

**FY2017 ANNUAL REPORT OF
THE ALCOA MUNICIPAL/REGIONAL PLANNING COMMISSION**

July 20, 2017

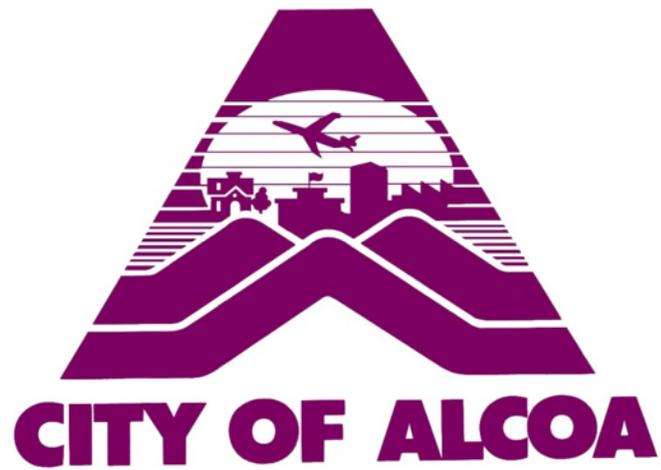


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ALCOA REGIONAL/MUNICIPAL PLANNING COMMISSION



Clarence Williams,
Chairperson



Mayor Don Mull,
Vice Chairperson



Mark Johnson,
Secretary



Kathy Thompson



John "Rocky" Rochelle

PLANNING AND CODES STAFF

Planning Division

Jeremy Pearson, AICP
City Planner
15-Years of Service

Ashley Miller, AICP, CFM
Assistant City Planner
2-Months of Service

Codes Division

Gary Holloway
Chief Building Official/Codes Enforcement Officer
16-Years of Service

Joe Ellis
Codes Enforcement Officer
7-Years of Service

Administrative

Angie Best, CPS
Administrative Assistant
17-Years of Service

INTRODUCTION

Overview Summary

In FY2017, the Alcoa Regional/Municipal Planning Commission and its planning staff have continued to take some significant strides toward achieving a community goal to develop a new commercial and civic hub, with residential opportunities, as part of an area designated for more compact mixed-use development activities (i.e., primary city center or downtown concept). As previous year recipients of a grant-funded technical assistance program through Smart Growth America, which focused on the former Alcoa West Plant site, the City of Alcoa positioned itself well to continue exploring opportunities to encourage more compact walkable development forms. In February, as part of an update to the Knoxville Regional Transportation Planning Organizations (TPO) Planning Work Program, a project to develop a master/vision plan to guide mixed-use redevelopment of the former Alcoa West Plant site was added to the program list and approved by both the TPO Technical Committee and Executive Board. Following additional state and federal approvals, including approval by the Alcoa Board of Commissioners, the City of Alcoa was awarded the funding and contracted with the TPO in April. Since receiving approvals, the project has moved at a fast pace starting with the release of a Request for Proposals (RFP) to the selection of a consultant team to develop the plan. Three consultant teams were selected for interviews by a selection committee/advisory team consisting of City of Alcoa and TPO staff, including the developer. Those teams interviewed included:

1. Kiser + Vogrin and Volkert;
2. Smith Gee Studio, Randall Gross Development Economics and Alta Planning + Design; and,
3. Gresham Smith and Partners.

Following interviews, the selection committee/advisory team chose Kiser + Vogrin and Volkert. This selection received approval by the Alcoa Board of Commissioners for action during their July regularly scheduled meeting.

Another major accomplishment was an update to the City of Alcoa's long range comprehensive development plan—a plan first developed in May of 2006 and titled the 2025 Comprehensive Plan. This plan adopted by the Alcoa Regional/Municipal Planning Commission in February and the Alcoa Board of Commissioners in April, and now referred to as the 2025 Comprehensive Plan Update (Projected to Year 2035), will continue to serve the purpose of guiding and accomplishing a coordinated, adjusted, efficient and economic development of the City of Alcoa and its urban growth area. Separate elements of plan include the Future Land Use Plan/Map, Major Road Plan/Map and the Master Trail/Greenway Plan/Map.

Other accomplishments included:

1. Amendments to the Alcoa Zoning and Land Use Control and Standards for Land Subdivision regulations;
2. Approval of 92 subdivision lots (both major and minor);
3. Approval of two (2) rights-of-way abandonments;
4. Completion of the 2014 HOME Grant Program;
5. Commencement of the Recreational Trails Program (RTP) Grant awarded by the Tennessee Department of Environment and Conservation (TDEC); and,
6. Naming of the Local Interstate Connector (LIC) roadway currently under construction on the former Alcoa West Plant site as Tesla Boulevard.

The year also had in store big changes for the department. Long time City Planner and Director of Planning and Codes Chris Hamby retired in March after 22 years of service. Chris was replaced by Jeremy Pearson, who served in the role of Assistant City Planner, and Gary Holloway was promoted from the Building Official to Chief Building Official. Ashley Miller was welcomed to the staff in May as the new Assistant City Planner.

In FY 2017, the Alcoa Regional/Municipal Planning Commission and staff reviewed a total of 142 proposals submitted for subdivisions, land developments and municipal actions. This number further demonstrates the stabilizing growth in proposals and actions taken. Breakdowns of these actions have been outlined in accompanying charts found further in this report.

Residential Summary

Growth in the housing sector has continued post-recession, with regional markets anticipated to experience steady growth. However, as in previous years, that continuance here has been at a slower pace as once available lots for single family development are being depleted. Due to the continued lack of availability of single-family building lots, the city's future residential is expected to show signs of an increase in the number of single-family attached and multi-family dwellings as the demand for land area increases. For instance, the current expansion to the Ridge at Hamilton Crossing is to provide an additional 82 units. This project represents a major residential expansion. The single-family residential growth predominately is within St Ives, St Thomas and Andover subdivisions, which includes development of pre-recession existing platted lots. Note that a new subdivision (Hunter's Meadow/W Hunt Road) was recently approved and, if constructed, would provide an additional 43 lots for single family development.

Non-Residential Summary

The non-residential market is also experiencing growth at a healthy pace, with that trend expected to continue. The most significant rate of growth in commercial development remains in additions, alterations and signage, as reflected in permits

issued, which speaks to the continued consumer confidence and the vitality of the area. Some of the major investments during this past fiscal year have included Knoxville Pediatrics Associates (Foothills Office), Doug Justus Auto Center, Clayton Homes Headquarters Retreat Lodge and Temporary Housing (Phases I and II), and Cirrus Aircraft Training Center (Phase III Expansion). As retailer expansions have been down, and as the sector adjusts to market demands toward technology and conveniences, new models are expected to emerge. This sector is experiencing a paradigm shift, influenced by competition and new business models, with many retailers looking to build smaller footprints and provide experience based types of services.

In conclusion, the growth of the economy overall has expanded at a healthy pace. The City of Alcoa continues to see increased investment in existing residential and non-residential improvements. This trend is expected to continue.

HIGHLIGHTS

The following represents highlights for new business generation and reinvestment in existing properties showing signs of disrepair.



Gill Street/Dollar General Store



Joule/Rankin Streets/KPA Foothills Office



N Wright Road/Scoops and Slices



N Wright Road/Former Bread of Heaven



Louisville Road/Ole Ben Franklin Motors



Before/Maxi Muffler



After



E Edison Street



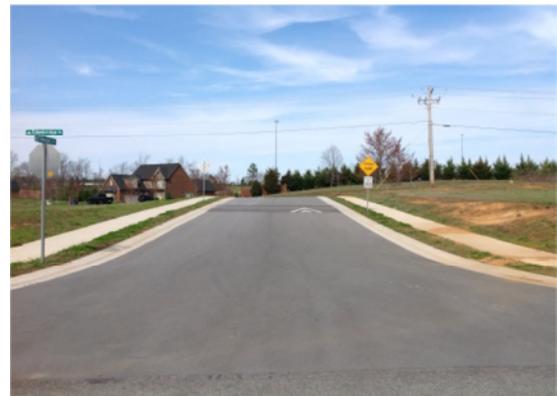
After



N Wright Road



After



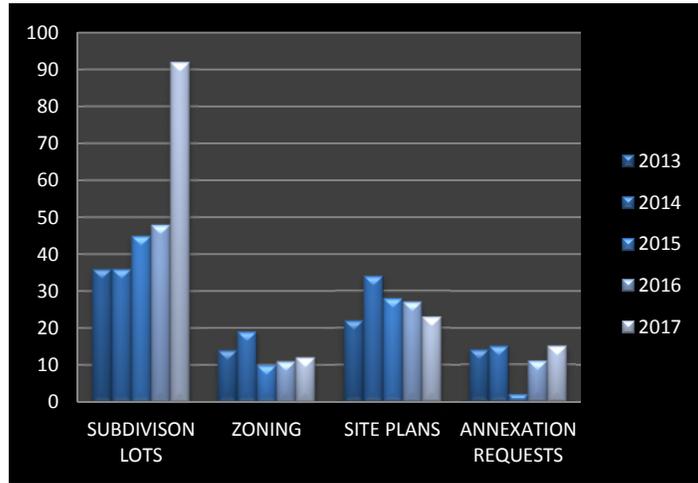
St Ives/St Thomas Roadway and Sidewalk Connection

COMMUNITY OUTREACH

- Alcoa Board of Adjustments;
- Alcoa Board of Commissioners;
- Alcoa Tree Board;
- Alcoa Board of Zoning Appeals;
- Blount County Hazard Mitigation Planning Committee;
- East TN Quality Growth;
- Great Smoky Mountains Regional Greenway Council and Maryville to Townsend Greenway Advisory Committee);
- Hall Oldfield Maryville Empowerment, Inc. (HOME, Inc.);
- Keep Blount Beautiful;
- Knoxville Regional Transportation Planning Organization (TPO);
- Legacy Parks Foundation;
- Little River Watershed Association;
- Local Emergency Planning Committee (LEPC);
- Maryville/Alcoa/Blount County Parks and Recreation Commission; and,
- Tree City USA.

DATA CHARTS

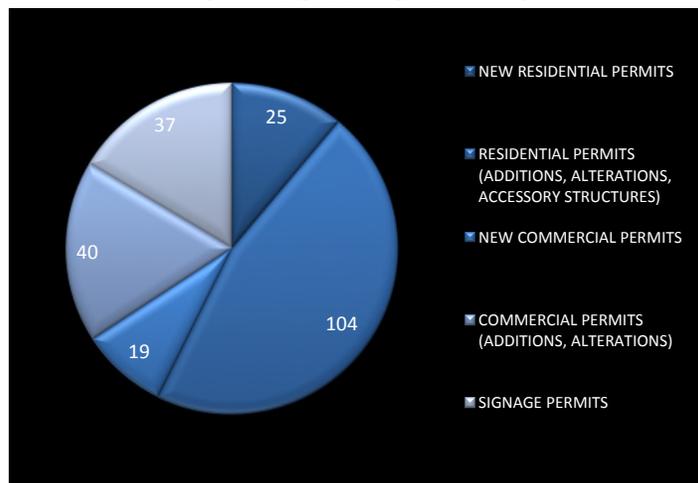
5-YEAR HISTORY



TOTAL PERMIT FEES COLLECTED



TOTAL BUILDING PERMITS



FY2018 WORK PROGRAM

The projects outlined in the annual work program reflect a balance between the need to deal with development projects, while devoting time and effort toward preparing for the area's future. The program design must be regarded as a framework or guide by which to keep both staff and commission "on track", gravitating toward being realistic, but optimistic, in its schedule. However, it must also be flexible enough to allow time for unscheduled work that will undoubtedly arise. The responsibility of the planning staff shall be to guide the commission when attempting to make a decision regarding the deletion or addition of a project to its work program. This decision shall be based on whether or not that project is in keeping with the commission's primary purpose of guiding development through the comprehensive planning process.

The work program is outlined as follows:

1. Continue to evaluate development standards:
 - a. Evaluate and update zoning and land Use control regulations (i.e., short-term rentals, small cellular tower technology, signage, and clarification of limited residential expansions in commercial zones/General Business District "E" and Interstate Commercial "IC");
 - b. Evaluate and update major road plan;
 - c. Evaluate and update subdivision regulations (i.e., ranges for minimum lot sizes and road frontages);
2. Continue to work toward implementation of a consolidated departmental project workflow database;
3. Continue to evaluate development standards as such standards relate to fulfilling responsibilities in such areas as subdivision plat review, site plan review, landscaping plan review, expansion of mapping services, sign reviews and etc.
4. Continue to enforce property maintenance (i.e., structures, lawns, vehicle storage, abandoned/junk vehicles);
5. Continue to work toward the elimination of "blighted" properties and problem structures;
6. Continue to assist in coordination of subdivision of property and location of street system within the former Alcoa West Plant site, including rezoning's to provide for its broader redevelopment;
7. Project lead for development of a master/vision plan to guide mixed-use redevelopment of the former Alcoa West Plant site, including assisting in development of certain design guidelines;
8. Continue to assist in redevelopment efforts of former Alcoa South Plant site;
9. Continue to assist in the joint Alcoa/Maryville implementation efforts for (i) a lateral axis redevelopment plan that involves extensions and/or improvements to Foch Street, Home Avenue and McCammon Avenue to align with Hamilton Crossing Drive, including the extension of Lindsay Street to Home Avenue; (ii) the abandonment of a

portion of Louisville Road (behind the Hamilton Crossing development), and; (iii) the Harvest Lane and Robert C. Jackson extensions to Louisville Road;

10. Continue to support and assist in the development of Pellissippi Place, including development and/or redevelopment of the adjacent Old Knoxville Highway corridor;

11. Continue to support and assist in the development of Hunter's Crossing and Hamilton Crossing;

12. Continue to support and assist in the redevelopment of the former Pellissippi State campus;

13. Continue to support and assist in the development of the former Pole Climbers' Field;

14. Continue to support Blount County Habitat for Humanity and Foothills Development Corporation in their efforts to provide and investigate housing options and programs;

15. Continue to work toward implementation of techniques and best practices identified as part of the regional plan for sustainable development in the region (ETCompetes/former PlanET consortium project);

16. Continue to review and plan for extensions of greenways and provide support for ongoing efforts to coordinate and implement a joint community-wide greenway/bikeway plan for Alcoa, Maryville, Blount County, Rockford and Louisville, including a broader regional vision to connect to Knoxville/Knox County, Townsend and ultimately the Great Smoky Mountains National Park via the Knox/Blount Greenway;

17. Continue to support and assist in the 1-140/Pellissippi Parkway extension from SR 33 (Old Knoxville Highway) to SR 321 (Lamar Alexander Parkway);

18. Continue to support and assist in the completion of the development of Alcoa Parkway (Alcoa Highway Relocated);

19. Continue to support and assist in the improvements to the interchange to serve the McGhee Tyson Airport West Aviation Area and former Alcoa West Plant site at Alcoa Highway/US 129 By-Pass;

20. Facilitate execution of TDEC/City of Alcoa contract for construction of restroom facilities at Springbrook Corporate Center Lake, including proceeding as project lead to oversee its completion; and,

21. Assist in the development of park and streetscaping master plans, coordinating landscaping of greenways, boulevards and park planning with airport and other appropriate agencies.