

**ALCOA MUNICIPAL/REGIONAL PLANNING COMMISSION
REGULARLY SCHEDULED MEETING
April 20, 2023, 5:30 P.M.**

AGENDA

- I. Call to Order: Chairman
- II. Roll Call: Secretary
- III. Approval of Minutes: March 16, 2023
- IV. Citizen Comments:
Open.
- V. Requests for Preliminary and Final Approval:
 1. **Consideration of a request by Christopher Rosser (Sterling Engineering, Inc.) to replat two (2) lots, Robinson Property, located on N Hall Road (Tax ID 46E G 015.00 and 015.01)(Project #PLT-23-051).**
- VI. Requests for Preliminary Approval:
 1. **Consideration of a request by James J Lewis (LandTech, LLC) to replat nine (9) lots into 130 residential lots and ten (10) common/open space lots, to include the realignment of Mills Street, (Springbrook Farm, former Alcoa West Plant Property, and West Springbrook (Tax ID 036 007.00 and 036F D 037.00, 038.00, 039.00, 040.00 and 041.00) (Project # DEV-21-024).**
 2. **Consideration of a request by Christopher Rosser (Sterling Engineering, Inc.) to plat a sewer easement on seven (7) lots on N Wright Road, located on N Wright Road (Tax ID 047 A 002.00, 003.00, 004.00, 005.00, 006.00, 007.00, and 008.00) (Project #PLT-20-049).**
- VII. Requests for Final Approval:
None
- VIII. Miscellaneous Requests of Required Actions:
 1. **Consideration of an amendment to the Planned Commercial Unit Development District, E-1, Uses permitted and on review.**
- IX. Concept Plan Review:
None.
- X. Old Business:
None.
- XI. New Business:
 1. **Consideration of a request by Derick Jones (Sterling Engineering, Inc.) for site plan approval for additional surface parking for vehicles, Doug Justus Auto Center, located at 872 Mimosa Heights Drive, (Tax ID 018 009.00) (Project # DEV-23-010).**

2. Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for site plan approval for a can storage building, additional restaurant parking, a container bar, and other beer garden improvements, as well as two (2) new silos, Blackhorse Brewery, located at 441 N Hall Road, (Tax ID 46E G 014.00, 015.00, 015.01) (Project # DEV-22-051).
3. Consideration of a request by Stephanie Williams (Atwell, LLC) for site plan approval for 36 attached townhome units located along Mills Street, in conjunction with roadway and utility infrastructure improvements for development of 94 lots for detached home sites, ten (10) common/open space lots and the realignment of Mills Street (Springbrook Farm, former Alcoa West Plant Property, and West Springbrook (Tax ID 036 007.00 and 036F D 037.00, 038.00, 039.00, 040.00 and 041.00) (Project # DEV-21-024).
4. Consideration of a request by Joseph E. Welden, III (StoneRiver Company, LLC) for an amendment to the site plan approval granted for an apartment development, 300 apartment units, Vital at Springbrook, Springbrook Farms Development, Tesla Boulevard and Centennial Park Boulevard (Tax ID 036K A 015.00 and 017.00) (Project # DEV-20-004).
5. Consideration of a request by Bill Ring (Commerce Group) for site plan approval for greenspace at New Midland Plaza, located at 157 S Calderwood Street (Tax ID 046M A 003.00) (Project # DEV-22-040).
6. Consideration of a request by Bill Ring (Commerce Group) for a reestablished site plan approval for a rear commercial building, New Midland Plaza, located off S. Calderwood Street (Tax ID 046M A 003.07) (Project # DEV-21-049).
7. Consideration of a request by Tim Dwyer (Leesman Engineering) for a reestablished site plan approval for a Tire Discounters Store, Vintage Alcoa Way, located off Middlesettlements Road (Lot 2 of 1010 Middlesettlements Road S/D) (Tax ID 046 018.02) (Project DEV-22-048).
8. Consideration of a request by Tim Chin (Robert W. Ponder Architect) for site plan approval for exterior renovation, Hampton Inn Hotel, located at 148 International Avenue (Tax ID 026 B 022.00) (Project – DEV-23-013).
9. Consideration of a request by Dakota Gentry (City of Alcoa) for site plan approval for a carwash, City of Alcoa Service Center, located at 725 Universal Street, (Tax ID 037 006.00) (Project # DEV-23-014).

XII. Other Business:
None.

XIII. Adjournment: