

**ALCOA MUNICIPAL/REGIONAL  
PLANNING COMMISSION MINUTES  
November 19, 2020  
5:30 P.M.**

The Alcoa Municipal/Regional Planning Commission met in regular session on November 19, 2020, via video conferencing (VTC). Commissioners present were Chairman Clarence Williams, Mark Johnson, John (Rocky) Rochelle and Kathy Thompson. Jeremy Pearson and Ashley Miller were present as city staff.

**DETERMINATION OF NECESSITY OF ELECTRONIC MEETING:**

Chairman Williamson 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 65, extending Executive Order Number 16, executed on October 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 Rochelle made a motion to approve that the meeting be held electronically, pursuant with the Governor's Executive Order Numbers 16 and 65. Commissioner Johnson seconded the motion, and it passed unanimously.

**APPROVAL OF MINUTES:**

The minutes of the November 6, 2020, meeting were declared approved, as submitted, and requested to be filed.

**REQUESTS FOR PRELIMINARY/FINAL APPROVAL:**

**Consideration of a request by Kevin Pitts (Blount Surveys, Inc.) to replat/reconfigure two (2) lots, Anderson and Pine Lakes Golf & Country Club, Inc. Properties, 4015 and 4051 S. Singleton Station Road (Urban Growth Boundary/Tax ID 018 080.01 and 082.00) (Project # PLT-20-044).**

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

- 1) A revised plat denoting—
  - a. Addition of remaining land of Tract 4, with all boundaries and calls and existing conditions to be identified, to include flood hazard area, as well as William J Anderson property plat recorded per Blount County Map File 4040B (Note that the William J Anderson property shall otherwise be shown by separate action for formal review and approval by the Alcoa Municipal/Regional Planning Commission/A division of less than five (5) acres was transferred and Tract 4 involves new utility infrastructure extensions to serve the overall subdivision for future development/Map File 4040B recording to be resolved prior to additional recordings intended to deduct land area from Tract 4);
  - b. Revision to Jacob C Anderson SE and SW boundaries to reflect land acquired by TDOT for Alcoa Highway Relocated Project;
  - c. Addition of "TDOT Acquisition Area 1/ROW for Alcoa Highway Relocated Project" to state right-of-way adjoining Tract 4 and Jacob C Anderson Property;

- d. Revision to Vicinity Map, as necessary, to reflect all properties to be involved;
- e. Addition of "Minimum FFE of 834.4" to Tract 4;
- f. Addition of "Former lot line(s) to be removed" to applicable boundaries shared with Tract 4 to be dissolved;
- g. Identification of Lot 1 of the Jacob C Anderson Property as Lot 2, with Lot 1 being the William J Anderson Property;
- h. Revision of title block to state "Replat of Tract 4 into 4R of Pine Lakes Golf and Country Club, Inc. Property and Lots 1 and 2 of William J Anderson and Jacob C Anderson Properties";
- i. Identification of Tract 4 as 4R;
- j. Addition of front yard setback to Lot 2, currently identified as Lot 1;
- k. Addition of sanitary sewer easement, a minimum of fifteen (15) feet in width, along NW boundary lines of Lots 1 and 2 and Tract 4 to its intersection with existing manhole/sanitary sewer line (Note that the overall alignment is to be verified and coordinated with engineering/Simon deVente');
- l. Addition/Revision of plat notes (where necessary), with said to in conformance to previous plat recording for Pine Lakes Golf and Country Club, Inc. (Blount County Map File # 3974A), as follows:
  - 1. "The purpose of this plat is to replat Tract 4 into 4R in order for certain land area to be absorbed into Lots 1 and 2 and irregular boundaries improved";
  - 2. "All new utilities shall be installed underground at time of development, unless otherwise approved";
  - 3. "Utility, construction and drainage easements shall be 10 feet on the inside of all exterior lot lines perimeter to this subdivision and along street rights-of-way, and five feet on each side of all interior lot lines. There shall be easements per utility provider's specifications for all as-built utilities, unless otherwise noted";
  - 4. "Easements, if any, following former lot lines are hereby released upon recording of this plat, unless otherwise noted";
  - 5. "This is to certify that I have consulted the Federal Emergency Management Agency's Flood Insurance Rate Map and found that a portion of the property shown hereon is located within a special flood hazard area per FIRM 47009C0129C with an effective date of (09/19/2007)." (Note that FIRM Map reference shall be verified);
  - 6. "Current Existing Zoning District S – Suburbanizing";
  - 7. "All zoning setbacks to be verified by Blount County or if/where applicable other local jurisdictional authority (i.e., City of Alcoa)";
  - 8. "A five percent (5%) open space dedication of 5.28 acres (or 225,640.80 square feet) is to be satisfied as a part of this plat, in accordance with the City of Alcoa subdivision regulations. A portion of said requirement has been satisfied, as shown on (Tract 2) of Blount County Map File # 3974A, which shall be used for common open space purposes only on which no habitable structures may be placed. The remaining balance of 4.74 acres (or 206,474.40 square feet) is to be satisfied in conjunction with future site plan/development plan approvals. This applies to Tracts 1-4 of Pine Lakes Golf and Country Club, Inc.)"
  - 9. "The construction of sidewalks to city specifications shall be installed along road frontages, where applicable, or include an appropriate equivalent, at such time of

- development of each lot. This applies to Tracts 1-4 of Pine Lakes Golf and Country Club, Inc.);
10. "TDOT right of way acquired in Agreed Order of Possession March 28, 2019, recorded in Deed Book 2550, Page 346" (Deed references, and any updates, to be verified by surveyor);
  11. "Public water and electric services are not currently provided to Tract 4 at this time" (Note that See Plat Note \_\_\_\_" shall be placed on Tract 4);
  12. "Blount County Map File #4040B is hereby superseded by recording of this plat" (Note that "See Plat Note \_\_\_\_" shall be placed on Lot 1);
  13. "South Singleton Station Road is classified as a Major Collector on the City of Alcoa's Thoroughfare Plan, which requires a dedication of right-of-way to be 30 feet from centerline";
- m. Addition of William J Anderson to "Certificate of Ownership and Dedication";
- n. Addition of the following certifications:
1. CERTIFICATE OF APPROVAL OF SANITARY SEWER (Note that it shall be verified with engineering/Simon deVente' that sanitary sewer is available to Lots 1 and 2);
  2. CERTIFICATE OF APPROVAL FOR BLOUNT COUNTY ENVIRONMENTAL HEALTH;
- o. Deletion of CERTIFICATE OF APPROVAL OF STORMWATER;
- p. Addition of notations to the following certifications:
1. CERTIFICATE OF APPROVAL OF ELECTRIC ("Notation: Public electric service is not available to Tract 4 at this time") (To be verified with engineering);
  2. CERTIFICATE OF APPROVAL OF WATER ("Notation: Public water service is not available to Tract 4 at this time") (To be verified with engineering);
- q. Addition of right-of-way centerline measurements of 30 feet from centerline at frontages along South Singleton Station Road for both Lots 1 and 2;
- 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 staff's stipulations as presented. Commissioner Rochelle seconded the motion, and it passed unanimously.

**Consideration of a request by Randy White (C2RL Engineering, Inc.) for a revised plat to replat one (1) lot into three (3) lots, Springbrook Farms Development, former Alcoa West Plant Property, Hall Road and Marconi Boulevard (Tax ID 036 007.01) (Project # PLT-19-046).**

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

- 1) A revised plat denoting—
  - a. Addition of "See Plat Note 19" to "Barn" located on Lot 1R1-1, Sheet S.19, which identifies the structure as legally non-conforming (Note that the structure encroaches onto the adjacent property at the lots NW boundary line);

- b. Addition of "See Plat Note 16" to "Marconi Blvd RB 2547, PG 924-949", Sheet S.19, which references the previous recordings for the right-of-way deeded to the city);
  - c. Deletion of "19" to "See Plat Note 16 & 19", Sheet S.20, as shown at Marconi Blvd identification and deed references;
  - d. Addition of number "18" to "Dedicated Open Space #1 and #2", Sheet S.20, Lots 1R1-1 and 1R1;
  - e. Removal of "(Remaining Lands Greater Than 5 Acres)" to "Aluminum Company of America" adjacent property references, Sheets S.19 and S.20 (Note that the adjacent lands are not involved in this replat);
  - f. Revision of Plat Notes, Sheets S.19 and S.20, as follows:
    1. Deletion of "Alcoa, Inc., 201 Isabella Street, Pittsburgh, PA 15212" to "Property Owner identification", Plat Note 2, Sheet S.19 and S.20 (Note that the adjacent lands are not involved in this replat);
    2. Deletion of "Mixed Use District "E-3" from Plat Note 12 for identification of zoning only on lots involved/part of this replat;
    3. Deletion of Plat Note 14, which references Lot 5/the Detention Lot;
    4. Deletion of "17" from Plat Note 16, which is inadvertently placed between "Tesla Blvd right-of-way" and "and easements are as follows:";
  - g. Addition of "Replat of Lot 1 into" at title block reference "(Lots 1R1, 1R1-1 & 1R1-2)";
  - h. Deletion of duplicate signature block, if applicable, for "Certificate of Ownership and Dedication";
  - i. Revision to greenway easement identified currently on Lot 1R1-2, per the legal description recorded, with a plat note to be added to state "Lot \_\_\_ reflects a 40' Permanent Greenway Esmt correction from that shown per Blount County Map File 3877B, with said correction in conformance with Marconi Blvd road plans (COA project 14-027)" (Note that "See Plat Note \_\_\_" shall be denoted at greenway easement correction);
  - j. Revision to NW and SE boundary line/right-of-way of Springbrook Road, with "Ex. R/W per Marconi Blvd right-of-way plans – right-of-way does not match existing C2RL Survey" to be reworded to state in the form of a plat note "Lot 1R1 reflects a SE boundary line/right-of-way correction along Springbrook Road from that shown per Blount County Map File 3877B, with said correction in conformance with Marconi Blvd road plans (COA project 14-027) and former dedication part of Springbrook Road 2004 improvements (TDOT project 05950-2529-94)" (Note that "See Plat Note \_\_\_" shall be denoted at right-of-way correction);
- 2) Approval by engineering;
  - 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 Johnson seconded the motion, and it passed unanimously.

REQUESTS FOR PRELIMINARY APPROVAL:

**None.**

REQUESTS FOR FINAL APPROVAL:

**None.**

MISCELLANEOUS REQUESTS OF REQUIRED ACTIONS:

**None.**

CONCEPT PLAN APPROVAL:

**None.**

OLD BUSINESS:

**None.**

NEW BUSINESS:

**None.**

OTHER BUSINESS:

**None.**

ADJOURNMENT:

Chairman Williams wished everyone a Happy Thanksgiving. 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 5:59 p.m.

  
Secretary

  
Chairperson, Alcoa Regional/Municipal  
Planning Commission

