

**ALCOA MUNICIPAL/REGIONAL
PLANNING COMMISSION MINUTES
September 17, 2020
5:30 P.M.**

The Alcoa Municipal/Regional Planning Commission met in regular session on September 17, 2020, at the Alcoa Municipal Building Council Chambers. Commissioners present were Chairman Clarence Williams, Jim Buchanan, Mark Johnson at 5:55 p.m. 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 60, extending Executive Order Number 16, executed on August 28, 2020, and recommendations from the Tennessee Comptroller of the Treasury, issued on March 20, 2020, 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 Buchanan made a motion to approve that the meeting be held electronically, pursuant with the Governor's Executive Order Numbers 16 and 60. Commissioner Thompson seconded the motion, and it passed unanimously.

APPROVAL OF MINUTES:

The minutes of the August 20, 2020, meeting were declared approved, as submitted, and requested to be filed.

REQUESTS FOR PRELIMINARY/FINAL APPROVAL:

Consideration of a request by Benjamin Moorman (Benchmark Associates, Inc.) for a Plat of Correction to plat all utility easements and site improvements, Weigel's and the four (4) additional lots, 1150 Hunters Crossing Drive (Tax ID 046 022.00 and 022.06-022.09) (Project # PLT-18-023).

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

- 1) A revised plat denoting—
 - a. Addition of "Plat of Correction of" to both title references that state "Final Plat for the Weigel's at Hunter's Crossing COA Project Dev-18-023", as well as to "Final Plat" notation at bottom right corner of drawing;
 - b. Addition of updated "Record Calls Line Table", as may be necessary from that provided on previously recorded plat (Blount County Map File No. 3800B), as well as any necessary updated "Area Before" and "Area After" land calculations;
 - c. Addition of "10' Common Drainage Easement" labeling to portions of the following drainage facilities for stormwater management to Lot 4:
 1. Ditch centerline placed on Lot 3 and for benefit of Lot 5, with said to be added to "Centerline Ditch" reference;
 2. Storm drain centerline placed to cross Lot 2 and Lot 3, with said to also be labeled as "Storm Drain Centerline";

- d. Addition of "Storm Drain Line" to Legend;
 - e. Addition of plat note stating "Common drainage easements to be 10' in width (5 feet on each side of drainage facilities, as built) are hereby to be placed on Lot's 2 and 3 for the management of stormwater to Lot 4.
 - f. Rewording of text to Plat Note #2 to state that "This corrected plat is to establish by way of a Plat of Correction the as-built site conditions and added easements associated with the development of Lot 1 (i.e., a public water quality easement and private easements for common drainage facilities constructed on Lot's 2, 3 and 5 for stormwater management to Lot 4)";
 - g. Expansion of "Water Quality Easement" on Lot 1 from 10' x 12.44' to 15' x 15', with said change to also be reflected within Legend reference;
 - h. Addition of gas canopy, as all existing site conditions shall be reflected;
- 2) Approval of engineering;
 - 3) Approval of utilities;
 - 4) Execution of necessary signatures and recording of plat; and,
 - 5) Meeting all other city requirements.

Commissioner Thompson 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 Thomas Beeler (Champion Construction) to replat a sidewalk easement, Lots 33 & 34 of Hunter's Meadow S/D, located on Aspen Glen Drive (Tax ID 036P E 042.00 and 043.00) (Project # PLT-08-024).

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

- 1) A revised plat denoting—
 - a. Addition of the acreage of Lots 33 and 34 per Plat 3719B;
 - b. Revision to the title block to replace "Revised Final Plat" with "Plat of Correction";
 - c. Addition of "Common Area" to sidewalk easement for "15' Common Area Sidewalk Easement" and "10' Common Area Sidewalk Easement";
 - d. Addition of "Common Area" to "Sidewalk Easement" within purpose statement;
 - e. Addition of adjoining property ownership names and the applicable recording information (i.e., deed book and page or plat reference, etc.), with Lots 33 and 34 also to be shown per a heavier line weight;
 - f. Addition of "- Dated 8/24/2018" to the original plat notes;
 - g. Addition of new plat notes, as follows:
 1. "All plat notes denoted on Hunter's Meadow S/D, Plat 3719B, remain in effect;"
 2. "This plat represents a Plat of Correction to create a common area sidewalk easement varying in its width along Lots 33 and 34";
 - h. Addition of Certification Blocks, as follows:
 1. CERTIFICATE OF COMMON AREAS DEDICATION;
 - i. Addition of updated Certification Blocks, as follows:
 1. CERTIFICATE OF APPROVAL OF WATER;
 2. CERTIFICATE OF APPROVAL OF SANITARY SEWER;
 3. CERTIFICATE OF APPROVAL OF ELECTRIC;
 4. CERTIFICATE OF APPROVAL OF STREETS;

5. CERTIFICATE OF APPROVAL FOR RECORDING;
- 2) Approval by engineering (Note that this plat is still under review for utilities);
- 3) Approval of utilities;
- 4) Execution of the necessary signatures and recording of plat; and,
- 5) Meeting all other city requirements.

Commissioner Thompson 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 Steven Abbott to replat the interior property line between two (2) lots, 511 Peppertree Drive and 1445 St. Thomas Way (Tax ID 036J D 008.00 and 036J F 011.00) (Project # PLT-20-041).

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

- 1) A revised plat denoting—
 - a. Addition of former lot line shown dashed and denoted "to be removed";
 - b. Addition of area/acreage being transferred between Lots 72 and 27;
 - c. Addition of centerline measurements for each right-of-way;
 - d. Addition of adjoining property ownership names, in addition to Blount County Map File, Lot and S/D references;
 - e. Revision to Plat Note #2 by the addition of ", and five feet on each side of all interior lot lines" to first sentence after "and street right-of-way";
 - f. Addition of plat notes as follows:
 1. "The developable area of Lot 27R is hereby limited due to the irregular building envelope created by this plat. At said time of development the dwelling and any accessory structures shall meet the applicable setbacks, as this plat has been considered as to not create a non-conformity regarding buildable area";
 2. "Easements, if any, following former lot lines are hereby released upon recording of this plat, unless otherwise noted;"
 3. "All utilities shall be installed underground, unless otherwise approved;"
 4. "The properties are located in Flood Zone "X", as shown on FIRM XXX, dated XXXX.";
 5. "All plat notes denoted on Northwood S/D, Plat 1036B, and St. Thomas S/D, Plat 2549B, remain in effect;"
 - g. Addition of distance measurement, with appears to be approximately 49 feet, from front setback line to closes corner of rear yard setback line;
- 2) Approval of engineering;
- 3) Approval of utilities;
- 4) Execution of the necessary signatures and recording of plat; and,
- 5) Meeting all other city requirements.

Chairman Williams 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 with Chairman Williams and Commissioner Buchanan voting aye and Commissioner Thompson voting nay.

REQUESTS FOR PRELIMINARY APPROVAL:

None.

REQUESTS FOR FINAL APPROVAL:

None.

MISCELLANEOUS REQUESTS OF REQUIRED ACTIONS:

None.

CONCEPT PLAN APPROVAL:

None.

OLD BUSINESS:

None.

Commissioner Johnson joined the meeting at 5:55 p.m.

NEW BUSINESS:

Consideration of a request by Dennis Burnett (Prime Construction, LLC), on behalf of Blount Memorial Hospital, for site plan approval of parking modifications for construction of a COVID 19 testing canopy at East Tennessee Medical Group, located at 266 Joule Street (Tax ID 046L A 001.02) (Project MDEV-20-043).

Staff recommended site plan approval, to include approval of the exterior building design for the canopy, subject to meeting all city requirements (to include building plans review/approval and issuance of a building permit).

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

OTHER BUSINESS:

Informational item submitted by Brent Wood (S&ME, Inc.) for rough grading for Twin City Honda, located at 2844 Airport Highway (Tax ID 026 034.00) (Project # DEV-20-042).

Staff advised that in advance of an anticipated site plan submittal in October, the item was to inform them of rough grading work under review by city engineering to take place in the interim. Staff noted that the detailed site layout remained in the preliminary design stage for the development of a new car dealership. Staff stated that the applicant wished to get ahead of the winter weather and was working with engineering to receive an administrative approval for the rough grading work only.

ADJOURNMENT:

There being no further business to come before the commission, Commissioner Johnson made a motion to adjourn the meeting. Commissioner Buchanan seconded the motion, and the meeting was adjourned at 6:02 p.m.

ARPC Minutes
Page 5
Meeting of September 17, 2020


Secretary


Vice-Chairperson, Alcoa Regional/Municipal
Planning Commission