

146 Acres
93.24 Acres

PC RESOLUTION 2019-30

A RESOLUTION TO THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA RECOMMENDING APPROVAL OF THE PLAN OF SERVICES FOR AND ANNEXATION INTO THE CITY OF ALCOA, PROPERTY LOCATED OFF SINGLETON STATION ROAD, A PORTION OF TAX PARCEL 082.00, TAX MAP 018 (GREGORY T. SMITH PROPERTY/FORMER PINE LAKES GOLF COURSE)

WHEREAS, pursuant to Tennessee Codes Annotated §6-51-102, the City of Alcoa requested that the Alcoa Municipal/Regional Planning Commission study and report on the Plan of Services for a certain portion of property, identified by the Blount County Property Assessor as a portion of Tax Parcel 082.00, Tax Map 018 and more particularly identified in the maps attached hereto as Exhibits A and C (Gregory T. Smith Property/former Pine Lakes Golf Course), additionally identified in a legal description attached hereto as Exhibit D, being proposed for annexation into the corporate limits of the City of Alcoa, and said study having been made and the report attached hereto as Exhibit B;

WHEREAS, the study of the Plan of Services by the Alcoa Municipal/Regional Planning Commission shows that the Plan of Services and timing for implementation would be sufficient and beneficial to the Gregory T. Smith Property and community, and are comparable to services delivered to all citizens of the City of Alcoa, should annexation be approved;

WHEREAS, the Alcoa Municipal/Regional Planning Commission has determined that the City of Alcoa has the ability and intent to benefit the said area by rendering municipal services, as stated in the Plan of Services contained herein and that annexation would be desirable; and,

NOW, THEREFORE, BE IT RESOLVED by the City of Alcoa Municipal/Regional Planning Commission as follows:

SECTION 1. The Alcoa Municipal/Regional Planning Commission does recommend to the Board of Commissioners of the City of Alcoa approval of the Plan of Services attached hereto as Exhibit B for and annexation of a portion of the Gregory T. Smith Property identified as Tax Parcel 082.00, Tax Map 018 and more specifically identified in the map attached hereto as Exhibits A and C and as follows:

- A. The portions of Tax Parcel 082.00, Tax Map 018, as shown on Exhibit C as Tracts 1, 2 and 3 and Right of Way Acquired By TDOT area, and approximately 146 acres, more or less, and additionally identified in a legal description attached hereto as Exhibit D.

SECTION 2. The Alcoa Municipal/Regional Planning Commission does recommend to the Board of Commissioners of the City of Alcoa that a remaining portion of the Gregory T. Smith Property not be annexed into the City of Alcoa, identified as a portion of Tax Parcel 082.00, Tax Map 018 and more specifically identified in the map attached hereto as Exhibits A and C and as follows:

- A. The portions of Tax Parcel 082.00, Tax Map 018, as shown on Exhibit C as Tract 4, and approximately 11.30 acres, more or less.

SECTION 2. The Secretary of the Alcoa Municipal/Regional Planning Commission certifies a copy of this Resolution to the Board of Commissioners of the City of Alcoa.

ADOPTED this 20th day of June, 2019.

Chairman, Alcoa Municipal/Regional
Planning Commission

ATTEST:

Secretary, Alcoa Municipal/Regional
Planning Commission



EXHIBIT A
 PROPOSED FUTURE LAND USE AMENDMENT
 (PORTION OF FORMER PINE LAKES GOLF COURSE AREA)
 PC Resolution #: 2019-29

Proposed Future Land Use from
 Retail-Gen Business,
 Commerical Office and
 Public Parks/Open Space
 to
 Industrial

Future Lane Use Amendment

Subject Property

Alcoa Future Land Use

FUTURE LAND USE

- Retail-Gen Business
- Public Parks
- Industrial
- Commerical Office
- Blount Centerlines
- BlountParcels

Projects

Status

- Proposed
- Approved

THE CITY OF ALCOA

PLANNING AND CODES DEPARTMENT

Proposed FLU Amendment *NTS*
 Portion of Former Pine Lakes Golf Course Area

JOB NO: N/A	DATE: 06/20/2019	INDEX:
FILE: N/A	PAGE: 1 OF 1	N/A

EXHIBIT B to PC Resolution 2020-07

REPORT OF THE ALCOA MUNICIPAL/REGIONAL PLANNING COMMISSION ON THE PLAN OF SERVICES FOR PROPERTY PROPOSED FOR ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF ALCOA, PROPERTY LOCATED ON SINGLETON STATION ROAD, TAX PARCEL 090.00, TAX MAP 008 (AUBREY NEEDHAM PROPERTY)

WHEREAS, Tennessee Codes Annotated §6-51-102 requires that a plan of services be adopted by the governing body of a city prior to passage of a resolution of annexation; and,

WHEREAS, the City of Alcoa is proposing annexation of certain property identified as Tax Parcel 090.00, Tax Map 008, and on the 17th day of October, 2019, the City of Alcoa requested the Alcoa Municipal/Regional Planning Commission to study and report on the Plan of Services to be provided to the Aubrey Needham Property in the event of annexation.

NOW, THEREFORE, THE STUDY HAVING BEEN MADE, BE IT REPORTED by the Alcoa Municipal/Regional Planning Commission as follows:

SECTION 1. That the following Plan of Services for the area bounded as described above are sufficient and beneficial to the Aubrey Needham Property and community and are comparable to the services provided to all citizens of the City of Alcoa:

- A. Police
Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

- B. Fire
Fire protection by the present personnel and the equipment for the Alcoa Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

- C. Water
(1) Water for domestic and fire suppression services use will be charged at city rates, supplied from existing city lines where available on the effective date of annexation, and thereafter from new lines as extended or improved in accordance with current policies of the city and after payment of appropriate costs.

(2) Installation of water lines and fire hydrants will be within thirty-six (36) months, the time estimated to be required to install adequate water lines and fire hydrants in the annexed area or to negotiate optional arrangements with existing utilities.

- D. Sewers
(1) Existing sewer service will be charged at inside city rates on the effective date of annexation, where available.

(2) Extension of the necessary sewer lines to serve this parcel will be as per environmental necessity, engineering feasibility, and the financial feasibility as the city dictates. Any extension of sanitary sewer to this property will otherwise be the responsibility and cost of the applicant.

- E. Solid Waste Collection
Solid waste collection service in compliance with current city policies provided within the city will be extended to the annexed area within one week after the effective date of annexation.
- F. Street Construction and Repair
No public streets are included in this annexation.
- G. Schools and Impact on School Attendance Zones
This annexation will not negatively impact school attendance zones.
- H. Inspection Services
Any inspection services now provided by the city (building, plumbing, and housing) will begin on the effective date of annexation.
- I. Planning and Zoning
The planning and zoning jurisdiction of the city will extend to the area on the effective date of annexation. City planning will thereafter encompass the annexed area.
- J. Recreational Facilities and Programs
The Blount County Recreation and Parks Commission manage all recreation programs and park land in the county. Commission standards, practice, and budget will determine expansion of programs to meet the needs of city residents.
- K. Street Name Signs and Street Lighting
Street signs and the need for street lighting (when applicable) will be assessed upon the effective date of annexation.
- L. Electric Power
Electric power will continue to be provided at present rates, in compliance with the prevailing rules, regulations and policies of the city. Residential electric power is provided at equivalent rates inside or outside the city.

SECTION 2. This report shall be made an exhibit to the Planning Commission Resolution recommending to the Board of Commissioners of the City of Alcoa adoption of the Plan of Services upon approval of annexation of the Aubrey Needham Property.

Adopted this 17th day of October, 2019.

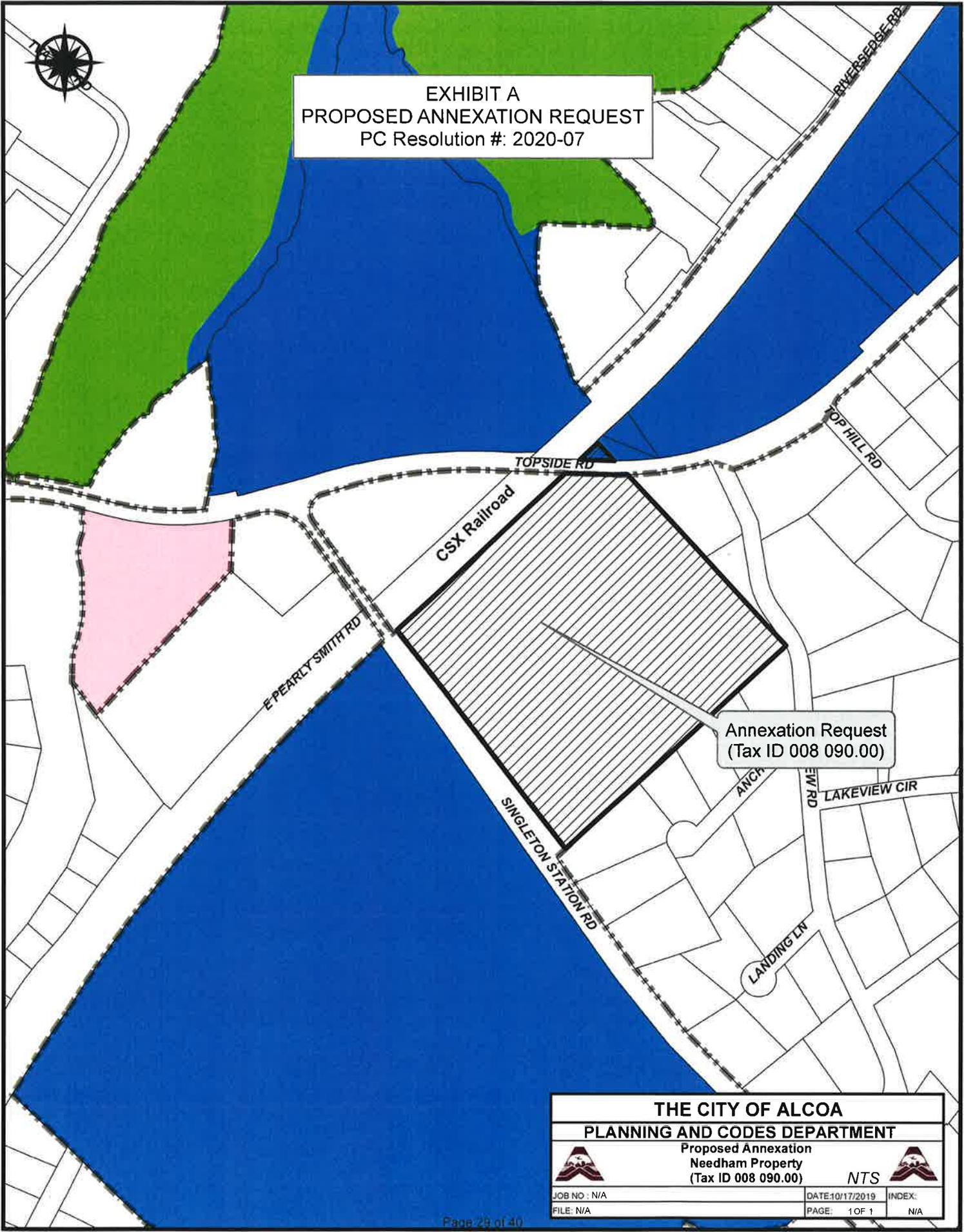
Chairman, Alcoa Municipal/Regional
Planning Commission

ATTEST:

Secretary, Alcoa Municipal/Regional
Planning Commission



EXHIBIT A
 PROPOSED ANNEXATION REQUEST
 PC Resolution #: 2020-07



Annexation Request
 (Tax ID 008 090.00)

THE CITY OF ALCOA		
PLANNING AND CODES DEPARTMENT		
 Proposed Annexation Needham Property (Tax ID 008 090.00)		 NTS
JOB NO: N/A	DATE: 10/17/2019	INDEX:
FILE: N/A	PAGE: 1 OF 1	N/A

EXHIBIT B to PC Resolution 2020-04

REPORT OF THE ALCOA MUNICIPAL/REGIONAL PLANNING COMMISSION ON THE PLAN OF SERVICES FOR PROPERTY PROPOSED FOR ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF ALCOA, PROPERTY LOCATED ON RIVERTRACE BOULEVARD, TAX PARCEL 022.00, TAX MAP 0030, GROUP A (JOE AND JULIE BRANNUM PROPERTY)

WHEREAS, Tennessee Codes Annotated §6-51-102 requires that a plan of services be adopted by the governing body of a city prior to passage of a resolution of annexation; and,

WHEREAS, the City of Alcoa is proposing annexation of certain property identified as Tax Parcel 022.00, Tax Map 0030, Group A, and on the 15th day of August, 2019, the City of Alcoa requested the Alcoa Municipal/Regional Planning Commission to study and report on the Plan of Services to be provided to the Joe and Julie Brannum Property in the event of annexation.

NOW, THEREFORE, THE STUDY HAVING BEEN MADE, BE IT REPORTED by the Alcoa Municipal/Regional Planning Commission as follows:

SECTION 1. That the following Plan of Services for the area bounded as described above are sufficient and beneficial to the Joe and Julie Brannum Property and community and are comparable to the services provided to all citizens of the City of Alcoa:

- A. Police
Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

- B. Fire
Fire protection by the present personnel and the equipment for the Alcoa Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

- C. Water
(1) Water for domestic and fire suppression services use will be charged at city rates, supplied from existing city lines where available on the effective date of annexation, and thereafter from new lines as extended or improved in accordance with current policies of the city and after payment of appropriate costs.

(2) Installation of water lines and fire hydrants will be within thirty-six (36) months, the time estimated to be required to install adequate water lines and fire hydrants in the annexed area or to negotiate optional arrangements with existing utilities.

- D. Sewers
(1) Existing sewer service will be charged at inside city rates on the effective date of annexation, where available.

(2) Extension of the necessary sewer lines to serve this parcel will be as per environmental necessity, engineering feasibility, and the financial feasibility as the city dictates. Any extension of sanitary sewer to this property will otherwise be the responsibility and cost of the applicant.

- E. Solid Waste Collection
Solid waste collection service in compliance with current city policies provided within the city will be extended to the annexed area within one week after the effective date of annexation.
- F. Street Construction and Repair
No public streets are included in this annexation.
- G. Schools and Impact on School Attendance Zones
This annexation will not negatively impact school attendance zones.
- H. Inspection Services
Any inspection services now provided by the city (building, plumbing, and housing) will begin on the effective date of annexation.
- I. Planning and Zoning
The planning and zoning jurisdiction of the city will extend to the area on the effective date of annexation. City planning will thereafter encompass the annexed area.
- J. Recreational Facilities and Programs
The Blount County Recreation and Parks Commission manage all recreation programs and park land in the county. Commission standards, practice, and budget will determine expansion of programs to meet the needs of city residents.
- K. Street Name Signs and Street Lighting
Street signs and the need for street lighting (when applicable) will be assessed upon the effective date of annexation.
- L. Electric Power
Electric power will continue to be provided at present rates, in compliance with the prevailing rules, regulations and policies of the city. Residential electric power is provided at equivalent rates inside or outside the city.

SECTION 2. This report shall be made an exhibit to the Planning Commission Resolution recommending to the Board of Commissioners of the City of Alcoa adoption of the Plan of Services upon approval of annexation of the Joe and Julie Brannum Property.

Adopted this 15th day of August, 2019.

Chairman, Alcoa Municipal/Regional
Planning Commission

ATTEST:

Secretary, Alcoa Municipal/Regional
Planning Commission

Joe H. and Julie T. Brannum
721 Kimbee Rd.
Knoxville, TN 37923
jhbrannu@wowway.com
(865) 314-9810

July 25, 2019

Ashley Miller
Assistant City Planner

City of Alcoa Planning and Codes
223 Associates Boulevard
Alcoa, TN 37701

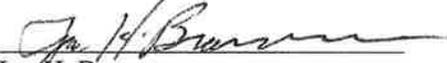
Dear Ms Miller:

My wife and I are interested in applying for annexation in order to obtain sanitary sewer service on our lot in Rivertrace Subdivision. Our builder, Red Door Homes, spoke with Blount County soil scientists who recommend that sewer service be provided by the Alcoa City. Connecting to the sewer located on an adjacent lot would be our best option.

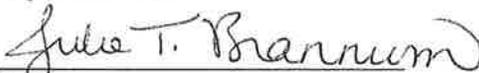
Since many of the homes in Rivertrace were built in the late 70s or early 80s, there may be others in the neighborhood interested in connecting to city sewer. This may be worth researching by your office in order to lower the cost for everyone.

Even if no others choose to connect, my wife and I are still interested in connecting to the Alcoa City Sewer in order to build a house on our property. Below is the information on our lot, PT23 on Rivertrace Blvd. Please consider this letter our request for annexation to obtain sanitary sewer service.

Blount County Tax ID#0030 A 02200 0000030 Lot PT23 Rivertrace Blvd.



Joe H. Brannum



Julie T. Brannum

Sincerely,
Joe H. Brannum
Julie T. Brannum
721 Kimbee Rd.
Knoxville, TN 37923
865-314-9810
865-310-6118



EXHIBIT A
 PROPOSED ANNEXATION REQUEST
 PC Resolution #: 2020-04
 BOC Resolution # _____

Little River

Annexation Request
 (Tax ID 0030 A 022.00)

AIRPORT HWY
 AIRPORT HWY

RIVERLAKE CT

RIVERTRACE BLVD

RIVERTRACE LN

Little River

THE CITY OF ALCOA		
PLANNING AND CODES DEPARTMENT		
Proposed Annexation Brannum Property (Tax ID 0030 A 022.00)		
		<i>NTS</i>
JOB NO: N/A	DATE 08/15/2019	INDEX:
FILE: N/A	PAGE: 1 OF 1	N/A

EXHIBIT B to PC Resolution 2020-01

REPORT OF THE ALCOA MUNICIPAL/REGIONAL PLANNING COMMISSION ON THE PLAN OF SERVICES FOR PROPERTY PROPOSED FOR ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF ALCOA, PROPERTY LOCATED AT 1733 TOPSIDE ROAD, TAX PARCEL 165.00, TAX MAP 008 (STEVE CABLE/JOHNNY SHORE PROPERTY)

WHEREAS, Tennessee Codes Annotated §6-51-102 requires that a plan of services be adopted by the governing body of a city prior to passage of a resolution of annexation; and,

WHEREAS, the City of Alcoa is proposing annexation of certain property identified as Tax Parcel 165.00, Tax Map 008, and on the 18th day of July, 2019, the City of Alcoa requested the Alcoa Municipal/Regional Planning Commission to study and report on the Plan of Services to be provided to the Steve Cable/Johnny Shore Property in the event of annexation.

NOW, THEREFORE, THE STUDY HAVING BEEN MADE, BE IT REPORTED by the Alcoa Municipal/Regional Planning Commission as follows:

SECTION 1. The following Plan of Services for the area bounded as described above are sufficient and beneficial to the Steve Cable/Johnny Shore Property and community and are comparable to the services provided to all citizens of the City of Alcoa:

- A. Police
Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.
- B. Fire
Fire protection by the present personnel and the equipment for the Alcoa Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.
- C. Water
(1) Water for domestic and fire suppression services use will be charged at city rates, supplied from existing city lines where available on the effective date of annexation, and thereafter from new lines as extended or improved in accordance with current policies of the city and after payment of appropriate costs.

(2) Installation of water lines and fire hydrants will be within thirty-six (36) months, the time estimated to be required to install adequate water lines and fire hydrants in the annexed area or to negotiate optional arrangements with existing utilities.
- D. Sewers
(1) Existing sewer service will be charged at inside city rates on the effective date of annexation, where available.

(2) Extension of the necessary sewer lines to serve this parcel will be as per environmental necessity, engineering feasibility, and the financial feasibility as the city dictates. Any extension of sanitary sewer to this property will otherwise be the responsibility and cost of the applicant.

- E. Solid Waste Collection
Solid waste collection service in compliance with current city policies provided within the city will be extended to the annexed area within one week after the effective date of annexation.
- F. Street Construction and Repair
No public streets are included in this annexation.
- G. Schools and Impact on School Attendance Zones
This annexation will not negatively impact school attendance zones.
- H. Inspection Services
Any inspection services now provided by the city (building, plumbing, and housing) will begin on the effective date of annexation.
- I. Planning and Zoning
The planning and zoning jurisdiction of the city will extend to the area on the effective date of annexation. City planning will thereafter encompass the annexed area.
- J. Recreational Facilities and Programs
The Blount County Recreation and Parks Commission manage all recreation programs and park land in the county. Commission standards, practice, and budget will determine expansion of programs to meet the needs of city residents.
- K. Street Name Signs and Street Lighting
Street signs and the need for street lighting (when applicable) will be assessed upon the effective date of annexation.
- L. Electric Power
Electric power will continue to be provided at present rates, in compliance with the prevailing rules, regulations and policies of the city. Residential electric power is provided at equivalent rates inside or outside the city.

SECTION 2. This report shall be made an exhibit to the Planning Commission Resolution recommending to the Board of Commissioners of the City of Alcoa adoption of the Plan of Services upon approval of annexation of the Steve Cable/Johnny Shore Property.

Adopted this 18th day of July, 2019.

Chairman, Alcoa Municipal/Regional
Planning Commission

ATTEST:

Secretary, Alcoa Municipal/Regional
Planning Commission

6/19/2019

Mr. Jeremy Pearson
City of Alcoa – City Planner
223 Associates Boulevard
Alcoa, TN 37701

Re: Annexation Request of 1733 Topside Rd.

Mr. Pearson;

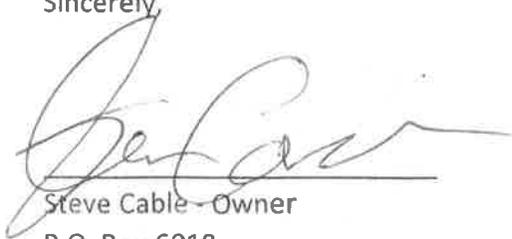
This letter is a request to annex the above property into the City of Alcoa and to rezone the property to Commercial. The property is adjacent to the new Dollar General. The property is also surrounded by City of Alcoa and by commercial zoning.

The Parcel # to the property is 008 165.00 and consists of 5.66 acres of vacant land.

We understand the deadline for this request is July 1st so it may be considered by the Board of Commissions at their July 18th meeting.

Thank you.

Sincerely,

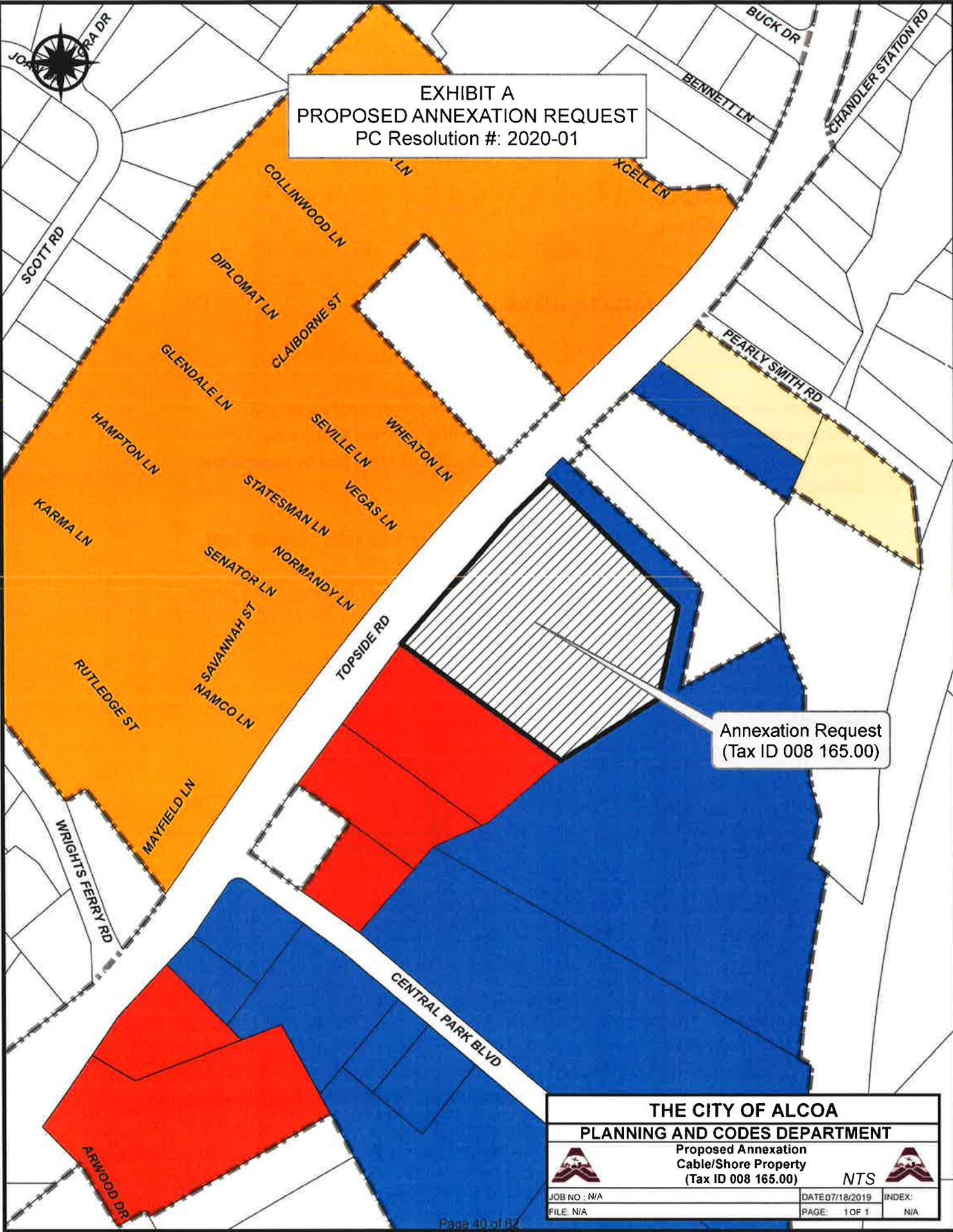


Steve Cable - Owner
P.O. Box 6018
Maryville, TN 37802



Johnny Shore - Owner

EXHIBIT A
 PROPOSED ANNEXATION REQUEST
 PC Resolution #: 2020-01



Annexation Request
 (Tax ID 008 165.00)

THE CITY OF ALCOA		
PLANNING AND CODES DEPARTMENT		
Proposed Annexation Cable/Shore Property (Tax ID 008 165.00)		
		NTS
JOB NO : N/A	DATE 07/18/2019	INDEX:
FILE N/A	PAGE: 1 OF 1	N/A