



CITY OF ALCOA, TENNESSEE

BOARD OF COMMISSIONERS MEETING  
ORDER OF BUSINESS

ALCOA MUNICIPAL BUILDING  
COMMISSION CHAMBERS  
August 8, 2023  
7:00 P.M.

Invocation:

Call to Order: Mayor

Pledge of Allegiance:

Roll Call: Recorder

Approval of Minutes: July 11, 2023  
July 28, 2023 Called Meeting

Proclamations/  
Presentations/  
Recognitions:

Government Finance Officers Association – the Certificate of Achievement for  
Excellence in Financial Reporting for Fiscal Year ending June 30, 2022

Public Hearings:

1. Creating a Plan of Services for property identified as Tax Parcel 005.00, Tax Map 045E, Group A, located at 1648 Middlesettlements Road (Kenneth and Megan Baker property) (PC RES 2023-34) (Public Hearing – 08/08/2023)
2. Amending the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to assign the Zoning District Residence District “A” to Tax Parcel 005.00, Tax Map 045E, Group A (Kenneth and Megan Baker property, located at 1648 Middlesettlements Road) (PC RES 2023-35) (Public Hearing – 08/08/2023)
3. Contracting the Corporate Limits of the City of Alcoa, Tennessee, property located at 3745 Wildwood Road and 3845 Peery Road, being portions of Tax Parcel 056.00, Tax Map 028 and portions of Tax Parcel 054.00, Tax Map 038 (BVF Investments, LLC Properties) (PC RES 2023-36) (Public Hearing - 08/08/2023)

4. Adoption of an amended Planning and Codes Fee Schedule (PC RES 2023-38) (Public Hearing – 08/08/2023)
5. Amending Title 14 of the Alcoa Municipal Code, Zoning and Land Use Control, Regional/Municipal Planning Commission (Approval or Disapproval of Subdivision Plats) (PC RES 2023-39) (Public Hearing – 08/08/2023)

Hear Citizens:

Business:

1. Receive and file the following from the Alcoa Regional Planning Commission:
  - a. PC Resolution 2024-01 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 at 4739 Singleton Station Road, Tax Parcel 089.00, Tax Map 008 (Singleton Station, LLC Property)
  - b. PC Resolution 2024-02 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” to Tax Parcel 089.00, Tax Map 008, (Singleton Station, LLC property, located at 4739 Singleton Station Road)
  - c. PC Resolution 2024-03 recommending to the Board of Commissioners of the City of Alcoa the vacation, abandonment, and closure of a public right-of-way (in its entirety) being a 15-foot alley within block 12, between lots 7-11 and 12-17 of the Maryville Real Estate 1<sup>st</sup> Addition Subdivision off Aluminum Avenue
  - d. PC Resolution 2024-04 recommending to the Board of Commissioners of the City of Alcoa, that Tax Parcels 048.18, 048.19, 048.24 and 048.57, Group “C”, Tax Map 037G not be annexed into the City of Alcoa (Hazelbaker Properties, 215, 224, 234 and 236 Thornhill Drive)
  - e. PC Resolution 2024-05 recommending to the Board of Commissioners of the City of Alcoa the vacation, abandonment and closure of a portion of a public right-of-way being Hunters Crossing Drive, along the frontage of Lot 2R1C (to be replated into Lot 2R1C1)
  - f. PC Resolution 2024-06 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 Tax Parcel 016.07, Tax Map 037, from Limited Restriction District “I” to Mixed Use District “E-3”, located off Old Reservoir Road (Tipton GF, LLC property)
2. Approve the annual agreement with the U.S. Geological Survey for operation of the Little River stream gage at the Water Treatment Plant.
3. Formally appoint Michael W. Moyers to the position of City Court Judge.

4. Declare as surplus and authorize the disposal of various vehicles and equipment from the Public Works Department.
5. Retire K9 Iza and remand her to the care and custody of Sergeant Ryan Moore.
6. Authorize the Mayor to execute an agreement with TENN OZ PARTNERS I, LLC (RE Vital at Springbrook Apartment Project)

**FIRST READING OF ORDINANCES**

7. AN ORDINANCE CREATING A PLAN OF SERVICES FOR PROPERTY IDENTIFIED AS TAX PARCEL 089.00, TAX MAP 008, LOCATED AT 4739 SINGLETON STATION ROAD (SINGLETON STATION, LLC PROPERTY) (PC RES 2024-01) (PUBLIC HEARING – 09/12/2023)
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 ASSIGN THE ZONING DISTRICT LIGHT INDUSTRIAL DISTRICT “F” TO TAX PARCEL 089.00, TAX MAP 008 (SINGLETON STATION, LLC PROPERTY, LOCATED AT 4739 SINGLETON STATION ROAD) (PC RES 2024-02) (PUBLIC HEARING – 09/12/2023)
9. AN ORDINANCE VACATING, ABANDONING AND CLOSING A PUBLIC RIGHT-OF-WAY (IN ITS ENTIRETY) BEING A 15-FOOT ALLEY WITHIN BLOCK 12, BETWEEN LOTS 7-11 AND 12-17 OF THE MARYVILLE REAL ESTATE 1ST ADDITION SUBDIVISION OFF ALUMINUM AVENUE (PC Res 2024-03) (Public Hearing – 09/12/2023)
10. AN ORDINANCE VACATING, ABANDONING AND CLOSING OF A PORTION OF A PUBLIC RIGHT-OF-WAY BEING HUNTERS CROSSING DRIVE, ALONG THE FRONTAGE OF LOT 2R1C (to be replated into Lot 2R1C1) (PC Res 2024-05) (Public Hearing – 09/12/2023)
11. 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 TAX PARCEL 016.07, TAX MAP 037, FROM LIMITED RESTRICTION DISTRICT “I” TO MIXED USE DISTRICT “E-3”, LOCATED OFF OLD RESERVOIR ROAD (TIPTON GF, LLC PROPERTY) (PC RES 2024-06) (PUBLIC HEARING – 09/12/2023)
12. AN ORDINANCE AMENDING THE RULES AND REGULATIONS GOVERNING THE OPERATION OF THE WATER AND SANITARY SEWER SYSTEMS OF THE CITY OF ALCOA
13. CONSIDERATION OF AN ORDINANCE PROHIBITING THE SALE AND DISCHARGE OF FIREWORKS.

**SECOND READING OF ORDINANCES**

14. AN ORDINANCE CREATING A PLAN OF SERVICES FOR PROPERTY IDENTIFIED AS TAX PARCEL 005.00, TAX MAP 045E, GROUP A, LOCATED AT 1648 MIDDLESETTLEMENTS ROAD (KENNETH AND MEGAN BAKER PROPERTY) (PC RES 2023-34) (PUBLIC HEARING – 08/08/2023)

**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 005.00, TAX MAP 045E, GROUP A, LOCATED AT 1648 MIDDLESETTLEMENTS ROAD (KENNETH AND MEGAN BAKER PROPERTY) (PC RES 2023-34) (PUBLIC HEARING – 08/08/2023)
16. A RESOLUTION AMENDING THE PURCHASING MANUAL OF THE CITY OF ALCOA, TENNESSEE AS REVISED ON AUGUST 1, 2023

**SECOND READING OF ORDINANCES**

17. 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 RESIDENCE DISTRICT “A” TO TAX PARCEL 005.00, TAX MAP 045E, GROUP A (KENNETH AND MEGAN BAKER PROPERTY, LOCATED AT 1648 MIDDLESETTLEMENTS ROAD) (PC RES 2023-35) (PUBLIC HEARING – 08/08/2023)
18. AN ORDINANCE TO CONTRACT THE CORPORATE LIMITS OF THE CITY OF ALCOA, TENNESSEE, PROPERTY LOCATED AT 3745 WILDWOOD ROAD AND 3845 PEERY ROAD, BEING PORTIONS OF TAX PARCEL 056.00, TAX MAP 028 AND PORTIONS OF TAX PARCEL 054.00, TAX MAP 038 (BVF INVESTMENTS, LLC PROPERTIES) (PC RES 2023-36) (PUBLIC HEARING - 08/08/2023)
19. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA FOR ADOPTION OF AN AMENDED PLANNING AND CODES FEE SCHEDULE (PC RES 2023-38) (PUBLIC HEARING – 08/08/2023)
20. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA TO AMEND TITLE 14 OF THE ALCOA MUNICIPAL CODE, ZONING AND LAND USE CONTROL, REGIONAL/MUNICIPAL PLANNING COMMISSION (APPROVAL OR DISAPPROVAL OF SUBDIVISION PLATS) (PC RES 2023-39) (PUBLIC HEARING – 08/08/2023)

**OTHER BUSINESS**

21. Reappoint Mr. Lynn Bolton to the Stormwater Board of Appeals for a three-year term expiring September 8, 2026.
22. Reappoint Mr. Lynn Bolton to the Board of Zoning Appeals for a three-year term to expire September 11, 2026.
23. Commissioner’s Comments.
24. City Manager's Report.
25. Adjournment.