

**ALCOA MUNICIPAL/REGIONAL PLANNING COMMISSION
REGULARLY SCHEDULED MEETING
November 16, 2023, 5:30 P.M.**

AGENDA

- I. Call to Order: Chairman
- II. Roll Call: Secretary
- III. Approval of Minutes: October 19, 2023
- IV. Citizen Comments:
Open.
- V. Requests for Preliminary and Final Approval:
 1. **Consideration of a request by Luke Manning (Civil & Environmental Consultants, Inc.) for plat of correction to plat all utility easements and site improvements, Home 2 Suites, Lot 6R1-4R1(A) Springbrook Farms, located at 1864 Pauling Street (Tax ID 036K A 005.01) (Project # PLT-21-040).**
 2. **Consideration of a request by Ryan Lynch (Lynch Surveys) for plat of correction to the peripheral setbacks, and to show all utility easements and site improvements, Marketplace at Alcoa, located 1010 and 1024 Alcoa Market Street (Tax ID 046 018 and 018.04) (Project # PLT-22-031).**
 3. **Consideration of a request by Ryan Lynch (Lynch Surveys) to replat the interior property line, located at 3845 Peery Road (Tax ID 028 056.00 and 057.00) (Project # PLT-23-045).**
 4. **Consideration of a request by Michael Burt (owner) to replat two (2) lots into three (3) lots, located at 621 Mt. Lebanon Road, (Tax ID 037 018.00 and 018.02) (Project #PLT-23-046).**
 5. **Consideration of a request by Christopher Rosser (Sterling Engineering, Inc.) to remove an interior property line to create one (1) lot, Pleasant View Baptist Church, located at 487 Cochran Street (Tax ID 047A A 016.00) (Project # PLT-23-047).**
 6. **Consideration of a request by Jeff Wallace (Pistol Creek Properties, LLC) for plat of correction to extend a sanitary sewer easement for seven (7) lots located off N Wright Road (Tax ID 047A A 002.00, 003.00, 004.00, 005.00, 006.00, 007.00, and 008.00) (Project # PLT -19-075).**
 7. **Consideration of a request by Ryan Lynch (Lynch Surveys) to replat Block U, Clover Ridge Phase I, Lots 84-87, located at 1201, 1203, 1205, and 1207, Mountain Quail Circle (Tax ID 046J C 015.00) (Project # PLT-21-006).**
 8. **Consideration of a request by Ryan Lynch (Lynch Surveys) to replat Block T, Clover Ridge Phase I, Lots 80-83, located at 1211, 1213, 1215, and 1217 Mountain Quail Circle (Tax ID 046J C 016.00) (Project # PLT-21-006).**

9. Consideration of a request by Ryan Lynch (Lynch Surveys) to replat Block A and Block B, Clover Ridge Phase I, Lots 1-3 and Lots 4-6, located at 1202, 1204, 1206, 1210, 1212, and 1214 Mountain Quail Circle (Tax ID 046J C 00.100 and 00.200) (Project # PLT-21-006).

10. Consideration of a request by Ryan Lynch (Lynch Surveys) to replat Block F, Clover Ridge Phase I, Lots 16-20, located at 1614, 1616, 1618, 1620 and 1622 Mountain Quail Circle (Tax ID 046J C 00.800) (Project # PLT-21-006).

11. Consideration of a request by Ryan Lynch (Lynch Surveys) to replat Block W, Clover Ridge Phase I, Lots 16-20, located at 123, 125, 127, 129 and 131 Goose Landing (Tax ID 046J C 00.800) (Project # PLT-21-006).

12. Consideration of a request by Ryan Lynch (Lynch Surveys) to replat Block X, Clover Ridge Phase I, Lots 99-103, located at 111, 113, 115, 117, and 119 Goose Landing (Tax ID 046J C 012.00) (Project # PLT-21-006).

13. Consideration of a request by Ryan Lynch (Lynch Surveys) to replat Block Y, Clover Ridge Phase I, Lots 104-107, located at 1211, 1213, 1215, and 1217 Goose Landing (Tax ID 046J C 012.00) (Project # PLT-21-006).

14. Consideration of a request by Ryan Lynch (Lynch Surveys) to replat Block GG, Clover Ridge Phase I, Lots 135-138, located at 124, 126, 128, and 130 Goose Landing (Tax ID 046J C 012.00) (Project # PLT-21-006).

VI. Requests for Preliminary Approval:
None.

VII. Requests for Final Approval:
None.

VIII. Miscellaneous Requests of Required Actions:
1. **Consideration of an amendment to provisions of the Zoning and Land Use Control regulations governing the Alcoa Municipal/Regional Planning Commission, to include revisions to meeting by-laws.**

IX. Concept Plan Review:
None.

X. Old Business
None.

XI. New Business:
1. **Consideration of a request by Ron Whittaker (C2RL Engineers, Inc) for a site plan approval for a salt bin, Blount County Highway Department, located at 1219 McArthur Road (Tax 037 010.00) (Project # DEV-23-052).**

2. **Consideration of a request by Derick Jones (Sterling Engineering, Inc) for a site plan approval to add a carport to an existing building, Doug Justus Auto Center, located at 3740 Airport Highway (Tax ID 018 013.00) (Project # DEV-23-048).**

3. Consideration of a request by Chris Soro (C2RL Engineers, Inc.) for a site plan approval to install aircraft shade structures, Cirrus Aircraft, located at 102 Cirrus Landing (Tax ID 036 006.00) (Project # DEV-23-050).

4. Consideration of a request by Chris Rosser (Sterling Engineers, Inc.) for a site plan approval for an accessory structure, Pleasant View Baptist Church, located at 487 Cochran Street (Tax # 047A A 016.00) (Project # DEV-23-047).

5. Consideration of a request by Susan Davis (Cope Architecture) for an addition for an office expansion for Twin City Dealerships, located at 3076 Airport Highway (Tax ID 017 173.01) (Project # DEV-23-053).

6. Consideration of a request by Jared Hutchison (Carlson Consulting Engineers, Inc.) for site plan approval for a building expansion and site improvements for the pickup area for Walmart, located at 1030 Hunters Crossing Way (Tax ID 046 017.02) (Project # DEV-23-054).

XII. Other Business:
None.

XIII. Adjournment: