

# AMENDED AGENDA



CITY OF ALCOA, TENNESSEE

BOARD OF COMMISSIONERS MEETING  
ORDER OF BUSINESS

ALCOA MUNICIPAL BUILDING  
COMMISSION CHAMBERS

June 13, 2023  
7:00 P.M.

Invocation:

Call to Order: Mayor

Pledge of Allegiance:

Roll Call: Recorder

Approval of Minutes: May 9, 2023

Proclamations/  
Presentations/  
Recognitions: Judge Allen Bray, Retirement  
Alcoa High School Ladies Track Team – State Championship

Public Hearings:

1. Creating a Plan of Services for certain property identified as Tax Parcel 008.00, Tax Map 037C, Group A, located at 2738 East Broadway Avenue (Lisa Ketrow property) (PC Res 2023-21) (Public Hearing – 06/13/2023)
2. Amending the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to assign the Zoning District General Business District “E” to Tax Parcel 008.00, Tax Map 037C, Group A (Lisa Ketrow property, located at 2738 East Broadway Avenue) (PC Res 2023-22) (Public Hearing – 06/13/2023)
3. Amending Title 14 of the Alcoa Municipal Code, Zoning and Land Use Control, Administration and Enforcement (Foundation Survey Required) (PC Res 2023-24) (Public Hearing – 06/13/2023)

Hear Citizens:

## Business:

1. Receive and file the following from the Alcoa Regional Planning Commission:
  - a. PC Resolution 2023-26 recommending, to the Blount County Commission, approval of an amendment to the Blount County Zoning Resolution (Article 7, Section 7.20, Cluster Development)
  - b. PC Resolution 2023-27 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, a portion of property located at 3269 and 3265 Wrights Ferry Road, being a portion of Tax Parcels 007.00 and 007.01, Tax Map 017K, Group A (Connie Zumaya properties)
  - c. PC Resolution 2023-28 recommending, to the Board of Commissioners of the City of Alcoa, the amendment of the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to assign the Zoning District Light Industrial District "F" and Buffer District "B-1" to a portion of Tax Parcels 007.00 and 007.01, Tax Map 017K, Group A (Connie Zumaya properties, located at 3265 and 3269 Wrights Ferry Road)
  - d. PC Resolution 2023-29 recommending, to the Board of Commissioners of the City of Alcoa, the amendment of the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to rezone a portion of Tax Parcel 008.00, Tax Map 017K, Group A, from Buffer District "B-1" to Light Industrial District "F", located on Wrights Ferry Road (Volunteer Ventures, LLC Property)
  - e. PC Resolution 2023-30 recommending, to the Board of Commissioners of the City of Alcoa, the Amendment of Title 14 of the Alcoa Municipal Code, Zoning and Land Use Control, Residence District "B" Regulations (Setbacks and Other Area Regulations)
  - f. PC Resolution 2023-31 recommending, to the Board of Commissioners of the City of Alcoa, the Amendment of Title 14 of the Alcoa Municipal Code, Zoning and Land Use Control, Residence District "C" Regulations (Setbacks and Other Area Regulations)
  - g. PC resolution 2023-32 recommending, to the Board of Commissioners of the City of Alcoa, the Amendment of Title 14 of the Alcoa Municipal Code, Zoning and Land Use Control, Definitions (Redefine/Update Definitions for Yards, Lots and Other Related Terms)
  - h. PC Resolution 2023-33 recommending, to the Board of Commissioners of the City of Alcoa, that Tax Parcels 008.00, 008.01 and 008.02, Group "M", Tax Map 037K, not be annexed into the City of Alcoa (Robertson Properties, 2507 Sevier Avenue)
2. Authorize the City Manager to execute the "Programming" and "Concept Planning" phases of Task Order 2 with C2RL Engineers for the proposed expansion of the MLK Center.

3. Authorize the execution of the Cooperative Service Agreement with the US Department of Agriculture Animal and Plant Health Inspection Service – Wildlife Service effective June 1, 2023 and continuing until May 31, 2024.
4. Approve the EJDC contract with CONSOR Engineers for a study along Bessemer Street corridor.
- 4a. The City Commission is requested to authorize the Mayor to execute a grant contract with the Tennessee Department of Environment and Conservation (TDEC) to fund improvements to the Regional Wastewater Treatment Plant.**

***FIRST READING OF ORDINANCES***

5. AN ORDINANCE AMENDING THE RATES, FEES, AND CHARGES FOR THE COLLECTION OF SOLID WASTE FROM COMMERCIAL AND INDUSTRIAL CUSTOMERS
6. AN ORDINANCE CREATING A PLAN OF SERVICES FOR PORTIONS OF CERTAIN PROPERTIES IDENTIFIED AS TAX PARCEL 007.00 AND 007.01, TAX MAP 017K, GROUP A, LOCATED AT 3269 AND 3265 WRIGHTS FERRY ROAD (CONNIE ZUMAYA PROPERTIES) (PC RES 2023-27) (PUBLIC HEARING – 07/11/2023)
7. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO ASSIGN THE ZONING DISTRICT LIGHT INDUSTRIAL DISTRICT “F” AND BUFFER DISTRICT “B-1” TO A PORTION OF TAX PARCELS 007.00 AND 007.01, TAX MAP 017K, GROUP A (CONNIE ZUMAYA PROPERTIES, LOCATED AT 3265 AND 3269 WRIGHTS FERRY ROAD) (PC RES 2023-28) (PUBLIC HEARING – 07/11/2023)
8. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO REZONE A PORTION OF TAX PARCEL 008.00, TAX MAP 017K, GROUP A, FROM BUFFER DISTRICT “B-1” TO LIGHT INDUSTRIAL DISTRICT “F”, LOCATED ON WRIGHTS FERRY ROAD (VOLUNTEER VENTURES, LLC PROPERTY) (PC RES 2023-29) (PUBLIC HEARING – 07/11/2023)
9. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, AMENDING TITLE 14 OF THE ALCOA MUNICIPAL CODE, ZONING AND LAND USE CONTROL, RESIDENCE DISTRICT “B” REGULATIONS (SETBACKS AND OTHER AREA REGULATIONS) (PC Res 2023-30) (Public Hearing – 07/11/2023)
10. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, AMENDING TITLE 14 OF THE ALCOA MUNICIPAL CODE, ZONING AND LAND USE CONTROL, RESIDENCE DISTRICT “C” REGULATIONS (SETBACKS AND OTHER AREA REGULATIONS) (PC Res 2023-31) (Public Hearing – 07/11/2023)

11. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, AMENDING TITLE 14 OF THE ALCOA MUNICIPAL CODE, ZONING AND LAND USE CONTROL, DEFINITIONS (REDEFINE/UPDATE DEFINITIONS FOR YARDS, LOTS AND OTHER RELATED TERMS) (PC Res 2023-32) (Public Hearing – 07/11/2023)
12. AN ORDINANCE TO AMEND THE BUDGET OF THE CITY OF ALCOA FOR FISCAL YEAR 2022-2023
13. AN ORDINANCE OF THE CITY OF ALCOA, TENNESSEE ADOPTING THE ANNUAL BUDGET AND TAX RATE FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024.”

**SECOND READING OF ORDINANCES**

14. AN ORDINANCE CREATING A PLAN OF SERVICES FOR CERTAIN PROPERTY IDENTIFIED AS TAX PARCEL 008.00, TAX MAP 037C, GROUP A, LOCATED AT 2738 EAST BROADWAY AVENUE (LISA KETROW PROPERTY) (PC RES 2023-21) (PUBLIC HEARING – 06/13/2023)

**RESOLUTIONS**

15. A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALCOA BY ANNEXING INTO THE CITY PROPERTY IDENTIFIED AS TAX PARCEL 008.00, TAX MAP 037C, GROUP A, LOCATED AT 2738 EAST BROADWAY AVENUE (LISA KETROW PROPERTY) (PC RES 2023-21) (PUBLIC HEARING – 06/13/2023)

**SECOND READING OF ORDINANCES**

16. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO ASSIGN THE ZONING DISTRICT GENERAL BUSINESS DISTRICT “E” TO TAX PARCEL 008.00, TAX MAP 037C, GROUP A (LISA KETROW PROPERTY, LOCATED AT 2738 EAST BROADWAY AVENUE) (PC RES 2023-22) (PUBLIC HEARING – 06/13/2023)
17. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, AMENDING TITLE 14 OF THE ALCOA MUNICIPAL CODE, ZONING AND LAND USE CONTROL, ADMINISTRATION AND ENFORCEMENT (FOUNDATION SURVEY REQUIRED) (PC RES 2023-24) (PUBLIC HEARING – 06/13/2023)

**OTHER BUSINESS**

18. Appoint Mr. Mike Lewis to fill the unexpired term of Mr. Richard Ray on the Alcoa Public Building Authority Board.
19. Reappoint Mr. Frank Cameron to the Maryville-Alcoa-Blount County Parks & Recreation Board for a four-year term.
20. Commissioner’s Comments.
21. City Manager's Report.

22. Adjournment.