 8/formally Lot 10, with "Common Area for Open Space" text under Lot 9/the lot for open space;
- 2) Approval by engineering;
- 3) Approval of utilities;
- 4) Submittal, review and approval of restrictive covenants document by the City Attorney for the maintenance of common open space areas, to include provisions for storm maintenance, with said to be recorded in conjunction with plat recording;
- 5) Approval of street name by the Pellissippi Place Operating Committee (Note that Mark Johnson represents the City of Alcoa on this committee);
- 6) Execution of the necessary signatures and recording of plat; and,

7) Meeting all other city requirements.

Notation: The right-of-way width from centerline to be maintained along the Old Knoxville Highway corridor is 50 feet (i.e., the regulations provide for a range of 40 to 50 feet). This plat identifies a centerline distance 53 feet. This corridor is classified as a Minor Arterial on the City of Alcoa's Major Thoroughfare Plan/Map. It was once classified as a Major Arterial, which required a distance 60 feet from centerline be maintained. As part of the first phase subdivision recording for the creation of Lots 1-5, a right-of-way width of 60 feet from centerline was in fact provided. Given the need for road widening and intersection improvements, which would be anticipated in the future to also likely be extended to the Sam Houston School Road intersection/existing traffic light, a greater distance than 53 feet centerline measurement should be studied for an increase to 60 feet.

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

Consideration of a request by Andrew Gonzalez (S&ME Inc.) to plat all utility easements and site improvements, Airport Honda Dealership, located off Airport Highway (Tax ID 026 031.00, 031.02, 034.00) (Project # PLT-22-039).

Staff recommended final plat approval, subject to the following:

- 1) A revised plat denoting—
 - a. Addition of all existing site conditions for Lot 25R1R-2 (Note the striping, dumpster enclosure, etc., need to be shown);
 - b. Addition of the distance measurement from the edge of pavement to the property line along the Mani Associates boundary;
 - c. Revision to the title block to state "Plat of Correction" and remove "Final Plat";
 - d. Addition of the gas line easement area on Lot 25R1R-3;
 - e. Revision to plat notes as follows:
 1. Rewording of Plat Note 2 to list all parcel numbers that are part of the Hodge landholdings;
 2. Rewording of Plat Note 9 to state "Purpose of this plat: Plat of correction for Lot 25R1R-2 to capture as-built site conditions and establish utility easements, and to establish an open space reservation area for compliance with the five percent (5%) requirement.";
 3. Rewording of Plat Note 14 to add the latest recorded plat, Plat 4072A;
 4. Rewording of Plat Note 17 to include Lot 2R in the statement;
 5. Revision to Plat Note 18 to add an "s" after "a";
 - f. Addition of plat notes as follows:
 1. "All common areas within this development are privately owned and shall be privately maintained. The rights of ingress and egress are granted for utility operations and maintenance, where applicable. A minimum of 5 percent open space (0.895 acres or 38,986.20 square feet) shall be maintained aside from parking, solid waste containers and detention areas" (Note that calculation to be verified/Calculation includes Lots 2R, 25R1R-1 and 25R1R-2);

- g. Revision to stamps for:
 - 1. Capitalize "Deeds" in the CERTIFICATE OF APPROVAL FOR RECORDING;
 - 2. Due to the GNSS note, revise the category in the CERTIFICATE OF ACCURACY to a Category 4 survey;
 - h. Addition of open space reservation area for compliance with minimum five percent (5%) minimum open space requirement, with said recommended for placement along "Unnamed Creek" bed on Lot 25R1R-2, be a minimum of 25 feet in width, be hatched for its identification and also be labeled as "25 Feet Common Open Space Reservation Area/Vegetative Conservation Buffer Easement";
 - i. Addition of "Plat of Correction" to title block;
- 2) Approval of utilities;
 - 3) Approval of engineering;
 - 4) Approval of stormwater management, including stormwater management easements;
 - 5) Execution of necessary signatures and recording of plat; and,
 - 6) Meeting all other city requirements.

Commissioner Rochelle made a motion to approve the preliminary and final plat, subject to the staff's stipulations as presented. Commissioner Johnson 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 the Blount County Mayor's Office for a recommendation on an amendment to the Blount County Zoning Regulations, Article 9, to amend the minimum lot sizes in the Rural District and Suburbanizing District.

Staff advised that the item was before the planning commission due to the fact the Blount County zoning regulations extend into the City of Alcoa's Planning Region and Urban Growth Boundary (i.e., the county has maintained its zoning powers within the city's growth territory). Staff noted that the item to amend certain provisions of the zoning resolution had been initiated by the Ad Hoc Committee of the Blount County Planning Commission, and the amendments increased the minimum lot sizes in the Suburbanizing District "S" and Rural District 1 "R-1".

Staff explained that as proposed, within the Suburbanizing "S" District, the minimum lot size per unit for development was being increased to 32,670 square feet (0.75 acres) if septic tank and field line is utilized or 29,185 square feet (0.66 acres) if public sewer is utilized. Staff further explained in the Rural District 1 ("R-1"), the proposal was to increase the minimum lot size to 32,670 square feet (0.75 acres) regardless of whether the lot was on septic or public sewer. Additionally, staff noted the density was reduced to be no greater than 1.2 residential units per gross acre.

Staff also noted the Blount County Mayor, Ed Mitchell, had provided a memo outlining the proposed amendments (Exhibit A). As staff felt the proposed amendments if adopted would serve as a means to encourage growth and higher density development to be inside of the city (or within its growth territory), staff advised that these amendments be supported. Staff recommended PC Resolution 2023-06, which recommended the amendments to the Blount County Commission, but also stated as part of the recommendation that the matter should be studied further by Blount County.

Commissioner Rochelle made a motion to adopted PC Resolution 2023-06, recommending the amendments and need for further study to the Blount County Commission. Commissioner Johnson seconded. Mr. Frank Weiskopf, 1771 Springbrook Road, addressed the commission regarding the adverse impacts these lot size changes would have on county development. Mr. Weiskopf thanked the planning commission for recommending further study to the county. After no additional comments, Vice Chairman Buchanan called for the vote, and the motion passed unanimously.

CONCEPT PLAN APPROVAL:

Consideration of a request by Bill Ring (Commerce Group) for concept plan approval for greenspace at New Midland Plaza, located at 157 S Calderwood St (Tax ID 046M A 003.00) (Project # DEV-22-040).

Staff recommended concept plan approval, subject to the following:

- 1) That a detailed site plan to be submitted include:
 - a. Addition and verification of the total area disturbed and area of the great lawn by a licensed surveyor and/or engineer, with said to be part of a future submittal to be required as site planning progresses for review and approval of detailed site plan set by the Alcoa Municipal/Regional Planning Commission;
 - b. A revision to include the minimum parking spaces required be maintained for Lot 1R, being 1,181 parking spaces, or an alternative option otherwise be approved, if determined to be available upon further study;
 - c. Improvements to the main driving aisle easement as shown on the plat, with said to include pavement renovations, where necessary, addition of parking termination islands, pavement markings, pedestrian connections with respect to public and private considerations, etc. (Note that this easement is labeled on the plat as a 40' Non-Exclusive Permanent Cross Access Easement);
 - d. Maintaining all perimeter parking setbacks at 10 feet, where applicable, measured from property boundaries to back of curb;
- 2) Approval of public sidewalks and pedestrian connections (to city specifications), where applicable, as detailed site planning progresses, with said to include ADA accessibility and the necessary truncated domes;
- 3) Approval of engineering (i.e., roadway/sidewalk improvements, where determined necessary at intersections, etc., pavement markings, traffic signage, if applicable, and etc.), with detailed reviews and approvals occurring as site planning progresses;
- 4) Approval of stormwater management, with detailed reviews and approvals occurring as detailed site planning progresses;
- 5) Approval of utilities, with all utilities to be underground and detailed reviews and approvals to occur as site planning progresses;

- 6) Approval of lighting (Note that all building, signage and other site fixtures or accent lighting, including pole lighting applications, shall be designed and installed to project light downward);
- 7) Approval by Fire, as detailed site planning progresses;
- 8) Approval of landscaping plans, as detailed site planning progresses; and,
- 9) Meeting all other city requirements.

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

OLD BUSINESS:

None.

NEW BUSINESS:

Consideration of a request by Bill Ring (Commerce Group) for site plan approval for exterior design modifications for New Midland Plaza, located at 157 S Calderwood St (Tax ID 046M A 003.00) (Project # DEV-22-040).

As the proposed façade changes (as referenced above) were seen to assist in adding uniqueness and character to the shopping center, staff recommended approval of the exterior building design, noting that the request was considered to represent an architectural detail instead of signage, subject to the following:

- 1) Submittal of revised exterior building elevations denoting—
 - a. Notations stating that “signage is to be submitted, reviewed and approved for permitting by planning” (Note the plan reflects tenant signage); and,
- 2) Meeting all other city requirements (to include plans review and issuance of building permit).

Commissioner Rochelle made a motion to approve changes to the exterior building elevation, which was noted to represent an architectural detail instead of signage, subject to the staff's stipulations as presented. Commissioner Johnson seconded the motion, and it passed unanimously.

Consideration of a request by Matthew Selkirk (Dewberry Engineers Inc.) for an electric vehicle charging station, located at 117 Lindsay St, (Tax ID 046L 027.00) (Project # DEV-22- 041).

Staff recommended site plan approval, subject to the following:

- 1) A revised site plan denoting—
 - a. Expansion of the existing driving aisle adjoining Rankin Road and boundary call N38°48'57"W for a total of 25 feet in width minimum, measured from face of curb to face of curb (i.e., a termination island is to be installed adjacent to the parking row termination);
 - b. Addition of landscaped termination island adjoining the to be expanded driving aisle adjacent to Rankin Road and N38°48'57"W, with said to be a minimum of five (5) feet in width and measured from back of curb to back of curb (Note that 1a and 1b will require a certain eastern shift to the parking layout);

- c. Addition of hatching to area that surrounds proposed pad for utility transformer and three (3) proposed supercharger cabinets, with said to be a "No Parking" area (Note that this hatching will need to extend at a minimum to provide five (5) feet of separation between the cabinets and any adjoining parking stall);
 - d. Expansion of typical parking stall width from nine 9 feet to 9.5 feet, with the minimum depth to be maintained at 18 feet (Note that a typical measurement for both the width and depth of a typical parking stall needs to be shown);
 - e. Expansion of ADA van accessible hatched aisle from 5 feet to 8 feet, as a minimum of 8 feet is required for hatching and an additional 8 feet minimum is required for the adjoining parking stall;
 - f. Addition of two (2) stop bars located on drives opposing the main driving aisle for access to and from Lindsay Street (i.e., the drive accessing the adjoining shopping center);
 - g. Updated parking stall schedule, as applicable, Sheet C-3, with said to be expanded to include the principle use parking provided and required (i.e., the Burger King restaurant/Note that 23 parking spaces are required for a gross floor area of 3,433 square feet/Note further that 29 are provided, with 21 being standard, 2 being ADA accessible and 6 being dedicated to the drive-thru);
- 2) Approval of engineering, including, but not limited to, pavement markings for stop bars;
 - 3) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to structures, including pole lighting applications, shall be designed and installed to project light downward);
 - 4) Approval by Fire for access/circulation;
 - 5) Review and approval of landscaping plan by the Alcoa Tree Board for the addition of two, 2-inch caliper trees to be planted at a minimum; and,
 - 6) Meeting all other city requirements (including securing a building permit).

Commissioner Johnson made a motion to approve the site plan, subject to the staff's stipulations as presented. Commissioner Rochelle seconded the motion. Mr. Matthew Selkirk was present and addressed the planning commission related to some circulation comments and opposition by the property owner. Discussion between staff and Mr. Selkirk occurred, with staff advising that a turning template sheet be submitted for approval by engineering and fire staff for relief from 1a (i.e., a reduction of the minimum aisle width from 25 feet to 20 feet/as existing and per Zoning Ordinance consideration). After considerable discussion, Commissioner Johnson amended his motion to state approval of the site plan, subject to the staff's stipulations as presented and subject to engineering and fire review of the turning templates for the site. Commissioner Rochelle seconded the amended motion, and it passed unanimously as amended.

OTHER BUSINESS:

Informational item submitted by Alcoa Public Works and Engineering for rough grading for Topside Commercial, located off Topside Road (Tax ID 017 031.02) (Project # DEV-20-052).

This item was for informational purposes only to inform the planning commission that rough grading that had commenced on the Topside Road lot at the corner of Topside Road and

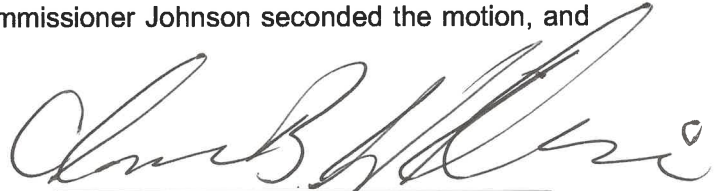
McBath Road where a commercial concept plan for a grocery and other shops had been approved previously (i.e., the former McBath property). It was stated by staff that city engineering staff had approved plans for the rough grading work only.

Consideration of road names precipitated by road improvements part of TDOT Alcoa Highway Relocated project, Phase 2, alignment modifications to Cusick Road and N Wright Road and for an unnamed road segment between Alcoa Highway and the Arconic SIA roadway.

This item was presented for information purposes only.

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 6:07 p.m.



Chairperson, Alcoa Regional/Municipal
Planning Commission


Secretary