

**ALCOA MUNICIPAL/REGIONAL PLANNING COMMISSION
REGULARLY SCHEDULED MEETING
January 19, 2023, 5:30 P.M.**

AGENDA

- I. Call to Order: Chairman
- II. Roll Call: Secretary
- III. Approval of Minutes: November 17, 2022
- IV. Required Action:
 1. **Election of Vice Chairman for remaining FY 2023.**
- V. Citizen Comments:
Open.
- VI. Requests for Preliminary and Final Approval:
 1. **Consideration of a request by Christopher M. Rosser (Sterling Engineering, Inc.) to replat two (2) lots into three (3) lots located at 947 and 955 Birch Street (Tax ID 037 H 014.00 and 037 H 013.00) (Project # PLT-19-029).**
 2. **Consideration of a request by Luke Manning (Civil & Environmental Consultants, Inc.) to plat all utility easements and site improvements, Vintage Alcoa, located at 100 Vintage Alcoa Way (Tax ID 046 018.01) (Project # PLT-18-041).**
 3. **Consideration of a request by Gregory Stroud (Stroud Surveying) to replat two (2) lots into one, located at 811 Sam Houston School Road, (Tax ID 028 041.01) (Project # PLT-23-001).**
 4. **Consideration of a request by Steven Hamby (Appalachia Design Services, Inc.) to plat all utility easements and site improvements, Food City, located at 1388 Tesla Boulevard (Tax ID 036K A 2.00) (Project # DEV-20-036).**
- VII. Requests for Preliminary Approval:
None.
- VIII. Requests for Final Approval:
None.
- IX. Miscellaneous Requests of Required Actions:
 1. **Consideration of a request by Tyler C and Chelsey D Wills, owner, to annex Tax ID 017 052.02, located at 108 N Oakhill Drive.**
 2. **Consideration of a zoning assignment (Residence District "I") for Tax ID 017 052.02, located at 108 N Oakhill Drive.**
 3. **Consideration of a request by the Blount County Mayor's Office for a recommendation on an amendment to the Blount County Zoning Regulations, Article 9, to amend the minimum lot sizes in the Rural 1 District and Suburbanizing District.**

4. Public hearing and requested adoption for consideration of a request to amend the City of Alcoa's Major Thoroughfare Plan (Centennial Park Boulevard).

5. Consideration of a request by Stuart Mackintosh (Stone River Company) for approval of an addendum to the adopted sign package for Springbrook Farm for Vital at Springbrook, located at 1605 Centennial Park Blvd. (Tax ID 036K A 015.00) (Project # DEV- 20- 004).

X. Concept Plan Review:

1. Consideration of a request by Stephanie Williams (Atwell, LLC), on behalf of TN Alcoa Mills 600, LLC, for a revised concept plan approval by expanding a detached, single family residential small lot development for the addition of townhomes, Mills Street, Springbrook Farm (Portion of Tax ID 036 007.00) (Project DEV-21-024).

2. Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for concept plan approval for a can storage building, additional restaurant parking and six (6) townhome units, Blackhorse Brewery, located at 441 N Hall Road, (Tax ID 46E G 014.00, 015.00, 015.01) (Project # Dev-22-051).

XI. Old Business
None.

XII. New Business:

1. Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for site plan approval for a new trailer and testing lab located at 1717 Topside Road, Harrison Construction (Tax ID 008 165.02) (Project # DEV- 22-030).

2. Consideration of a request by Ryan Ross Smith (The Architecture Collaborative) for revised site plan approval for commercial development, Marketplace at Alcoa, located at 1010 Middlesettlements Rd., (Tax ID 046 018.00) (Project # DEV-22-031).

3. Consideration of a request by Brian Gamble for site plan approval for an accessory structure for storage, Second Harvest Food Bank of East TN, located at 136 Harvest Lane (Tax ID 046 014.00) (Project # DEV-23-002).

XIII. Other Business:

1. Calendar year-end reporting of planning commission 2022 agenda items.

2. Interim plat revision to the Clover Ridge Subdivision (Phase 1) by temporarily omitting the consolidation of Lot 2R-1 of the Toriville Subdivision for the initial recording to occur.

3. Establishment of a driveway to and from 1521 Middlesettlements Road for a new radio broadcast office within Blount County (WBCR Truth Radio).

4. Informational item for a dog training facility use in a former landscape business building, MLK9, 3333 Regal Drive (Tax ID 018I A 007.00).

XIV. Adjournment: