

**ALCOA MUNICIPAL/REGIONAL
PLANNING COMMISSION MINUTES
October 20, 2022
5:30 P.M.**

The Alcoa Municipal/Regional Planning Commission met in regular session on October 20, 2022, at the Alcoa Municipal Building Council Chambers. Commissioners present were Chairman Clarence Williams, Jim Buchanan, Mark Johnson and Kathy Thompson. Jeremy Pearson and Ashley Miller were present as city staff.

APPROVAL OF MINUTES:

The minutes of the September 15, 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 Ned Ferguson (PLS Survey) to combine a closed right-of-way and one (1) lot into one (1) lot, located at 329 N Hall Rd, (Tax ID 046L B 014.00) (Project #PLT 22-042).

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

- 1) A revised plat denoting—
 - a. Addition of the centerline measurement along N. Hall Road;
 - b. Addition of the current property owner's information;
 - c. Deletion of the following certifications at this time:
 1. CERTIFICATE OF APPROVAL OF STORMWATER;
 2. CERTIFICATE OF STORMWATER MAINTENANCE CONTROL MEASURES;
 - d. Revision to stamps for:
 1. Insert subdivision name in the CERTIFICATE OF COMMON AREAS DEDICATED;
 2. Due to the GPS note, revise the category in the CERTIFICATE OF ACCURACY to a Category 4 survey;
 - e. Addition of plat notes as follows:
 1. Purpose of the plat;
 2. The portion of the Rankin Road Right-of-Way was closed by City of Alcoa Ordinance No. 383.;
 3. Easements following former lot lines, if any, are hereby released upon the recording of this plat.;
 4. The construction of sidewalks to city specifications shall be installed along all public road frontages, or an appropriate equivalent, at such time of development of Lot 1;
 5. An open space dedication of XXXX acres (or XXXX square feet) is hereby being maintained on Lot 1 to satisfy the five percent (5%) minimum required (Note said open space shall be reflected on the plat)";
 6. Future full access to Lot 1 shall be limited to Joule Street and Rankin Road. Access to and from this property at North Hall Road frontage is limited to right-in and right-out only;
- 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 Johnson 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.

Consideration of a request by Dakota Gentry (City of Alcoa) to replat certain lots of Springbrook Farm for creation of lots to be reserved for future public rights-of-ways and open space park areas in conformance with the adopted Master Plan for Roadway, Drainage and Utility Infrastructure, to include Public Open Space, located off Tesla Boulevard and Faraday Street (Tax IDs 036 007.00, 007.03 and 007.06 and 036K A 001.00) (Project #PLT 22-045).

Item was deferred at the request of the applicant.

REQUESTS FOR PRELIMINARY APPROVAL:

None.

REQUESTS FOR FINAL APPROVAL:

Consideration of a request by Stefan Claar (Turner Homes) to replat two lots of the Catherine Rosko Property for creation of Phase I of Clover Ridge Subdivision, located off Middlesettlements Road (Tax ID 046 027.00 and 027.01) (Project #PLT-21-006).

Item was deferred at the request of the applicant.

MISCELLANEOUS REQUESTS OF REQUIRED ACTIONS:

Consideration of a request by Peter McKevez, owner, to annex Tax ID 008L A 034.00, located at 1521 Chandler Station Road.

Staff advised that the property was located within the adopted urban growth boundary and was precipitated by a need for sanitary sewer service to be extended to the property for the construction of a home. Staff noted the property was previously considered for annexation on August 16, 2012. At that meeting, staff further noted, the planning commission denied annexation at that time due to the request being premature. However, as staff added, the action allowed for the property owner to move forward with sanitary sewer extension to service the properties. However, as staff then added, following the 2012 action, which also included additional adjoining lots along this roadway, the property owner never extended sewer. Staff informed that recently Mr. McKevez reached out to the city to start the sanitary sewer extension to this specific parcel. Given it had been over 10 years since the original request was presented, with the previous approval considered to be expired, legal counsel advised that an updated request for annexation first be considered. Therefore, as staff continued, the request before the planning commission was for Mr. McKevez to be reconsidered for annexation to obtain sanitary sewer at 1521 Chandler Station Road.

Staff explained the lot was considered substandard, as it had a limited buildable footprint. Staff added that the limited footprint was due to it being substantially impacted by flood hazards (i.e., the floodway, as well as the 100 and 500-year hazard zones). Per engineering, staff informed that sewer may be extended at the property owner's cost. Staff further informed

the property was not adjacent to the corporate limits and could not be attached—even though it was located within the adopted urban growth boundary. Staff then recommended approval of PC Resolution 2023-07, recommending that said parcel NOT be annexed, due to the request being infeasible and therefore premature at this time.

Commissioner Johnson made a motion to adopted PC Resolution 2023-07, recommending that said parcel NOT be annexed to the Alcoa Board of Commissioners. Commissioner Johnson seconded, and the motion passed unanimously.

Consideration of a zoning assignment (Light Industrial District “F” to General Business District “E”) for Tax ID 046L B 015.00, located at 246 N. Rankin Road.

Staff advised the item was precipitated by staff and reflected a request to rezone the former Alcoa Electric parcel from Light Industrial District “F” to General Business District “E”. Staff added that a request for proposals had been advertised for redevelopment of this site and this action provides for zoning in keeping with surrounding land uses. Staff informed the Alcoa Future Land Use Plan for the N. Rankin Road corridor was Retail-General Business. Given the City of Alcoa was the current property owner of the parcel, and as the N. Rankin Road corridor is anticipated to experience redevelopment, staff advised it is important to bring the zoning in alignment with the future land use designation. Staff recommended adoption of PC Resolution 2023-08, which recommended the rezoning of the parcel located at 246 N. Rankin Road from Light Industrial District “F” to General Business District “E” to the Alcoa Board of Commissioners.

Commissioner Johnson made a motion to adopted PC Resolution 2023-08, recommending that said rezoning 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 Paul Delahunt (Smoky Mountain Roadhouse Investors, LLC) for site plan approval for a restaurant, Blue Moose Burgers and Wings (former Texas Roadhouse), located at 334 Fountain View Circle (Tax ID 036N A 014.00) (Project # MDEV-22-043).

Staff advised that the proposed changes to the façade (as referenced above) were seen to assist in adding uniqueness and character to the elevations for the new restaurant tenant and recommended approval of the exterior building design, 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 Thompson made a motion to approve changes to the exterior building elevation, subject to the staff's stipulations as presented. Commissioner Buchanan seconded the motion, and it passed unanimously.

Consideration of a request by Jay Benson (Kadunza Properties) for revised site plan approval for additional pavement surface and dumpster location for an auto repair store, located at 3125 Airport Highway (former McClurg Flooring) (Tax ID 017 172.04) (Project # DEV-22-015).

Staff recommended site plan approval, revising the approval granted on April 21, 2022, with all other stipulations to remain standing, subject to the following:

- 1) Submittal of a revised site plan set denoting—
 - a. Addition of a 10-foot perimeter/parking buffer along the Honda Land LLC property line for the two (2) relocated parking spaces;
 - b. Addition of a notation to Sheet C1.0, that the 8" storm pipe proposed under the dumpster pad is to be relocated;
- 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;
- 6) Approval of landscaping plan by Alcoa Tree Board;
- 7) Approval of solid waste/dumpster location, pad and screening by Public Works and Engineering (Note, the dumpster pad will need to have 6 inches of crushed stone subbase, not 4 inches as shown);
- 8) Installation of bike racks, as shown per plan;
- 9) Meeting all other city requirements (including securing the necessary permits for site grading and building construction, as well as review and approval of building plans).

Commissioner Buchanan made a motion to approve the site plan, revising the approval granted on April 21, 2022, with all other stipulations to remain standing, subject to the staff's stipulations as presented. Commissioner Johnson seconded the motion, and it passed unanimously.

Consideration of a request by Scott Stanley for a site plan for a new office building, Clayton Homes, located at 2628 Airport Highway (Tax ID 026E A 007.00) (Project #DEV-22-044).

Staff recommended site plan approval, to include the exterior building design, subject to the following:

- 1) Submittal of a revised site plan set denoting—
 - a. Addition the existing and proposed office building square footage;
 - b. Addition of the parking tabulation table;
 - c. Revision to reflect an ADA van accessible parking stall;

- d. Addition of ADA signage to accessible parking, to include “van accessible” and \$200.00 fine, with the same to be incorporated within a detail sheet (Note this is to bring the site into compliance);
 - 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 the full site with the emergency access aisle delineated from the access road at Alcoa Highway to N. Wright Road (Note, this will be subject to an additional review by the Fire Department);
 - h. Modification of existing curb lines for landscaping buffer placed within front and at sides of existing structure, with a minimum curbed landscaping buffer of five (5) feet in width to be maintained along both sides of new structure (Note that this new larger structure is problematic, as shown, and will precipitate needed modifications to the northern side driving aisle and adjoining display storage to allow a northern shift of the new building to occur/Note that this shift is needed to maintain adequate drive aisle and landscaping buffer widths or termination islands on both the north and south sides of the new building in conformance with the Zoning Ordinance and Fire Code and per further study);
- 2) Exterior design elevations maintaining or denoting where applicable—
 - a. Projections and recesses a minimum of 12 to 36 inches every 30 to 60 linear feet on the front elevation (If the covered porch is to be added to the front elevation, the elevation shall be revised to reflect the project of the roofline);
 - 3) Approval of engineering, including, but not limited to, pavement markings for stop bars, crosswalks, etc.;
 - 4) Approval of stormwater management, if applicable;
 - 5) 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);
 - 6) Approval by Fire for access/circulation;
 - 7) Approval of landscaping plan by Alcoa Tree Board;
 - 8) Installation of bike racks, as shown per plan;
 - 9) Installation of public sidewalk along property’s Alcoa Highway roadway frontage or an appropriate equivalent in lieu thereof (Note that a deposit into the City of Alcoa’s sidewalk reserve is recommended in lieu of its construction, as no sidewalks are in place or planned to be constructed in the short term along this section of Alcoa Highway); and,
 - 10) Meeting all other city requirements (including securing the necessary permits for site grading and building construction, as well as review and approval of building plans).

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 Matt Brazille (CEC, Inc.) for site plan approval for a new medical facility, Blount County Cancer Center, located at 329 N Hall Road, the former Pole Climbers Athletic Fields (Tax ID 046L B 014.00) (Project #DEV-22-042).

Staff recommended site plan approval for this first phase ONLY, to include approval of the exterior design, subject to the following:

- 1) Submittal of revised site plan denoting—

- a. Identification/labeling of "Small Cell Tower" structure in place within right-of-way of property's Joule Street frontage for identification also of any potential conflicts that may need to be considered for required sidewalk installation;
 - b. Addition of notation to sheet C201 at N Hall Road access point stating "Right-in/Right-out Only/Road Improvements to be Studied Further", with access to be depicted conceptually as a barrier curbed right-in/right-out;
 - c. Addition of notation to sheet C201 at previously abandoned right-of-way stating "Demolish and remove all remaining existing asphalt and sidewalk" (Note that limits of removal shown as part of phase 1 improvements, in lieu of a full removal for phase 1, does need to be studied further by planning and engineering);
- 2) Exterior design elevations maintaining or denoting where applicable—
- a. Projections and recesses a minimum of 12 to 36 inches every 30 to 60 linear feet on all elevations, as all elevations are in public view from a public roadway (Please verify/Please also verify correct directional reference to 5/A301 detail labeled "Partial West Elevation"/Should this elevation be referenced as "East"?);
 - b. A five percent (5%) minimum window area on all elevations, as all elevations are in public view from a public roadway (Note that this one should be met, as all elevations identify a great amount of window area/Please denote under "General Notes" that a minimum window area of 5% is being maintained on all elevations);
 - c. Adequate screening of roof mounted equipment on all elevations, as all elevations are in public view from a public roadway (Please also denote under "General Notes" that screening is to be maintained in place, as shown, to screen roof mounted equipment from public view from public roadways);
 - d. All signage shown is for architectural visual purposes only and is to be submitted, reviewed and approved separately by Planning for issuance of a Sign Permit, with said to be denoted under "General Notes";
- 3) Installation of public sidewalks to city specifications, to also include crosswalks and truncated domes, along all of Joule Street frontage and initial phase portion of Rankin Road (Note that remainder of sidewalk for Rankin Road frontage shall be completed the full linear feet of lot distance at such time phase two is constructed);
- 4) Approval of engineering, including, but not limited to, pavement markings for stop bars, crosswalks, etc.
- 5) Approval of stormwater management;
- 6) 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);
- 7) Approval by Fire for access/circulation (Note that location of fire access/connection on building to be coordinated early with City of Alcoa Fire Marshall, Darren Stinnett);
- 8) Approval of subdivision plat by the Alcoa Municipal/Regional Planning Commission absorbing the previously abandoned right-of-way (as shown) into a "to be" identified "Lot 1", with said to be recorded prior to the issuance of a Building Permit;
- 9) Approval of Submittal, review and approval of "Plat of Correction" by Alcoa Municipal/Regional Planning Commission, at project's completion, to be recorded and reflect as-built site layout and any necessary public utility and storm easements;
- 10) Review and approval of landscaping plan by the Alcoa Tree Board; and,

- 11) Meeting all other city requirements (including securing the necessary permits for site grading and building construction, as well as review and approval of building plans).

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.

OTHER BUSINESS:

Information item for extension of sanitary sewer outside of the Urban Growth Boundary, Sandra Gibson, owner/executor, located at 1891 E. Brown School Road (Tax ID 038 098.00).

Staff advised that the item was merely for informational purposes. Staff noted that the property owner of 1891 E. Brown School Road had requested sanitary sewer service from the city. Typically, staff noted, these requests are evaluated for annexation prior to providing service when the property lies within the city's Urban Growth Boundary. However, in evaluating the request, the staff explained the subject property was outside of the city's Urban Growth Boundary and within Maryville's territory. Therefore, staff informed the annexation was not feasible. Staff added that sanitary sewer may be extended, if available, at the owner's expense and at out of city rates.

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 6:04 p.m.



Chairperson, Alcoa Regional/Municipal
Planning Commission



Secretary

