PLANNING & CODES DEPARTMENT

July of 2018

Annual Report of the Alcoa Municipal/Regional Planning Commission FY2018, Ending June 30th

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ALCOA MUNICIPAL/REGIONAL PLANNING COMMISSION

Clarence Williams
Chairman

Mayor Donald Mull
Vice Chairman

Mark Johnson
Secretary

John "Rocky" Rochelle

Kathy Thompson

STAFF

Jeremy Pearson, AICP
City Planner
16-Years of Service

Gary Holloway
Chief Building Official
17-Years of Service

Ashley Miller, AICP, CFM
Assistant City Planner
1-Year of Service

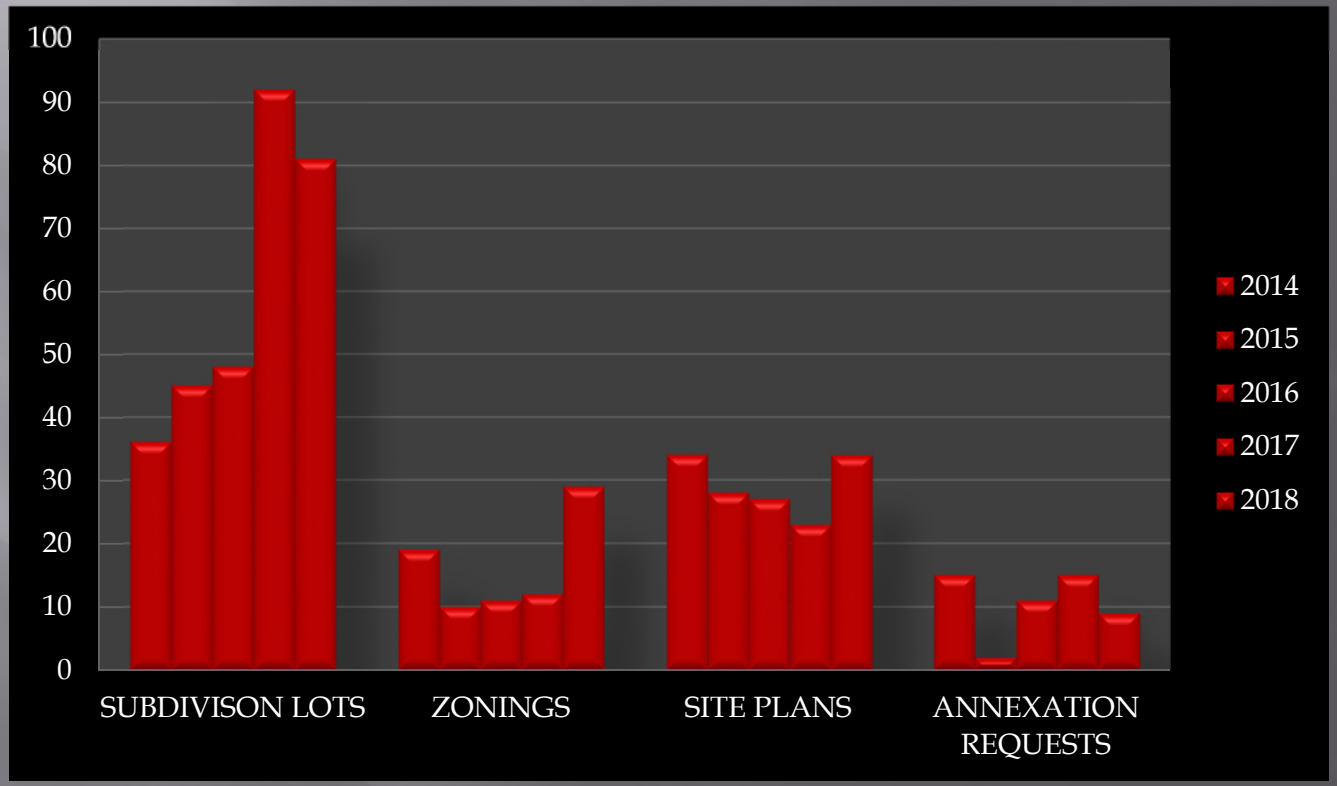
Angie Best, CPS
Administrative Secretary
18-Years of Service

Joe Ellis
Codes Enforcement Officer
8-Years of Service

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.

5 YEAR GROWTH HISTORY



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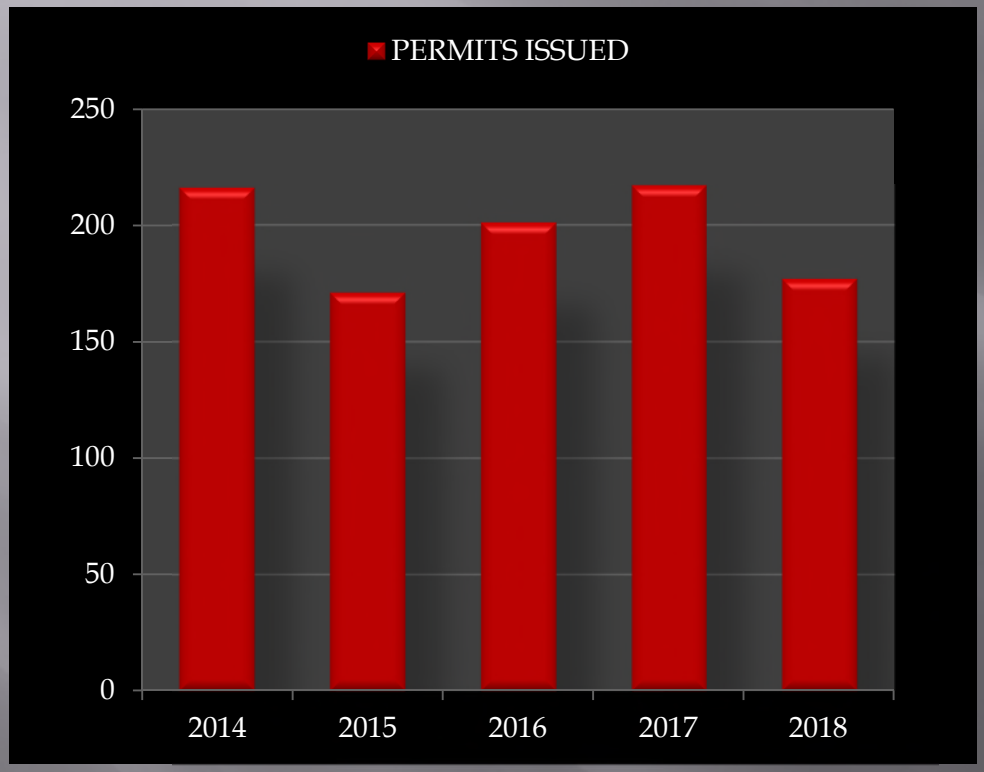

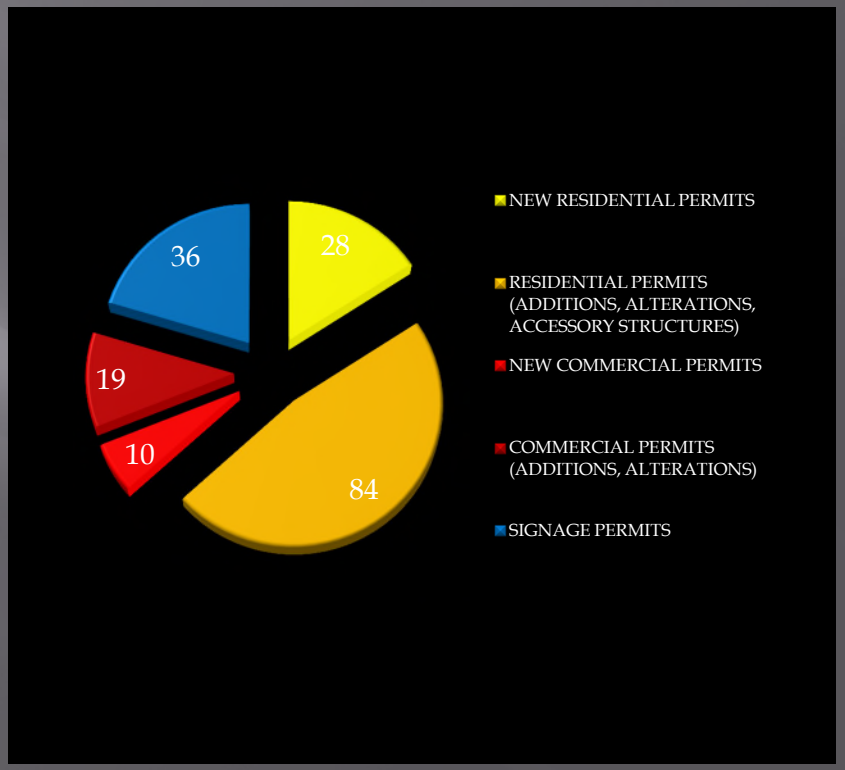

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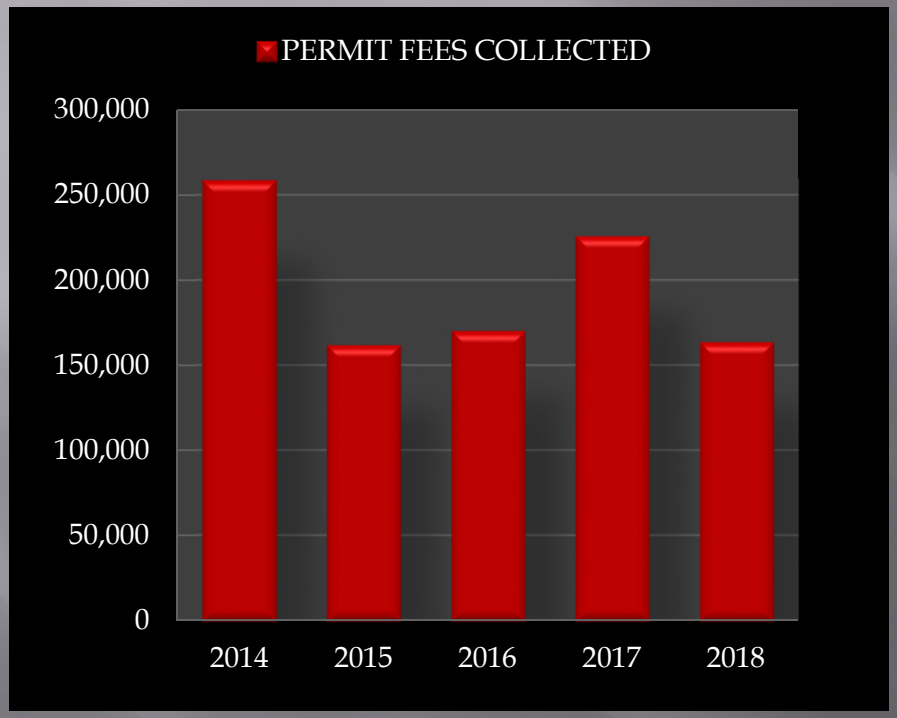
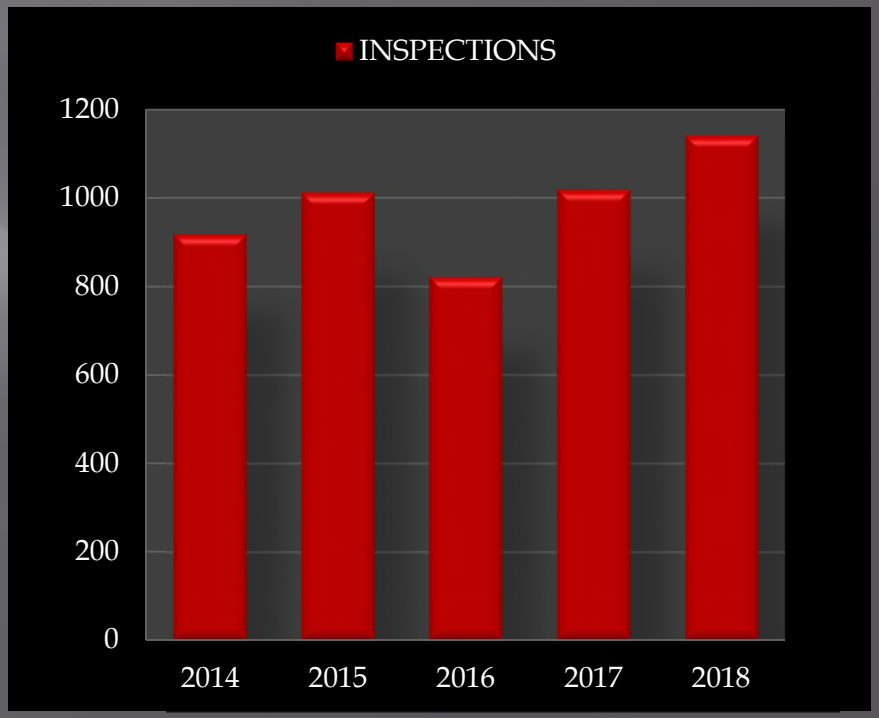
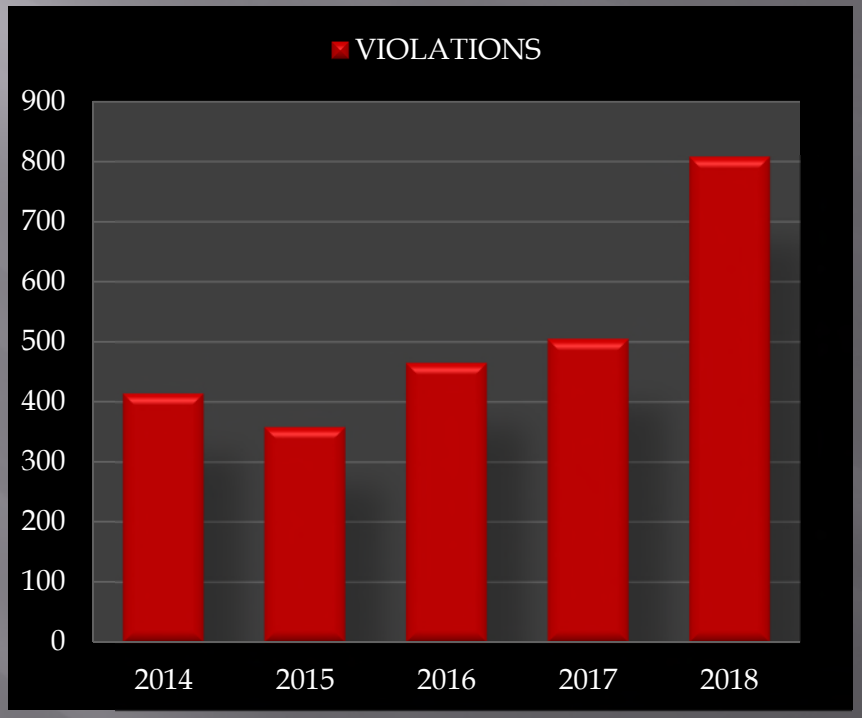




5 YEAR COMPLAINT RECORD



PROBLEMS, SOLUTIONS, AND INFILL

E Edison Street

Lodge Street

Lodge Street

W Newcomen Street

E Edison Street

W Newcomen Street

Ford Street

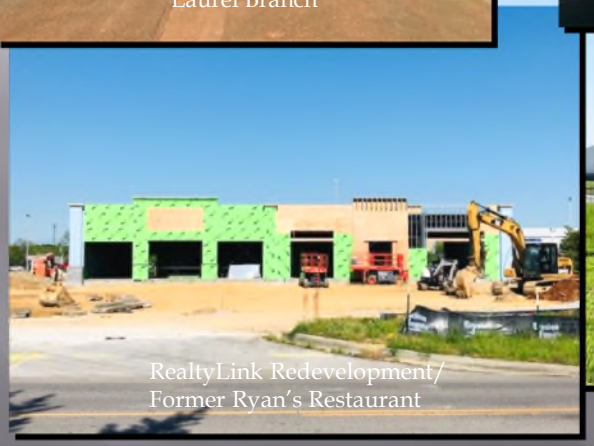
W Watt Street

DEVELOPMENT PROJECTS

Laurel Branch

Cirrus Training Facility

Clayton Lodge


RealtyLink Redevelopment/
Former Ryan's Restaurant

Massey Corporate Hangar

Wendy's Alcoa Hwy

FY 2018 Accomplishments

- Following a Successful Consultant Award, Facilitated Kick-off and Development Completion of the Springbrook Farms Master/Vision Plan, including the Providing of Consultant Assistance for Public Open House with Over 230 in Attendance (*Technical Advisory Team Credit*)
- Assisted Consultant and Facilitated Endorsements of Springbrook Farms by the Alcoa Planning Commission and the Alcoa Board of Commissioners
- Managed and Successfully Closed Out Grant for Development of the Springbrook Farms Master/Vision Plan (TPO/TDOT/FDOT/FTA Planning Funds)

FY 2018 Accomplishments

- Facilitated Approved Mixed Use Rezoning of 10 Lots for Springbrook Commons Detached Housing (Part of the former Alcoa West Plant Redevelopment Area)
- Facilitated Approved Amendments to Zoning and Land Use Control Regulations (Expanding Residential Provisions within Commercial Zones and Rewrite of Planned Commercial Unit Development "E- 1" District)
- Facilitated Approved Amendment to Future Land Use Map
- Facilitated Approved PILOT Community Gardening Program

2019 ANNUAL 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.

2019 ANNUAL WORK PROGRAM CONTINUED

The work program is outlined as follows:

1. Continue to evaluate development standards, such as:
   a. Evaluate and update zoning and land Use control regulations (i.e., short-term rentals, small cellular tower technology, signage and landscaping);
   b. Evaluate and update major road and future land use plans;
   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 the areas of subdivision plat review, site plan review, landscaping plan review, expansion of mapping services, sign reviews and etc.

2019 ANNUAL WORK PROGRAM CONTINUED

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 systems within the former Alcoa West Plant site, now referred to as Springbrook Farm, including rezoning's to provide for its broader redevelopment as a commercial hub;

7. Shift from project lead for development of the master/vision plan to guide mixed-use redevelopment of the former Alcoa West Plant site, to leading (in conjunction with a development team of other technical city staff) a focus on strategies for implementation of the now finalized plan—the Springbrook Farm Master/Vision Plan for Redevelopment of the Alcoa West Plant Site;

2019 ANNUAL WORK PROGRAM CONTINUED

8. Continue to assists in development of certain design guidelines to support a built environment envisioned for Springbrook Farm, including the necessary agreements for management structure needed to insure long-term maintenance of landscaped islands along Tesla Boulevard;

9. Continue to assist in redevelopment efforts of former Alcoa South Plant site;

10. 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;

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

2019 ANNUAL WORK PROGRAM CONTINUED

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

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

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

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

16. 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);

2019 ANNUAL WORK PROGRAM CONTINUED

17. 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;

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

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

20. 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;

2019 ANNUAL WORK PROGRAM CONTINUED

21. Facilitate finalization of construction plans and subsequent development phase of the TDEC/City of Alcoa now executed contract for construction of restroom facilities at Springbrook Corporate Center Lake, including proceeding as project lead to oversee its completion; and,

22. Assist in development of park, open space and streetscape plans, coordinating landscaping of greenways, boulevards and park features, and other community open space amenities, with organizations such as Maryville/Alcoa/Blount County Parks and Recreation Commission, Metropolitan Knoxville Airport Authority, Blount Partnership and other appropriate agencies.