

**ALCOA MUNICIPAL REGIONAL PLANNING COMMISSION
REGULARLY SCHEDULED MEETING
March 19, 2026, 5:30 P.M.**

AGENDA

- I. Call to Order: Chairman
- II. Roll Call: Secretary
- III. Approval of Minutes: February 19, 2026
- IV. Citizen Comments:
Open.
- V. Requests for Preliminary and Final Approval:
 1. **Consideration of a request by John Winter (Cannon & Cannon, Inc.) to combine two (2) lots into one (1) lot for Weigel's Auto Spa, located at 1140 Hunters Crossing Drive (Tax ID's 046 022.06 & 022.07) (Project #DEV-25-041).**
 2. **Consideration of a request by Chris Goforth (Sterling Engineering, Inc.) for a replat to establish a Planned Unit Development for office condos, located at 246 N. Rankin Road (Tax ID 046L B 015.00) (Project #DEV-22-046).**
 3. **Consideration of a request by Shayne Whited (KTM Builders, LLC) for a plat of correction to plat all utility easements and site improvements, Valvoline, located at 2684 Alcoa Highway (Tax ID 026E A 013.00) (Project #DEV-24-050).**
 4. **Consideration of a request by Ethan Phillips (Benchmark Associates, Inc.) for a plat of correction to plat all utility easements and site improvements, Topside Square, located at 2132 Topside Road (Tax ID 017 031.02) (Project #DEV-22-046).**
- VI. Requests for Preliminary Approval:
None.
- VII. Requests for Final Approval:
None.
- VIII. Miscellaneous Requests of Required Actions:
 1. **Consideration of a request by Keeth Berry (Lamar Advertising Company) for a recommendation on a text amendment to the Sign Ordinance, an amendment to provide a provision for pre-existing billboard exceptions.**
 2. **Consideration of a request to amend the Alcoa Sign Ordinance.**
 3. **Consideration of a request by R. Craig Williamson, owner, to annex Tax ID 008 054.00, located at 1633 E. Old Topside Road.**
- IX. Concept Plan Review:
None.

X. Old Business:
None.

XI. New Business:

1. **Consideration of a request by Angelina Makowski (BDG Architects, LLP) for site plan approval for a bank, Fifth Third Bank, located at 1115 Franck Street (Tax ID 036K A 012.04) (Project #DEV-26-004).**

2. **Consideration of a request by Matthew Bailey (Land Development Solutions) for site plan approval of an industrial development, located at 3530 Central Park Boulevard (Tax ID 008 165.03) (Project #DEV-26-005).**

3. **Consideration of a request by Keith Grayson (Best & Associates Architects) for site plan approval of site modifications for gating and a guard shack addition, Cornerstone of Recovery, located at 4726 Airport Highway (Tax ID 009 10.00) (Project #DEV-26-006).**

4. **Consideration of a request by Dakota Gentry (City of Alcoa) for site plan approval for the construction of Werner Avenue from Faraday Street to Marconi Boulevard (036 007.05 & 036L A 001.00) (Project #DEV-25-013).**

XII. Other Business:
None.

XIII. Adjournment:

Date: March 13, 2026
To: Alcoa Municipal Regional Planning Commission
From: Jeremy Pearson
Ashley Miller
Subject: Alcoa Municipal Regional Planning Commission
Regularly Scheduled Meeting of March 19, 2026
Alcoa Municipal Building, 5:30 p.m.

The agenda for our next meeting, along with supporting documentation, follows below. Also, included is a copy of the February 19, 2026, meeting minutes. We will have our luncheon briefing starting at 11:30 a.m. on Wednesday, March 18, 2026, as regularly scheduled in the Alcoa Municipal Building. Please let us know if you should have any questions. **Please be advised that a training of legislative updates will follow the briefing.**

**ALCOA MUNICIPAL REGIONAL PLANNING COMMISSION
REGULARLY SCHEDULED MEETING
March 19, 2026, 5:30 P.M.**

AGENDA

- I. Call to Order: Chairman
- II. Roll Call: Secretary
- III. Approval of Minutes: February 19, 2026
- IV. Citizen Comments:
Open.
- V. Requests for Preliminary and Final Approval:
1. Consideration of a request by John Winter (Cannon & Cannon, Inc.) to combine two (2) lots into one (1) lot for Weigel’s Auto Spa, located at 1140 Hunters Crossing Drive (Tax ID’s 046 022.06 & 022.07) (Project #DEV-25-041).
Located at the corner of Middlesettlements Road and Hunter’s Crossing Drive, please be advised that this item represents the consolidation of the Weigel’s lot with the adjoining vacant lot for an ancillary carwash facility use. This land consolidation totals 3.713 acres.

Staff recommends preliminary and final plat approval, subject to the following:

- 1) Submittal of a revised plat denoting—
 - a. Addition of “IS HEREBY RELEASED UPON RECORDING OF THIS PLAT” to “10’ STORM DRAIN EASEMENT #1 PER MAP FILE 4061A” for:
“10’ STORM DRAIN
EASEMENT #1
IS HEREBY RELEASED
UPON RECORDING
OF THIS PLAT

PER MAP FILE 4061A”

with “, WITH THE PORTION OF THIS 10’ STORM DRAIN EASEMENT #1 ON FORMER LOT 2 TO BE RELEASED UPON RECORDING OF THIS PLAT.” to be added to the end of the sentence of Plat Note 22;

- b. Revision of plat notes as follows:
 1. Correction of typo by replacing “BOULD” with “BLOUNT”, Plat Note 10;
 2. Rewording of Plat Note 11 to state “A NON-EXCLUSIVE PERMANENT CROSS ACCESS EASEMENT REMAINS IN PLACE FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON, OVER UPON, AND ACROSS THE EASEMENT AREAS AS SHOWN. ALL NECESSARY VEHICULAR AND PEDESTRIAN IMPROVEMENTS TO BE PLACED WITHIN SAID EASEMENT SHALL BE CONSTRUCTED AT SUCH TIME EACH ADJOINING LOT DEVELOPS, WITH THE EXCEPTION OF A CERTAIN PORTION ALONG HUNTER’S CROSSING DRIVE ON LOTS 2 AND 3. IMPROVEMENTS TO BE PLACED WITHIN THIS CERTAIN EASEMENT PORTION SHALL BE CONSTRUCTED IN THE ENTIRETY TO PROVIDE FOR A SECONDARY POINT OF ACCESS TO AND FROM HUNTER’S CROSSING DRIVE AT SUCH TIME LOT 2 OR LOT 3 DEVELOPS, WHICHEVER OCCURS FIRST.”;
 3. Correction of typo under Plat Note 14 by replacing “SEPCIFICATIONS” with “SPECIFICATIONS”;
 4. Removal of Plat Note 20 in its entirety, as the text of Plat Note 20 is duplicated under Plat Note 11;
- 2) Approval by engineering;
- 3) Approval of utilities;
- 4) Execution of the necessary signatures and recording of plat; and,
- 5) Meeting all other city requirements.

2. Consideration of a request by Chris Goforth (Sterling Engineering, Inc.) for a replat to establish a Planned Unit Development for office condos, located at 246 N. Rankin Road (Tax ID 046L B 015.00) (Project #DEV-22-046).

This item follows your approval of exterior design elevations last month for the construction of a second phase building on this lot, with a prior action being the rezoning of this parcel and others from General Business District “E” to an Office District “O-3” classification. You recommended this rezoning this past November, with the zoning favorably adopted by the Alcoa Board of Commissioners this past January and is now effective.

You will recall that this former City of Alcoa owned property received site plan approval for a two-building commercial office development. The first phase represented the relocation of Alcoa Chiropractic and Wellness Center, which is now complete and in operation.

You will also recall that it is also the wish of the owner to have flexibility in ownership. Therefore, this current request represents the establishment of two (2) office condo units. Permissible within the Office District “O-3” classification, office condos are regulated under

a supplementary provision of the Alcoa Zoning Ordinance. This is achieved as a planned unit development via use of the Tennessee Horizontal Property Act.

An example of this form of condo ownership is the property owned by Cawood Enterprises, LP within Springbrook Corporate Center (375 Fountain View Circle, Blount County Tax ID 046C A 025.00). **Please be advised that the documents associated with this form of ownership/set up for this request remain under review by the City Attorney's office. An issue of discussion with the owner is that the land underneath is identified as to be transferred, rather than the lot remaining intact and designated as a common lot (Common Lot 1R).**

Staff recommends preliminary and final plat approval, subject to the following:

- 1) Submittal of a revised plat denoting—
 - a. Removal of "Preliminary" text for final plat version with signed and dated surveyor stamp;
- 2) Submittal and approval of revised documents from those originally submitted and associated with the setup of the Rankin Road Planned Unit Development, a Horizontal Property Regime as authorized by Tennessee Horizontal Property Act, with said to be approved for recording by the City Attorney and be written such that the land underneath Unit 1 and Unit 2 is not subdivided (**Note that the land is to remain as one (1) lot, a Common Lot 1R, with each owner of the Regime owning their unit and sharing in an undivided interest in the entirety of land. The land underneath each unit cannot be subdivided. If subdivided to also include the land underneath, a zoning violation occurs in that owners would be deeded fee simple title to the land lying beneath their buildings. Setbacks cannot be met. A unit as a condo is generally a "volume of space" on the common lot and not the dirt.**);
- 3) Approval by engineering;
- 4) Approval of utilities;
- 5) Execution of the necessary signatures and recording of plat upon completion of Unit 2 improvements, with said to reflect the as-built conditions of site; and,
- 6) Meeting all other city requirements.

3. Consideration of a request by Shayne Whited (KTM Builders, LLC) for a plat of correction to plat all utility easements and site improvements, Valvoline, located at 2684 Alcoa Highway (Tax ID 026E A 013.00) (Project #DEV-24-050).

This item is to capture the as-built site improvements and utility easements associated with the now completed Valvoline, being the former Krystal's location.

Staff recommends preliminary and final plat approval, subject to the following:

- 1) A revised plat denoting –
 - a. Revision to the 10-foot perimeter buffer encroachment, once corrected in the field (Note, no encroachments shall be within the 10-permieter buffer);
 - b. Addition of the dimensions of the main two-way drive aisle and a standard parking space (Note, staff questions if the minimum 25-foot drive aisle and standard

parking spaces have been constructed per the widths denoted on the approved site plan);

- c. Revision of plat notes to existing list as follows:
 1. Revision to Plat Note 9 to also reference the plat is capture the as-constructed conditions and establish the 15-foot
 - 2) Approval by engineering;
 - 3) Approval of utilities (Note that this plat is still under review for utilities);
 - 4) Execution of the necessary signatures and recording of plat; and,
 - 5) Meeting all other city requirements.

4. Consideration of a request by Ethan Phillips (Benchmark Associates, Inc.) for a plat of correction to plat all utility easements and site improvements, Topside Square, located at 2132 Topside Road (Tax ID 017 031.02) (Project #DEV-22-046).

The preliminary plat related to this item was reviewed and approved by the Planning Commission at the March 20, 2025, meeting. Please be reminded that this is also related to the a site plan for four (4) developable tracks for commercial or office uses. Specifically, this plat creates six (6) lots, with four (4) of said lots to be developable, one (1) lot for stormwater infrastructure and one (1) lot for the creating of a private street network to service the future development. Since the March 2025 meeting, the developer has been working to install the utility infrastructure and the internal private roadway system.

Staff recommends final plat approval, subject to the following:

- 1) Submittal of a revised plat denoting—
 - a. Removal of “Preliminary Draft For Review Purposes Only” from the final printed version circulated for signature;
 - b. Verification of survey category from “I” to a “IV” due to GPS notation;
 - c. Addition of Detail “H” noted on Sheet 2 of 2;
- 2) Approval of utilities, with all utilities to be underground;
- 3) Approval of engineering;
- 4) Installation of public sidewalks along all road frontages (or appropriate equivalents), designed to city specifications, with said to include pedestrian connections, be ADA accessible and incorporate any necessary truncated domes (Note that sidewalks not located within Lot 5 are to be excluded from the counts towards property frontage requirements, with the balance of sidewalk owed having the option to be paid into the sidewalk reserve fund);
- 5) Review and approval for owner’s recording of commercial covenants, conditions and restrictions/CC&Rs (including by-laws if separate), by City Attorney, for maintenance of open space, detention and shared vehicular and pedestrian access easement areas (Note that said shall be finalized/recorded at time of plat recording);
- 6) Review and approval for owner’s recording of any separate documentation for non-exclusive permanent easement, being Lot 5, for cross access and utility corridors by City Attorney (Note that said easements may be incorporated within CC&R document, where appropriate);
- 7) Posting of a surety for the final topcoat of the private roadways contained within Lot 5 prior to the issuance of Certificates of Occupancy, to include Temporary Certificates of Occupancy;
- 8) Meeting all other city requirements.

VI. Requests for Preliminary Approval:

None.

VII. Requests for Final Approval:
None.

VIII. Miscellaneous Requests of Required Actions:

1. Consideration of a request by Keeth Berry (Lamar Advertising Company) for a recommendation on a text amendment to the Sign Ordinance, an amendment to provide a provision for pre-existing billboard exceptions.

Please be advised that this item represents a request by Keeth Berry on behalf of Lamar Advertising Company. Specifically, Mr. Berry has requested that the City of Alcoa consider the addition of an exception within the Sign Ordinance permitting the digital conversion of static non-digital sign faces on pre-existing billboards if certain conditions are met.

To aid in this consideration, Mr. Berry has provided reporting that inventories their signage. Please know that any adopted amendments to the Sign Ordinance concerning this matter would apply to all pre-existing billboards, whether owned by Lamar Advertising Company or another company. For clarification, this report has been broken down further for review of its applicability to the City of Alcoa's corporate limits. Refer to the attached PDF file of an Excel sheet, as well as the separate PDF file of the pertaining photos from Lamar's report.

Note that one (1) advertising sign structure captured on the Excel sheet is NOT a Lamar Advertising Company structure. This sign structure is located within Blount County and located within the Rivertrace subdivision (i.e., it is located on the first lot adjoining Alcoa Highway). This sign structure is owned by Furrow Media Group. The Excel sheet also captures structures now part of the state's ROW.

Please be advised that certain signs within the state ROW are also NOT within the City, as the City of Alcoa has not yet annexed the newly acquired and expanded ROW. Even so, it is being assumed that all structures now within state ROW have been acquired as part of the condemnation process. Therefore, please be advised that all advertising sign structures part of the newly acquired state ROW should not be supported for any form of re-establishment. It appears that 10 areas are located within the City's limits that contain advertising sign structures not impacted by state road improvements. If applying staff's recommended amendment specific to billboards, which is outlined as follows, these 10 sign structures could be repackaged and replaced with digital displays:

14-405. Billboards.

- (1) Billboards existing in the City, and of which are grandfathered under state law as pre-existing, non-conforming uses, may be replaced with AEG billboards on the same lot, parcel, or tract, if conditions specified below have been met. AEG billboards shall only replace non-AEG billboards if:
 - a. Located within a non-residential zoning district classification on the City's Zoning Map.

- b. Single or multiple sign faces (or display areas) on a single structure, or multiple structures, have been replaced with a single structure and digital sign face (or display area) of no greater than 300 square feet, which may be single or double sided, but not staked or adjoined side by side.
- c. Replaced at a height not to exceed a total of thirty-five (35) feet computed in conformance with measurement criteria as set forth herein. No billboards in place at a height less than 35 feet shall be replaced with a height increase to 35 feet. The existing, lesser height is to be maintained.
- d. Replaced to have a minimum of fifteen (15) feet from a front property line or right-of-way line (public or private), and a minimum of ten (10) feet from a side or rear property line, including a location outside of easements (public or private), measured from the closest point of any structural element of the billboard, with said to be within a sign easement.
- e. Replaced on a monument style base or include a pole wrap, any of which shall be proportional to the size of the face (or display area).
- f. Landscaped around the base of the sign structure with evergreen plant material in groups of ten (10) or greater, proportional in scale to the base, at maturity, placed within a minimum 18 feet by 10 feet planting area, but not intended to obstruct visibility, unless the ground elevation is otherwise not in public view from a public roadway.
- g. Message display is configured to remain static and fixed for a minimum of sixty (60) seconds to the next message for instantaneous transitions.
- h. Message display is configured to not have video, continuous scrolling messages and animation.
- i. Display contains no varying light illumination and/or intensity, blinking, bursting, dissolving, distorting, fading, flashing, oscillating, rotating,

- scrolling, sequencing, shimmering, sparkling, traveling, tracing, twinkling or simulated movement or convey the illusion of movement other than the change of the entire copy of the displayed message at one (1) time.
 - j. No smoke, steam, or noise emanates from the sign face (or display area) or any other portion of the structure.
 - k. No messages are displayed that require drivers to take their eyes off the road and use phones in violation of hands-free laws.
 - l. Monitored to allow automatic adjustments in lighting intensity for natural ambient light conditions.
 - m. Real time emergency information such as Amber Alerts or National Disaster Directives is conveyed to the public, including local public announcements that have been communicated to the owner of a digital billboard from the City's Public Information Officer (PIO).
 - n. Stationary, except for the above allotted transition time, by containing no visible moving parts.
 - o. Daytime brightness level is no more than ninety percent (90%) maximum intensity using industry standards, with nighttime brightness reduced to no more than twenty percent (20%) maximum light intensity for an LED (Light Emitting Diode) display.
 - p. Not lit externally.
- (2) Square Footage Exception for AEG Billboards: Billboards located on multiple lots, parcels, or tracts may be replaced with a single structure and digital sign face (or display area) at a location ratio of 2:1. The replacement shall only occur on one (1) of the two (2) locations for an increased maximum from 300 to 500 square feet.
- (3) Annual Renewal for AEG Billboards. No person shall erect, operate, use, or maintain a digital billboard display without first obtaining and annually renewing a Sign Permit with the Sign Administrator, including the same by the State of Tennessee, with the City's annual fee being fifty dollars (\$50.00) due between

November 1 and December 31 of each year. (Ord.
#26-____, _____ 2026)

Please find below Keeth Berry's statements/comments, which are in response to staff's prior discussions and recommendations, with staff taking the same into consideration when preparing the recommendation above:

14-405.

(c) Message display is to remain static and fixed for a minimum of sixty (60) seconds to the next message for instantaneous transition.

The industry standard and the State Law is a minimum of eight (8) seconds between flips. I ask that we can change this so we can conform to industry standards and State Law.

(N) When part of a relocation is shown to be:

1. Zoning classification.

I ask that we be able to add, (Planned Commercial Unit Development E-1 and Heavy Industrial G).

4. No greater than three hundred fifty (350) square feet in sign face or display area.

I ask that we be able to relocate the sign maintaining the same square footage as exist or smaller or change the max to 500 square feet. For instance, we have 10'X36' units that equals 381 square feet and 12'X40' that equals 480 square feet. Most of our existing locations are 10'6X36".

5. Place a monument style base or include a pole wrap, any of which shall be proportional to the size of the face (or display area).

Need to discuss so that I understand what you are looking for.

6. Landscaped around the base of the sign structure.

In response to this request by Mr. Berry, it is recommended that you approve staff's written text for the regulation of Billboards. This text is also part of a greater amendment to the Sign Ordinance. This greater amendment will be requested for your consideration under

the next item, Item 2, by adoption of PC Resolution 2026-14 if you so choose. This resolution recommends adoption of the same by ordinance by the Alcoa Board of Commissioners.

2. Consideration of a request to amend the Alcoa Sign Ordinance.

Please be advised that this requested action to amend the Sign Ordinance represents a staff, initiated overhaul/rewrite of the existing text. The City Attorney's office, and now retired Attorney Shelly Wilson, as you know, have contributed significantly to the text development and restructuring of sections in some areas.

Additional work has occurred to further consolidate and clarify, with the overall intent being to consolidate various text duplications specific to the different zoning districts. This amendment is intended to also align regulations with state law, specifically regulations pertaining to political candidate signs and other free speech issues, subjects, etc., with the same aimed to streamline temporary signs for special events in general.

Please know that this recommendation is representative of a working document. Additional changes, if any, will be discussed in conjunction with your briefing by staff on this item.

Staff recommends adoption of PC Resolution 2026-14, recommending the amendment of the Sign Ordinance to the Alcoa Board of Commissioners by adoption of the same by ordinance.

3. Consideration of a request by R. Craig Williamson, owner, to annex Tax ID 008 054.00, located at 1633 E. Old Topside Road.

First, please be advised that the address provided via the owner was 1639 E Old Topside Road. This address number was provided within the annexation letter received from the owner. However, Heather Murphy (E911 Addressing) has validated that the address for this parcel identification is 1633 E Old Topside Road.

Next, please further be advised that this property is located within the adopted urban growth boundary. As noted in the annexation request letter, the property owners are requesting annexation to obtain access to sanitary sewer. The city's long-range plan (the Alcoa Future Land Use Plan/Map) identifies the territory of which this land is located as Residential, Medium Density. At this point in time, however, this property is not adjacent to the corporate limits and cannot be attached to the existing corporate limits without the annexation of a large portion of the E. Old Topside Road public right-of-way, making the request for annexation economically infeasible and premature at this time.

Staff recommends approval of PC Resolution 2026-13, recommending that said parcel NOT be annexed, due to the request being infeasible and therefore premature at this time.

IX. Concept Plan Review:
None.

X. Old Business:
None.

XI. New Business:

1. Consideration of a request by Angelina Makowski (BDG Architects, LLP) for site plan approval for a bank, Fifth Third Bank, located at 1115 Franck Street (Tax ID 036K A 012.04) (Project #DEV-26-004).

This item represents the proposed development of an anticipated bank building between Jim 'N Nick's and Taco Bell. Once developed, this will complete the last remaining lot part of a block within Springbrook Farm often referred to as the Marconi Commercial Corner.

The lot is 0.622 acres, with the building shown to contain 2,132 square feet of gross floor area. A total of twelve (12) parking spaces will be provided, with seven (7) required.

Staff recommends site plan approval, including approval of the exterior building design, subject to the following:

- 1) Submittal of a revised site plan set denoting—
 - a. Correction of “BUILDING REQUIREMENTS” setback references of “SITE DATA” as follows:
 1. Replacement of “FLEXIBLE” under “PROVIDED” of “BUILDING SETBACK – (SOUTH)” with “35”;
 2. Replacement of “35” under “PROVIDED” of “BUILDING SETBACK – (FRANCK STREET)” with “__” (i.e., whatever the setback distance total is between the building wall and the Franck Street property line) (Note that this measurement will need to be added to the drawing as well as a “BUILDING SETBACK” reference as provided in a similar manner for the other setbacks.);
 - b. Correction of Lot 2R2-7 under “PARCEL ID” of “SITE DATA” by replacing it with “Lot 2R2-5” (Lot 2R2-7 is the Franck Street Lot.);
- 2) Maintaining exterior building elevations as shown;
- 3) Approval of engineering, including, but not limited to, stop bars, crosswalks, arrows, traffic signage, etc.;
- 4) Approval of stormwater management and addition of associated easements (if/where applicable);
- 5) Installation of “to be” completed work within shared drive for this site and Jim 'N Nick's, with said being the installation of final topcoat (i.e., where remaining to be installed on each side of S 52° 43' W 11" boundary call);
- 6) Installation of pedestrian connections to city specifications;
- 7) Installation of bike rack to city specifications;
- 8) Approval of soils management plan;
- 9) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
- 10) Maintaining of exterior lighting consistent with Springbrook Farm fixtures and temperature matrix;
- 11) Submittal of plat of correction for identification of all as-built site conditions for this planned development, including identification of utilities and utilities easements, storm included, if/where necessary, as well as an access, maintenance and construction easement for the Jim 'N Nick's dumpster enclosure and pad to benefit Lot 2R2-6, with said to be reviewed and approved by Alcoa Municipal Regional Planning Commission for its recording (Note that requirements for separate detailed as-built construction drawings apply for public utilities and storm infrastructure and certifications, where/if applicable.);

- 12) Review and approval of landscaping plan and placement of the same of record with the Alcoa Tree Board; and,
- 13) Meeting all other city requirements (including securing the necessary permits for site grading and building construction, as well as review and approval of building plans).

2. Consideration of a request by Matthew Bailey (Land Development Solutions) for site plan approval of an industrial development, located at 3530 Central Park Boulevard (Tax ID 008 165.03) (Project #DEV-26-005).

This item represents the construction of two new industrial building along Central Park Boulevard, off of Topside Road. The proposal is for the construction of approximately 31,331 square feet of new light industrial/office space on 3.01 acres. Specifically, the site is proposed to contain two building with Building 1 being 12,581 square feet and Building 2 being 18,750 square feet. The improvements proposed for the site also include 54 parking stalls. Related to the exterior design elevations, note that said are not required to adhere to the city's minimum standards due to the exemption for properties located within industrial zones.

Staff recommends site plan approval, subject to the following:

- 1) A revised site plan denoting—
 - a. Addition of bicycle parking calculations to the Parking Summary and a bicycle parking detail;
 - b. Revision to the interior termination islands to be a minimum of 5-feet in width (inside of curb to inside of curb);
 - c. Revision to the exit only driveway at Building 1, as the curb radii closest to Building 2 will need to be tightened and extended to force the right out condition;
 - d. Addition of all sight visibility triangles (Note, this will also need to shown on the landscape plan);
 - e. Addition of the dumpster pad screen details;
 - f. Addition of any parking lot or wall pack fixtures (Note, all exterior lighting shall be directed downwards);
 - g. Notation of location of consolidated mail center;
 - h. Documentation that the 50-foot ingress and egress easement as shown on Plat 4170A has been released by the adjoining property owner (Note, the release will have to be provided, the instrument referenced on Sheet C001, and a plan for access in place for the impacted property prior to the release of any permits.);
 - i. Removal of the access controlled fencing from the 10-foot perimeter buffer along Central Park Boulevard;
- 2) Landscape plan revisions, and or verification, and further stipulations, as follows:
 - a. Update the landscape plan to reflect the current site plan submittal;
 - b. Addition of visibility triangles;
 - c. Addition of a tree survey;
- 3) Approval of engineering (Note, utilities and stormwater plans are still under review);
- 4) Approval of stormwater management and addition of associated easements (Note, the riparian buffer is still under review by engineering staff);
- 5) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward/provide lighting plan);
- 6) Approval by fire for site access and circulation (Note, on-site circulation is still under review by the Alcoa Fire Department);

- 7) Review and approval of a detailed landscaping and tree replacement plan by the Alcoa Tree Board;
- 8) Approval of solid waste/compactor location, pad and screening by Public Works and Engineering;
- 9) Installation of public roadway and accessible pedestrian sidewalk improvements, including onsite pedestrian connections thereto, to city and state specifications and to be accepted by the same;
- 10) Installation of public sidewalks along all road frontages, designed to city specifications, with said to include pedestrian connections thereto, be ADA accessible and incorporate any necessary truncated domes or provide an appropriate equivalent in lieu thereof (Note that it is recommended a contribution into the City of Alcoa's sidewalk reserve occur for an equitable exchange.);
- 11) Review and approval of "plat of correction", at project's completion, to be recorded and reflect as-built site layout and the necessary public utility easements;
- 12) Addressing by E-911 Addressing, to include approval of the mail delivery method and location by the U.S. Postal Service;
- 13) Certification of any retaining walls, once constructed, with said to be provided to the Building Official; and,
- 14) Meeting all other city requirements (including securing the necessary permits for site grading and building construction, as well as review and approval of building plans, any future signage, etc.).

3. Consideration of a request by Keith Grayson (Best & Associates Architects) for site plan approval of site modifications for grading and a guard shack addition, Cornerstone of Recovery, located at 4726 Airport Highway (Tax ID 009 10.00) (Project #DEV-26-006).

The item represents minor site modifications, some of which have occurred in violation of site plan review, approval and permitting procedures. Specifically, drive aisle gating has been installed, with a second gate proposed under this submittal. Additionally, a concrete pad was poured within a required termination island for the installation of a "small" guard shake structure.

Staff recommends site plan approval, subject to the following:

- 1) Submittal of a revised site plan denoting—
 - a. Identification of parking requirement adjustment, as the same relates to the parking table approved previously by the Alcoa Municipal Regional Planning Commission and stamped approved for construction by former City of Alcoa Engineer, Andrew Sonner, on September 29, 2015 (Note that this plan identifies a total parking requirement of 190 spaces, with 190 provided. Therefore, no overage occurred.)
 - b. Addition of two (2) parking stalls for replacement of the two (2) spaces removed due to the guard shack and keypad placements, or otherwise demonstrate that parking can met via further verification;
- 2) Approval of engineering including, but not limited to, pavement marking(s), etc., and any impacts that may be precipitated by the addition of two (2) required parking spaces;
- 3) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, if applicable, shall be designed and installed to project light downward);

- 4) Approval by Fire for access/circulation (Note, if applicable, that the location of, or any changes to, the fire access/connection is to be coordinated early with City of Alcoa Fire Marshall, Kevin Freeman); and,
- 5) Meeting all other city requirements (i.e., issuance of building permit and inspections, etc., for “Existing Guard Shack” that was installed in violation of permitting procedures, including building trades, if/where applicable).

4. Consideration of a request by Dakota Gentry (City of Alcoa) for site plan approval for the construction of Werner Avenue from Faraday Street to Marconi Boulevard (036 007.05 & 036L A 001.00) (Project #DEV-25-013).

Please be advised that this item follows prior plat approvals associated with the Costco project and of which included the establishment of area for the future construction of a second segment of Werner Avenue. As you know, this segment is between Faraday Street and Marconi Boulevard. The first segment in place is located between Food City and Vital at Springbrook.

Concerning the prior plat approvals, these prior actions occurred this past November. Know that certain plat recordings are pending until such time Costco closes on the land purchase with TN Alcoa Primary, LLC. This current request represents the site plan review and approval step of the Werner Avenue roadway. This will ultimately be a publicly owned and maintained roadway.

Specifically, please also be advised that this roadway is designed for a two-lane cross-section with a multi-use sidewalk on one side (i.e., the side of this future street that adjoins the Open Space and Farmers Market identified on the Springbrook Farm Master/Vision Plan and Alcoa High School). This sidewalk is shown to be a width of 10 feet. A planned development area, it is recommended that a total of 10 feet be provided on the one side of the street for multi-use, rather than limiting its use at this location by having 5 feet on both sides. The standard is 5 feet on both sides. Further, a midblock crosswalk is to be incorporated to tie the internal pedestrian connection on the Costco site to this sidewalk.

This roadway is in keeping with the Small Area Plan—the Springbrook Farm Master Plan for Roadway, Drainage and Utility Infrastructure, to include Public Open Space. This plan was adopted in August of 2021.

Staff recommends site plan approval, including approval of a multi-use sidewalk segment on one side of the street at 10 feet in width, in lieu of providing 5 feet minimum on both sides, subject to the following:

- 1) Submittal of a revised site plan denoting—
 - a. Addition of midblock crosswalk, which will serve to connect Costco pedestrian connection to 10 feet wide sidewalk opposite the street;
 - b. Addition of striping layout and identification of street name signs, where applicable, to Sign Schedule Sheet;
- 2) Approval of engineering, including, but not limited to, pavement markings for stop bars, crosswalks, signs following MUTCD guidelines, including street name signage, etc.;
- 3) Approval of stormwater management;
- 4) Approval of soils management plan;
- 5) Approval of utilities, with all utilities to be underground;

- 6) Maintaining exterior lighting consistent with Springbrook Farm fixture and temperature matrix, as shown;
- 7) Approval by Fire for access/circulation;
- 8) Filing for review and approval a Final Plat in the form of a "Plat of Correction" by the Alcoa Municipal Regional Planning Commission, at project's completion, to be recorded and reflect as-built site layout and any necessary public utility easements (if applicable); and,
- 9) Meeting all other city requirements, to include issuance of a grading permit.

XII. Other Business:
None.

XIII. Adjournment:

**ALCOA MUNICIPAL REGIONAL
PLANNING COMMISSION MINUTES
February 19, 2026
5:30 P.M.**

The Alcoa Municipal Regional Planning Commission met in regular session on February 19, 2026, at the Alcoa Municipal Building Council Chambers. Commissioners present were Chairman Tracey Cooper, John “Rocky” Rochelle, Bruce Applegate, Orlando LoMascolo, and Kathy Thompson. Jeremy Pearson, Ashley Miller, and Brandon Altman were present as city staff.

APPROVAL OF MINUTES:

The minutes of the January 15, 2026, meeting were declared approved, as submitted, and requested to be filed.

CITIZEN COMMENTS:

None.

REQUESTS FOR PRELIMINARY/FINAL APPROVAL:

Consideration of a request by David Mullins (Civil Environmental Consultants, Inc.) for a plat of correction to plat all utility easements and site improvements for Hickory Workforce Development, located at 125 Kent Place (Tax ID 046C A 045.00) (Project #DEV-24-015).

Staff recommended preliminary and final plat approval, subject to the following:

- 1) A revised plat denoting –
 - a. Revision to the 10-foot perimeter buffer encroachment, once corrected in the field (Note, no encroachments shall be within the 10-perimeter buffer other than the driveway connection at Kent Place and the sidewalk connection to the east);
 - b. Removal of “DRAFT” prior to obtaining signatures;
- 2) Approval by engineering;
- 3) Approval of utilities (Note that this plat is still under review for utilities);
- 4) Execution of the necessary signatures and recording of plat; and,
- 5) Meeting all other city requirements.

Commissioner Rochelle made a motion to approve the preliminary and final plat, subject to staff’s stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

Consideration of a request by David Poe (Baston, Himes, Norvell, & Poe) to replat one (1) lot to absorb a portion of public right of way, located on Northpark Boulevard (Tax ID 027 001.08) (Project #DEV-25-044).

This item was withdrawn.

REQUESTS FOR PRELIMINARY APPROVAL:

None.

REQUESTS FOR FINAL APPROVAL:

None.

MISCELLANEOUS REQUESTS OF REQUIRED ACTIONS:

Review and consideration of amendments to the Alcoa Sign Ordinance.

This item remains in progress and was deferred.

CONCEPT PLAN APPROVAL:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Consideration of a request by William Robinson (Will Robinson & Associates) for site plan approval for an office/warehouse development, located at 3100 Northpark Boulevard (Tax ID 027 001.08) (Project #DEV-25-044).

Staff recommended site plan approval, subject to the following:

- 1) Submittal of a revised site plan set denoting—
 - a. Incorporation of TDOT's designed improvements that adjoin this property for context with the proposed changes demonstrated by this proposal (Note that it is recommended to demonstrate the current TDOT design in relation to this proposal by incorporating a separate detail sheet into the plan set. TDOT's plan incorporates a public turnaround within public right-of-way to address a created termination or dead-end condition for Northpark Boulevard. Sheet C102 does not fully incorporate TDOT's current design for this area adjoining this property, which should include the changes to the Northpark Boulevard intersection with Regal Drive.);
 - b. Approval of fire truck template sheet by Alcoa Fire Department;
 - c. Approval of dumpster truck template sheet, identifying dumpster service access route by City of Alcoa Engineer;
 - d. Revision to the mailbox pad to be on-site as a consolidated mail center to serve both buildings;
 - e. Revision to the zoning to be Heavy Industrial "G" on Sheet C102;;
 - f. Revision to the Tax Parcel ID;
 - g. Revision to the required bicycle parking to be 8;
 - h. Addition to the Site Layout Notes to identify the square footage of each building being proposed;
- 2) Obtaining a variance for the location of a driveway to have been part of a previously acquired public right-of-way, precipitating the need for an additional variance from the front yard 10-foot visibility strip/perimeter buffer (Note, this item is to be considered by the Alcoa Board of Zoning Appeals at the February 26, 2026, meeting);
- 3) Installation of accessible sidewalk along Lot 2's public road frontage, excluding the parkway, with said to be installed at a minimum width of 5 feet and to all other city specifications, or provide an appropriate equivalent in lieu thereof (Note that it is recommended a contribution into the City of Alcoa's sidewalk reserve occur for an equitable exchange.);
- 4) Approval by TDOT, including City of Alcoa Engineering, for modification of the property's public access (as proposed) by applicant and otherwise not in conformance with the applicable stage of the Alcoa Highway Relocated project;
- 5) Favorable adoption of a public right-of-way abandonment by the Alcoa Board of Commissioners, with a recommendation to be provided by the Alcoa Municipal Regional Planning Commission of which shall (i) be in conjunction with their consideration of a replat of the property to absorb said abandoned right-of-way; and, (ii) not occur until such time TDOT has closeout of the applicable stage(s) of the Alcoa Highway Relocated project;

- 6) Approval of engineering, to include, but not limited to, pavement markings such as stop bars, crosswalks, etc.;
- 7) Approval of stormwater management and addition of associated easements;
- 8) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
- 9) Approval by Fire for on-site circulation/access to city specifications;
- 10) Approval by E911 for addressing of the two (2) buildings (i.e., property is addressed for a single building location);
- 11) Approval of mailbox location by US Postal Service, the local Post Master;
- 12) Submittal of a replat (at project's completion) for review and approval by Alcoa Municipal Regional Planning Commission for its recording (Note that this replat is to capture the legal boundary map changes resulting from TDOT's acquisition of a portion of this Lot 2 for public right-of-way. Note also that this replat is to show all existing and newly as-built conditions, including, where applicable, lines/structures and easement widths for public utilities and stormwater management.);
- 13) Approval of a landscaping plan, to include a tree replacement from a to be provided tree survey, for placement of the same of record with the Alcoa Tree Board (Note, there is a balance to be paid into the Tree Fund for the trees based on species and caliper inches removed from the side);
- 14) Installation of vegetative landscaping buffer in conformance with to be submitted, reviewed and approved landscaping plan, with said to be installed prior to the issuance of a FINAL Certificate of Occupancy;
- 15) Meeting all other city requirements (including, but not limited to, building plan review and securing the necessary permits for site grading and building construction)

Commissioner Applegate made a motion to approve the site plan, subject to staff's stipulations as presented. Commissioner LoMascolo seconded the motion. William Robinson of Will Robinson & Associates was present to answer questions. Discussion ensued after Chairman Cooper invited Mr. Robinson to the podium to provide an overview of the project. After Mr. Robinson's overview, Ashley Miller reminded both Mr. Robinson and the Commission that the right-of-way affecting access along Northpark Boulevard was acquired by TDOT as part of the Alcoa Highway Relocated Project. Jeremy Pearson added that site plan approval is contingent upon TDOT's approval. Mrs. Miller advised Mr. Robinson to contact Stacy Weaver from TDOT for guidance on state approval. Mr. Robinson confirmed he is working with TDOT to obtain a letter of approval. Mr. Pearson further noted that a grading permit from TDOT would also be required for state approval. Following discussion, Chairman Cooper called for the vote. The motion passed unanimously.

Consideration of a request by Corey Boss (Michael Graves Architecture & Design, Inc.) for revised site plan approval to modify a commercial building, Building 2 of Topside Square, located at 2132 Topside Road (Tax ID 017 031.02) (Project #DEV-25-008).

Staff recommended that this item be approved as an addendum to the exterior building design for Building 2, with all other site plan and exterior design stipulations approved from the March 20, 2025, planning commission meeting to remain standing.

Commissioner Rochelle made a motion to approve the addendum, subject to staff's stipulations as presented. Commissioner Applegate seconded the motion, and it passed unanimously.

Consideration of a request from Corey Boss (Michael Graves Architecture & Design, Inc.) for site plan approval for a medical office, Alcoa Dermatology, located at 246 N. Rankin Road (Tax ID 046L B 015.00) (Project #DEV-26-004).

Staff recommended approval of the exterior building design, including the building footprint, subject to the following:

- 1) Submittal of revised exterior building design elevations addressing and maintaining the following:
 - a. Addition of sheet notation stating that "Signage is to be submitted, reviewed and approved separately by the City of Alcoa Planning.";
 - b. Addition of window percentage calculations to elevations in public view from public roadways (i.e., South Elevation, portion of East Elevation and West Elevation);
 - c. West Elevation that demonstrates 12 to 36 inch projections/recesses every 30 to 60 feet;
- 2) Addition of updated site layout sheet to serve as a supplement to approved plan set stamped for construction by the City of Alcoa Engineering, Dakota Gentry, on February 7, 2024;
- 3) Maintaining of roof mounted mechanical units as being adequately screened from public view from public roadways; and,
- 4) Meeting all other city requirements (i.e., building plans review and issuance of building and trades permit.

Commissioner LoMascolo made a motion to approve the exterior building design, including the building footprint, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

Consideration of a request by Tim Shaw (Hagen Engineering) for site plan approval for an apartment development, Views at Topside Apartments, located at 1528 Topside Road (Tax IDs 008 099.06, 099.13 and 099.15) (Project# DEV-26-001).

Staff recommended site plan approval, including the exterior building design, subject to the following:

- 1) A revised site plan denoting—
 - a. Addition of reference to all parcels and lots being impacted by the proposed development (Note, this shall include Lot 3);
 - b. Revision to the Site Data Table:
 1. Revision to include all lot numbers;
 2. Revision to include all zoning districts;
 - c. Addition of the Gross Floor Area to the Parking Summary Table to show the required and provided bicycle parking;
 - d. Addition of minimum tree required based on impervious areas to the site plan sheet;
 - e. Addition of cross-walks through the development where sidewalks cross drive aisles;
 - f. Addition of all sight visibility triangles (Note, these need to be shown at the access points to Road B and additionally reflected on the landscape plan);
 - g. Addition of parking termination islands dimensions;
 - h. Addition of the wall pack fixture detail to the lighting plan (Note, all exterior lighting shall be directed downwards);

- i. Addition of the remaining area on Lot 3 which is outside of the dry pond and the storm sewer proposed to be installed (Note, the remaining lands shall be a minimum of one acre);
 - j. Removal of the ground signs shown (Note, all signage is per separate approval and ground signage for this development shall be contained on Lot 1);
 - k. Replacement of Road B with a road name of Poplar Views Drive*;
- 2) Exterior building elevations revised, and or verified, and further stipulated, as follows:
- a. Addition of linear wall dimensions;
 - b. Removal of note from all architectural sheets:
"Material selection subject to change. Final material selection to be determined at a later date."
(Note, any changes to the exterior building elevations post Alcoa Municipal Regional Planning Commission approval shall be resubmitted to the board for review and consideration);
- 3) Landscape plan revisions, and or verification, and further stipulations, as follows:
- a. Addition of visibility triangles to the \ access points to Road B;
 - b. Addition of referenced Sheets L3.00, TP1.00 and TP2.00;
 - c. Revision to the Tree Removal Plan to reflect the total removal in caliper inches (Note, after planting credits are applied, an amount will be due to the Alcoa Tree Fund for the excessive removal);
- 4) Approval of engineering (Note, all utilities are still under review);
- 5) Approval of stormwater management and addition of associated easements (Note, all utilities are still under review);
- 6) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward/Provide lighting plan);
- 7) Approval by fire for site access and circulation (Note, fire circulation is still under review);
- 8) Review and approval of a detailed landscaping and tree replacement plan for placement of the same of record with the Alcoa Tree Board;
- 9) Approval of solid waste/compactor location, pad and screening by Public Works and Engineering;
- 10) Installation of private roadway and accessible pedestrian sidewalk improvements within Lot 4, including onsite pedestrian connections thereto (i.e., between Lot 1 and Lot 4), to city specifications;
- 11) Installation of public sidewalks along all road frontages, or provide for appropriate equivalent, which is shown to occur in this case, designed to city specifications, with said to include pedestrian connections thereto, be ADA accessible and incorporate any necessary truncated domes;
- 12) Approval by TDOT for any work to occur within the Topside Road Right-of-Way, including acceptance of the same;
- 13) Review and approval of "plat of correction", at project's completion, to be recorded and reflect as-built site layout and the necessary public utility easements;
- 14) Addressing by E-911 Addressing, to include approval of the mail delivery method and location by the U.S. Postal Service, with 1k to be referred to above for identification of a road name for Road B;

- 15) Execution of plat notes on Plat 4331A (Note, the removal of several non-conforming items, signage, etc., including the need for sight distance improvements, with items to be executed prior to the issuance of FINAL Certificate of Occupancies/Note also that Covenant Health's Peninsula Hospital sign can be replaced for conformance with a sign following MUTCD guidelines/This will need to be per City of Alcoa Engineering review and approval);
- 16) Certification of all retaining walls, once constructed, with said to be provided to the Building Official; and,
- 17) Meeting all other city requirements (including securing the necessary permits for site grading and building construction, as well as review and approval of building plans, any future signage, etc.).

During the reading of the stipulations, the commission was informed of the proposed name for Road B as "Poplar Views Drive". The commission was further informed that Ardmore Residential has obtained approval from GIS and E911 for the proposed name.

Commissioner Rochelle made a motion to approve the site plan, including the exterior building design, subject to staff's stipulations as presented, with this including the road name approval of Road B as Poplar Views Drive*. Commissioner LoMascolo seconded the motion. Justin Tinder, President of Ardmore Residential, was present to answer questions. Discussion ensued after Chairman Cooper invited Mr. Tinder to the podium. Chairman Cooper asked Mr. Tinder whether Ardmore Residential had any plans for the Peninsula Hospital sign located at the corner of Topside Road and E. Old Topside Road. Mr. Tinder advised that he was not aware of any internal discussions regarding the sign. Commissioner LoMascolo noted the steep grade of E. Old Topside Road near the proposed access point and asked if it would complicate construction of the dry pond. Mr. Tinder advised he doesn't anticipate significant complications, as that area of the property is relatively flat. Following discussion, Chairman Cooper called for the vote. The motion passed unanimously.

OTHER BUSINESS:

None.

ADJOURNMENT:

There being no further business to come before the commission, Commissioner Rochelle made a motion to adjourn the meeting. Commissioner LoMascolo seconded the motion, and the meeting was adjourned at 6:27 p.m.

Chairperson, Alcoa Municipal Regional
Planning Commission

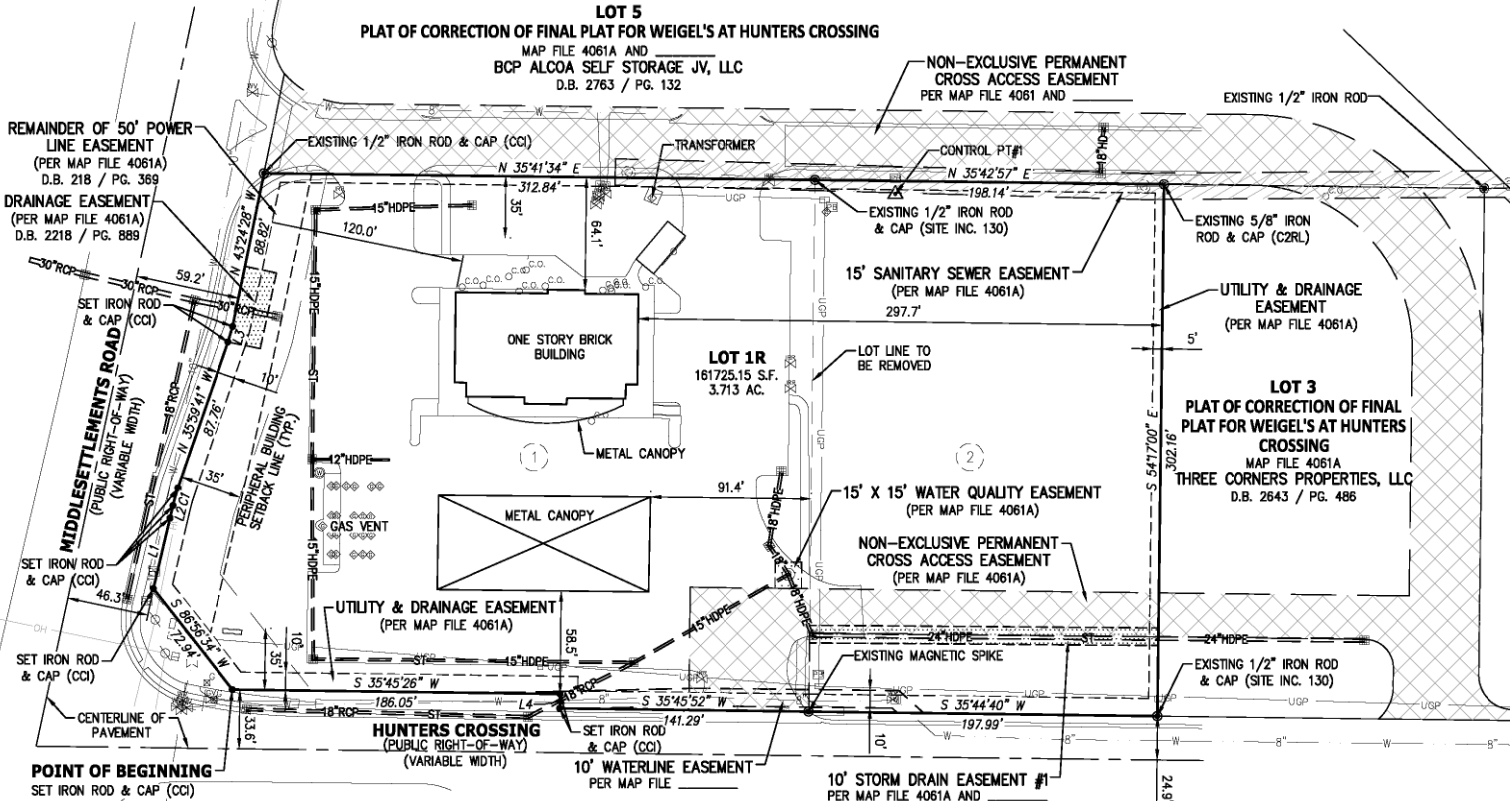
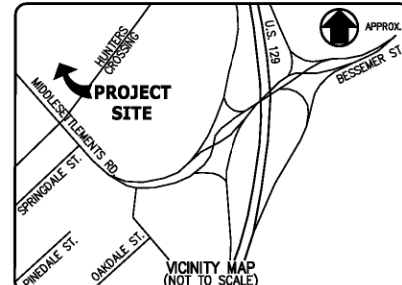
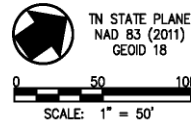
Secretary

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	TANGENT	CHORD
C1	005°59'55"	99.00'	5.19'	10.36'
N 38°59'42" W 10.36'				

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.15'	N 41°46'25" W
L2	7.27'	N 41°59'43" W
L3	9.18'	N 38°15'39" W
L4	8.17'	N 54°14'34" W

NOTES CONTINUED:

- ALL UTILITIES SHALL BE UNDERGROUND, UNLESS OTHERWISE APPROVED.
- PUBLIC SIDEWALKS SHALL BE INSTALLED ALONG EACH LOT'S ROAD FRONTAGE AT TIME OF DEVELOPMENT IN CONFORMANCE WITH CITY OF ALCOA REQUIREMENTS AND SPECIFICATIONS, WITH LOT 4'S INSTALLATION OF SIDEWALK (AND TRAIL/SEE PLAT NOTE #15) TO OCCUR AT TIME OF DEVELOPMENT OF LOT 3.
- RESPECTIVE TRAIL SECTIONS SHALL BE INSTALLED WITHIN EASEMENT AREA, AS SHOWN FOR THE GREATER SUBDIVISION OF WHICH LOT 1R IS A PART, AS RECORDED PER BLOUNT COUNTY MAP FILE _____ AT TIME OF DEVELOPMENT OF LOTS 3 AND 5.
- HUNTER'S CROSSING DRIVE WAS DEDICATED TO THE CITY OF ALCOA AS A PUBLIC ROAD, REFERENCED WITHIN WARRANTY DEED BOOK 018, PAGE 284 OF THE REGISTER'S OFFICE OF BLOUNT COUNTY, TENNESSEE.
- VEHICULAR ACCESS AT MIDDLESETTLEMENTS ROAD FROM LOTS 1 AND 5 SHALL BE RESTRICTED TO NON-EXCLUSIVE PERMANENT CROSS ACCESS EASEMENT, WITH SAID TO BE LIMITED TO RIGHT-IN/RIGHT-OUT ONLY. ADDITIONAL VEHICULAR ACCESS TO MIDDLESETTLEMENTS ROAD SHALL BE PROHIBITED.
- COMMON DRAINAGE EASEMENTS TO BE 10' IN WIDTH (5 FEET ON EACH SIDE OF DRAINAGE FACILITIES, AS-BUILT) ARE HEREBY TO BE PLACED ON LOTS 2 AND 3 FOR THE MANAGEMENT OF STORMWATER TO LOT 4.
- A MINIMUM OF FIVE PERCENT (5%) OF LAND AREA FOR THE GREATER SUBDIVISION OF WHICH LOT 1R IS A PART HAS BEEN DEDICATED TO COMMON AREA OPEN SPACE, 22,390 +/- SQUARE FEET (OR 0.514 +/- ACRES), WITH THE OPEN SPACE CONSERVATION BUFFER EASEMENT AND SIDEWALK/TRAIL INSTALLATIONS SATISFYING THE OPEN SPACE REQUIREMENTS.
- ALL NECESSARY VEHICULAR AND PEDESTRIAN IMPROVEMENTS TO BE PLACED WITHIN THE NON-EXCLUSIVE PERMANENT CROSS ACCESS EASEMENT SHALL BE CONSTRUCTED AT SUCH TIME EACH ADJOINING LOT DEVELOPS, WITH THE EXCEPTION OF A CERTAIN PORTION ALONG HUNTER'S CROSSING DRIVE ON LOTS 2 AND 3. IMPROVEMENTS TO BE PLACED WITHIN THIS CERTAIN EASEMENT PORTION SHALL BE CONSTRUCTED IN THE ENTIRETY TO PROVIDE FOR A SECONDARY POINT OF ACCESS TO AND FROM HUNTER'S CROSSING DRIVE AT SUCH TIME LOT 2 OR LOT 3 DEVELOPS, WHICHEVER OCCURS FIRST.



- NOTES:**
- OWNERSHIP AND REFERENCE: MIDDLE SETTLEMENT, LLC TAX MAP 46, PARCEL 022.08 P.O. BOX 850 DEED BOOK 2773, PAGE 548 POWELL, TN 37849 PLAT BOOK 4061A
 - TOTAL AREA: 161,725.15 S.F. / 3.713 AC.
 - DATE OF FIELD SURVEY: DECEMBER 12, 2025
 - SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOODWAY WITHIN ZONE "X" PER FEMA MAPPING OF BLOUNT COUNTY, TENNESSEE. COMMUNITY PANEL NO. 4700R038C DATED 9/19/2007.
 - UTILITY CONSTRUCTION AND DRAINAGE EASEMENTS SHALL BE 5 FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND 10 FEET INSIDE OF ALL EXTERIOR LOT LINES AND STREET RIGHTS-OF-WAY, AND PER UTILITY PROVIDER'S SPECIFICATIONS FOR ALL AS-BUILT UTILITIES, UNLESS OTHERWISE NOTED.
 - PROPERTY IS ZONED (E-1) PLANNED COMMERCIAL UNIT DEVELOPMENT DISTRICT, SETBACKS AS SHOWN BELOW. INTERNAL LOT AREA, SETBACK, FRONTAGE AND OTHER SITE DEVELOPMENT REQUIREMENTS WITHIN THE DISTRICT SHALL BE AS ESTABLISHED BY THE APPROVED DETAILED DEVELOPMENT PLANS.
 - PERIPHERAL SETBACK = 35'. MAXIMUM LOT COVERAGE OF = 70%. MINIMUM COMMON OPEN SPACE = 5%. NO BUILDING SHALL EXCEED 3 STOREYS IN HEIGHT.
 - THIS SURVEY PERFORMED WITHOUT NOTICE OF A CURRENT TITLE COMMITMENT WHICH MAY EXPOSE EASEMENTS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES.
 - THE PURPOSE OF THIS PLAT IS TO COMBINE FORMER LOTS 1 AND 2 INTO ONE LOT 1R.
 - ANY EASEMENTS FOLLOWING LOT LINE BEING REMOVED AS A RESULT OF THIS PLAT ARE HEREBY RELEASED, UNLESS OTHERWISE NOTED.
 - A PERMANENT DRAINAGE EASEMENT COMBINING 1,319.4 S.F. ACQUIRED BY THE STATE OF TENNESSEE FOR THE BENEFIT OF THE CITY OF ALCOA PURSUANT TO THE AFORESAID AGREED ORDER OF POSSESSION ENTERED JANUARY 5, 2009, IN THE CIRCUIT COURT FOR BLOUNT COUNTY, TENNESSEE AND BEING RECORDED IN RECORD BOOK 2218, PAGE 688, IN THE REGISTER'S OFFICE OF BLOUNT COUNTY, TENNESSEE.
 - A NON-EXCLUSIVE PERMANENT CROSS ACCESS EASEMENT IS HEREBY ESTABLISHED FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON, OVER, UPON, AND ACROSS THE EASEMENT AREAS AS SHOWN HEREON. ALL NECESSARY VEHICULAR AND PEDESTRIAN IMPROVEMENTS TO BE PLACED WITHIN SAID EASEMENT SHALL BE CONSTRUCTED AT SUCH TIME EACH ADJOINING LOT DEVELOPS, WITH THE EXCEPTION OF A CERTAIN PORTION ALONG HUNTER'S CROSSING DRIVE ON LOTS 2 AND 3. IMPROVEMENTS TO BE PLACED WITHIN THIS CERTAIN EASEMENT PORTION SHALL BE CONSTRUCTED IN THE ENTIRETY TO PROVIDE FOR A SECONDARY POINT OF ACCESS TO AND FROM HUNTER'S CROSSING DRIVE AT SUCH TIME LOT 2 OR LOT 3 DEVELOPS, WHICHEVER OCCURS FIRST.
 - LOT 4 IS FOR COMMON OPEN SPACE AND DETENTION/WATER QUALITY PURPOSES ONLY OF WHICH NO HABITABLE STRUCTURES SHALL BE PLACED. THE SAID LIMITATIONS OF USE FOR LOT 4 MAY BE MODIFIED AND/OR RELAXED IN THE FUTURE SHOULD THE COMMON STORM WATER QUALITY THEREON BE DETERMINED NECESSARY FOR RELOCATION OFFSITE FROM THIS SUBDIVISION, BUT WITHIN THE HUNTER'S CROSSING SHOPPING CENTER DEVELOPMENT, AS PROVIDED FOR PER THE BLOUNT COUNTY RECORDED DOCUMENT MISC 129-840 AND UPON APPROVAL BY THE CITY, IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

CANNON & CANNON INC
 10025 Investment Drive, Suite 120
 Knoxville, TN 37932
 865.670.8555
 www.cci-corp.com

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public use as noted.

Owner's Printed Name: _____
 Date: _____

Owner's Signature: _____
 Date: _____

CERTIFICATION OF APPROVAL OF ELECTRIC

I hereby certify that electric improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

City of Alcoa Approving Agent, Electric: _____
 Date: _____

Authorized Signature for Utility: _____
 Date: _____

CERTIFICATION OF APPROVAL OF STREET

I hereby certify that street improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

City of Alcoa Approving Agent, and Engineering or County Road Commissioner: _____
 Date: _____

CERTIFICATION OF APPROVAL OF STREET NAMES

I hereby certify that (1) the names of existing public roads shown on this subdivision plan in the subdivision shown hereon are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property numbers of the lots shown on this plat are in conformance with E-911 system.

E-911 Authority: _____ Date: _____

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plan shown here has been found to comply with the subdivision regulations for Alcoa, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Alcoa Municipal/Regional Planning Commission and that it has been approved for recording in the office of the Blount County Register of Deeds.

Secretary, Planning Commission: _____ Date: _____

CERTIFICATE OF APPROVAL OF STORMWATER

I hereby certify that stormwater improvements, including all drainage structures and appurtenances, have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

Utility Provider: _____ Date: _____

Authorized Signature for Utility: _____ Date: _____

CERTIFICATION OF APPROVAL OF SANITARY SEWER

I hereby certify that the sanitary sewer improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon. In the event sanitary sewer is not available, approval by the Blount County Department of Environmental Health is required as to be indicated by separate certificate.

Utility Provider: _____ Date: _____

Authorized Signature for Utility: _____ Date: _____

CERTIFICATION OF APPROVAL OF WATER

I hereby certify that the water improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

Utility Provider: _____ Date: _____

Authorized Signature for Utility: _____ Date: _____

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Alcoa Municipal/Regional Planning Commission and that the monuments have been placed as shown hereon, to the specification of the subdivision regulations for Alcoa, Tennessee. This is a category 1 land survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

Registered Land Surveyor: _____ Date: _____
 Tennessee License No. 2717

CERTIFICATE OF STORMWATER MAINTENANCE CONTROL MEASURES

I (we) hereby certify that I (we) as the Owner(s) / developer(s) acknowledge that the stormwater facilities have been installed in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon and that the noted stormwater control measures shall be privately maintained and operated by the property owner, property owners' association, or other entity identified on this plat.

Date: _____ Owner / Developer: _____

Date: _____ Owner / Developer: _____

- LEGEND**
- W — WATER LINE
 - F — FIRE HYDRANT
 - I — IRRIGATION VALVE
 - M — WATER METER
 - V — WATER VALVE
 - ST — STORM SEWER LINE
 - RC — REINFORCED CONCRETE PIPE
 - HDPE — HIGH DENSITY POLYETHYLENE PIPE
 - CB — CATCH BASIN
 - SM — STORM MANHOLE
 - SA — SANITARY SEWER LINE
 - SG — SEWER CLEANOUT
 - SH — SEWER MANHOLE
 - GL — GAS LINE
 - GC — GAS FILLER CAP
 - GM — GAS MARKER
 - UGP — UNDERGROUND POWER
 - OH — OVERHEAD UTILITIES
 - PE — POWER EQUIPMENT
 - PP — POWER POLE
 - PB — POWER PULL BOX

CLIENT: LKM PROPERTIES, LP.
 3100 WEIGEL LANE
 POWELL, TENNESSEE 37849
 (865) 251-5075

PROJECT: WEIGEL'S AT HUNTERS CROSSING
 1140 & 1150 HUNTERS CROSSING DRIVE
 DISTRICT 19, BLOUNT COUNTY, TENNESSEE
 CITY OF ALCOA

FINAL PLAT
RESUBDIVISION OF LOTS 1 & 2 INTO LOT 1R
WEIGEL'S AT HUNTERS CROSSING

CCI PROJ. NO. 01040-0010
 DATE: JANUARY 2, 2026
 PM/PC: INITIALS/INITIALS
 DRAWN BY: INITIALS

SHEET 1 OF 1

SHEET 1

JOHN D. WINTER
 REGISTERED LAND SURVEYOR
 TENNESSEE No. 2717

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public use as noted.

Date _____ Owner _____
 _____ Owner _____

CERTIFICATE OF STORMWATER MAINTENANCE CONTROL MEASURES

I (we) hereby certify that I (we) as the owner(s)/developer(s) acknowledge that the stormwater facilities have been installed in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon and that the noted stormwater control measures shall be privately maintained and operated by the property owner, property owners' association, or other entity identified on this plat.

Date _____ Owner/Developer _____

Date _____ Owner/Developer _____

CERTIFICATE OF APPROVAL OF WATER

I hereby certify that water improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

Local Utilities Approving Agent _____

Utility Provider _____

CERTIFICATE OF APPROVAL OF SANITARY SEWER

I hereby certify that the sanitary sewer improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon. In the event sanitary sewer is not available, approval by the Blount County Department of Environmental Health is required as to be indicated by separate certificate.

Local Utilities Approving Agent _____

Utility Provider _____

CERTIFICATE OF APPROVAL OF ELECTRIC

I hereby certify that electric improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

Date _____ City of Alcoa Approving Agent, Electric _____

CERTIFICATE OF APPROVAL OF STORMWATER

I hereby certify that stormwater improvements, including all drainage structures and appurtenances, have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

Date _____ City of Alcoa Approving Agent, Public Works and Engineering _____

CERTIFICATE OF APPROVAL OF STREETS

I hereby certify that street improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

Date _____ City of Alcoa Approving Agent, _____

CERTIFICATE OF APPROVAL OF STREET NAMES

I hereby certify that (1) the names of existing public roads shown on this subdivision plan in the subdivision shown hereon are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property numbers of the lots shown on this plat are in conformance with E 911 system.

Date _____ E-911 _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Alcoa, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Alcoa Municipal/Regional Planning Commission and that it has been approved for recording in the Office of the Blount County Register of Deeds.

Date _____ Secretary, Planning Commission _____

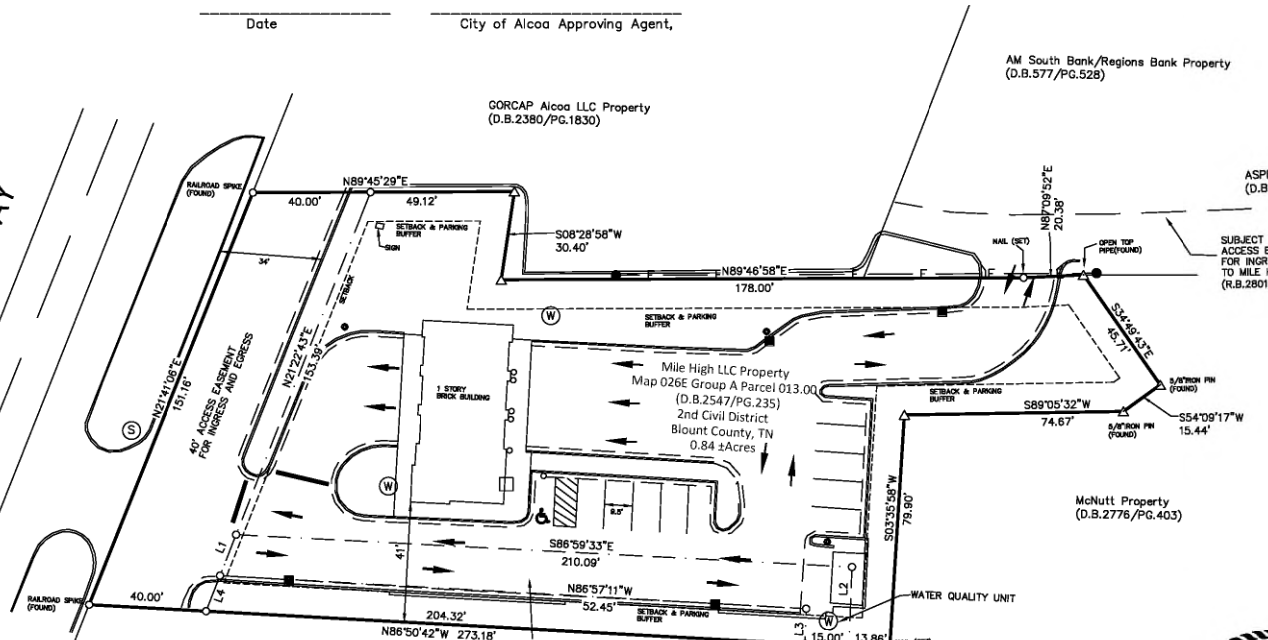


SURVEY NOTES:

- Owner: Mile High LLC, 2884 Airport HWY, Map 026E Group A Parcel 013.00
- Survey Requested by KTM BUILDERS
- All portions of this survey were completed using RTK GPS Data collected on 1-5-2026 using Trimble R12 Dual Frequency Receiver; Horizontal Accuracy +/- 0.1' & Vertical Accuracy +/- 0.1' Coordinates are based off of TN NAD83/NAVD83 using Geoid18 with a combined scale factor of 1.0000959743
- The survey completed hereon was completed without abstract of title.
- Property shown hereon is subject to all easements, right-of-ways, regulations, restrictions in effect at the time of the survey.
- Flood Hazard Note: By graphic plotting only, this property lies outside the Special Flood Hazard Area and is depicted as Zone X. Area of Minimum Flood Hazard as defined by the F.E.M.A. Flood Insurance Rate Map of City of Alcoa, Tennessee and incorporated area map number 47009C0128C effective September 15, 2007
- Setbacks: 40' Front, 10' Rear, 10' Sides
- Property is Zoned General Business District E
- The purpose of this plat is to add the 15' access for ingress and egress to the Water Quality Unit.
- All new utilities shall be underground, unless otherwise approved.
- Utility, construction and drainage easements shall be 10 feet on the inside of all exterior lot lines and street rights-of-way, and five feet on each side of all interior lot lines. There shall be easements per utility provider's specification for all as-built utilities, unless otherwise noted.
- There is 10' perimeter parking buffer.

LINE TABLE
 L1 N21°22'43"E - 153.39'
 L2 S02°09'51"W - 27.14'
 L3 N01°56'54"E - 12.09'
 L4 N21°22'43"W - 13.00'

ALCOA HIGHWAY



CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Alcoa Municipal/Regional Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations for Alcoa, Tennessee. This is a Category VI Land Survey.

Date _____ Registered Surveyor _____
 No. _____

LMAO Unlimited Property (D.B.2415/PG.2943)



Surveyor:
 Nicholas Barnes, RLS 2751
 423-333-5329
 nbarnesandsurveying@gmail.com
 204 Congress Parkway S.
 Athens, TN 37303

FINAL PLAT		
MILE HIGH LLC		
Second Civil District, Blount County, Tennessee		
Blount Co.	Date of Drawing 1-13-26	Project# 26-123

Certificate of Ownership & Dedication

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public use as noted.

Topside OZ, LLC, by Jim Doss
Printed Name

Signature _____ Date _____

Certificate of Class & Accuracy of Survey

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown herein and said survey was conducted in accordance with current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors/Standards of Practice.



Registered Land Surveyor # _____ Date _____

Certificate of Approval of Water

I hereby certify that water improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

Local Approving Agency _____ Date _____

Certificate of Approval of Sanitary Sewer

I hereby certify that the sanitary sewer improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon. In the event sanitary sewer is not available, approved by the Blount County Department of Environmental Health is required as to be indicated by separate certificate.

Local Approving Agency _____ Date _____

Certificate of Approval of Electric

I hereby certify that electric improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

Local Approving Agency _____ Date _____

Certificate of Approval of Streets

I hereby certify that street improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

City of Alcoa Public Works and Engineering _____ Date _____

Certificate of Approval of Street Names

I hereby certify that (1) the names of existing public roads shown on this subdivision plan in the subdivision shown hereon are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property numbers of the lots shown on this plan are in conformance with E-911.

E-911 Authority _____ Date _____

Certificate of Approval for Recording

I hereby certify that the subdivision plan shown hereon has been found to comply with the Subdivision Regulations for Alcoa, Tennessee, with the exceptions of such variances, if any, as are noted in the minutes of the Alcoa Municipal/Regional Planning Commission and that it has been approved by the Blount County Department of Environmental Health as required for recording in the Office of the Blount County Register of Deeds.

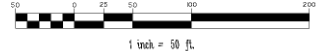
Secretary, Planning Commission _____ Date _____

NOTES (APPLY TO ALL PAGES)

- RECORD INFORMATION AS FOLLOWS:
1) RECORD TOPSIDE OZ, LLC, BEFO-100-2554-P-01
2) FINAL PLAN OF TOPSIDE OZ, LLC - MAP FILE # 4501A
ALL OF THE REGISTER'S OFFICE FOR BLOUNT COUNTY, TN.
- THE PURPOSE OF THIS PLAN IS AS FOLLOWS:
-CREATE FOUR COMMERCIAL LOTS L1, L2, L3, L4
-CREATE ONE NON-VARIABLE LOT FOR THE DETENTION OF STORM WATER AND ONE FOR THE DETENTION OF SEWER WATER
-CREATE EASEMENTS FOR PERPETUAL PERMANENT ACCESS EASEMENT
-ACCESS TO ALL LOTS SHALL BE VIA THIS LOT 5, NO ADDITIONAL ACCESS RIGHTS SHALL BE GRANTED TO ANY OTHER ROAD
-LOT 5 SHALL BE UTILIZED AS A JOINT TRAIL, UTILITY, AND CONSTRUCTION EASEMENT
-RELEASE EASEMENTS ALONG FORMER LOT 5
-CREATE A STANDARD UTILITY, CONSTRUCTION, AND DRAINAGE EASEMENT ALONG LOT LINES AS FOLLOWS: (1) INSIDE ALL EXTERIOR LOT LINES AND STREET RIGHT-OF-WAY, LINES AND SIDES OF EACH SIDE OF ALL INTERIOR LOT LINES UNDER 100 FEET
-CREATE 10 FEET WIDE ELECTRIC EASEMENT THROUGHOUT SITE, THESE ARE TO RUN WITH THE CENTERLINE OF INSTALLED CONDUIT LOCATIONS OF ELECTRIC EASEMENTS SHOWN HEREON ARE BASED ON OVERHEAD LOCATIONS OF CONDUIT BUT STOPS WHERE FULL CROSSINGS, WALLS, AND TRANSFORMERS ARE INTENDED TO OCCUR HOWEVER, THE PATH THIS CONDUIT RUNS BETWEEN THOSE LOCATIONS MAY VARY FROM THE ACTUAL EASEMENT SHOWN HEREON, THE INTENT IS TO CENTER THE EASEMENT ALONG THE CONDUIT.
- TENNESSEE COORDINATE SYSTEM OF 1983 NORTH BOUND INFORMATION:
NAD 83 DATUM: NAD83
TERRITORY: TN
TODD REFERENCE STATION: TN17_RL2553099.10_ND44_172.893_VBS FROM OTHER NEARBY STATIONS
RTN (ONLY EQUIPMENT: CARLSON SV30) DATE(S) OF OBSERVATION: 03 - 21 FEBRUARY 2025
EPOCH(S): 00 - CSF AT SITE: 0.00000236 / 0.00000000 / 0.00000000
- FEMA FIRM INFORMATION:
FLOOD MAP NO.: 17090Z02C, 17090Z02C, 17090Z02C, DATE: 11 FEB 2007 FOR ALL SPECIAL FLOOD HAZARD AREAS: NONE (OTHER AREAS - OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD HAZARD)
- IRON PINS AT ALL CORNERS, UNLESS DESIGNATED OTHERWISE.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETENTION OR LOCATION OF ANY UNDERGROUND CONDUIT FOR CABLES AND INCLUDING BUT NOT LIMITED TO: TELEPHONE, CABLE, OPTICAL FIBER, PHYSICAL DEVICES AND PIPES OR RIGID CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LINES THAT MAY ARISE OUT OF THE BOUNDARY OF A FAILURE TO MARK EACH TERMINATION OR LOCATION OF ANY UNDERGROUND CONDUIT FOR UNDERGROUND UTILITY LOCATION CALL 811.
- SUBJECT PROPERTY IS ZONED TO CITY OF ALCOA PLANNED COMMERCIAL UNIT DEVELOPMENT.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES, THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT AND ABUTTING SAID PROPERTY AND ALL SETBACKS AND SETBACKS ARE IN ACCORDANCE WITH LOCAL AND/OR MINIMUM STANDARDS OF THE CITY OF TENNESSEE.
- SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING AND SUBDIVISION PROPERTIES, SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH OR TITLE SEARCH HAS BEEN PROVIDED TO THIS SURVEYOR FOR THE COMPLETION OF THIS SURVEY.
- ACCESS TO THE STORMWATER DETENTION AREAS IS FACILITATED THROUGH LOT 5 WHICH FUNCTIONS AS AN ACCESS EASEMENT.
- THERE EXIST A TEMPORARY CONSTRUCTION SEDIMENT POND AND ASSOCIATED OUTLET STRUCTURES ON SITE, THESE ARE PLANNED TO BE REMOVED BEFORE ANY DEVELOPMENT BEGINS.
- DEVELOPMENT ON THE SUBJECT PROPERTY WILL BE RESTRICTED TO ALLOW A MINIMUM OF 5% OF OPEN SPACE ALLOCATION, PRESENT DEVELOPMENT PLANS HAS A EXPECTED OPEN SPACE ALLOWANCE OF 21%.
- EASEMENTS FOLLOWING FORMER LOT LINES ARE HEREBY RELEASED UPON THE RECORDING OF THIS PLAN.
- UTILITY, CONSTRUCTION, AND DRAINAGE EASEMENTS SHALL BE 10 FEET ON THE INSIDE OF ALL EXTERIOR LOT LINES AND STREET RIGHTS-OF-WAY, AND FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES, THESE SHALL BE EASEMENTS FOR UTILITY PROVIDERS OF CONNECTION FOR ALL AIR, RAIL, UTILITY, UNLESS OTHERWISE NOTED.

Final Plat of
TOPSIDE SQUARE
PREVIOUSLY "TOPSIDE OZ, LLC" AND
"TOPSIDE AND MCBATH ROAD PROPERTY"

CLT MAP OF PARCEL ON OR - DIST. II - BLOUNT COUNTY, TENNESSEE
CITY OF ALCOA, TENNESSEE



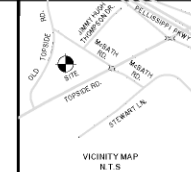
SHEET INDEX
PAGE 1: PROPERTY INFORMATION
PAGE 2: EASEMENT INFORMATION

LOT CURVE TABLE

CHURN	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C 1	58.75	49.64	N53°19'29"W	48.17
C 2	40.00	22.85	N67°24'08"W	22.54
C 3	35.00	39.57	N73°20'14"W	36.76
C 4	30.00	42.06	N45°10'16"E	41.59
C 5	39.50	7.81	S 87°10'17"E	62.32
C 6	17.50	36.05	S 27°49'40"E	35.97
C 7	24.00	19.52	N 30°19'08"W	19.49
C 8	44.00	20.70	N 38°44'41"W	20.51
C 9	17.50	37.00	N 40°19'27"E	30.49
C 10	7.50	11.92	N 28°17'03"W	10.64
C 11	17.50	36.75	N 18°19'43"E	30.35
C 12	170.00	46.63	N 38°54'19"E	46.48
C 13	10.00	61.67	N 44°19'25"E	61.03
C 14	77.50	35.44	N 44°48'04"E	35.15
C 15	27.50	15.09	N 44°43'27"E	15.00
C 16	27.50	38.68	N 17°23'17"E	35.57
C 17	17.50	18.55	S 18°42'24"E	18.52
C 18	37.50	32.44	S 84°59'25"E	32.20
C 19	25.00	23.82	N 73°45'46"E	23.85
C 20	17.00	39.83	N 38°00'12"E	39.68

LOT LINE TABLE

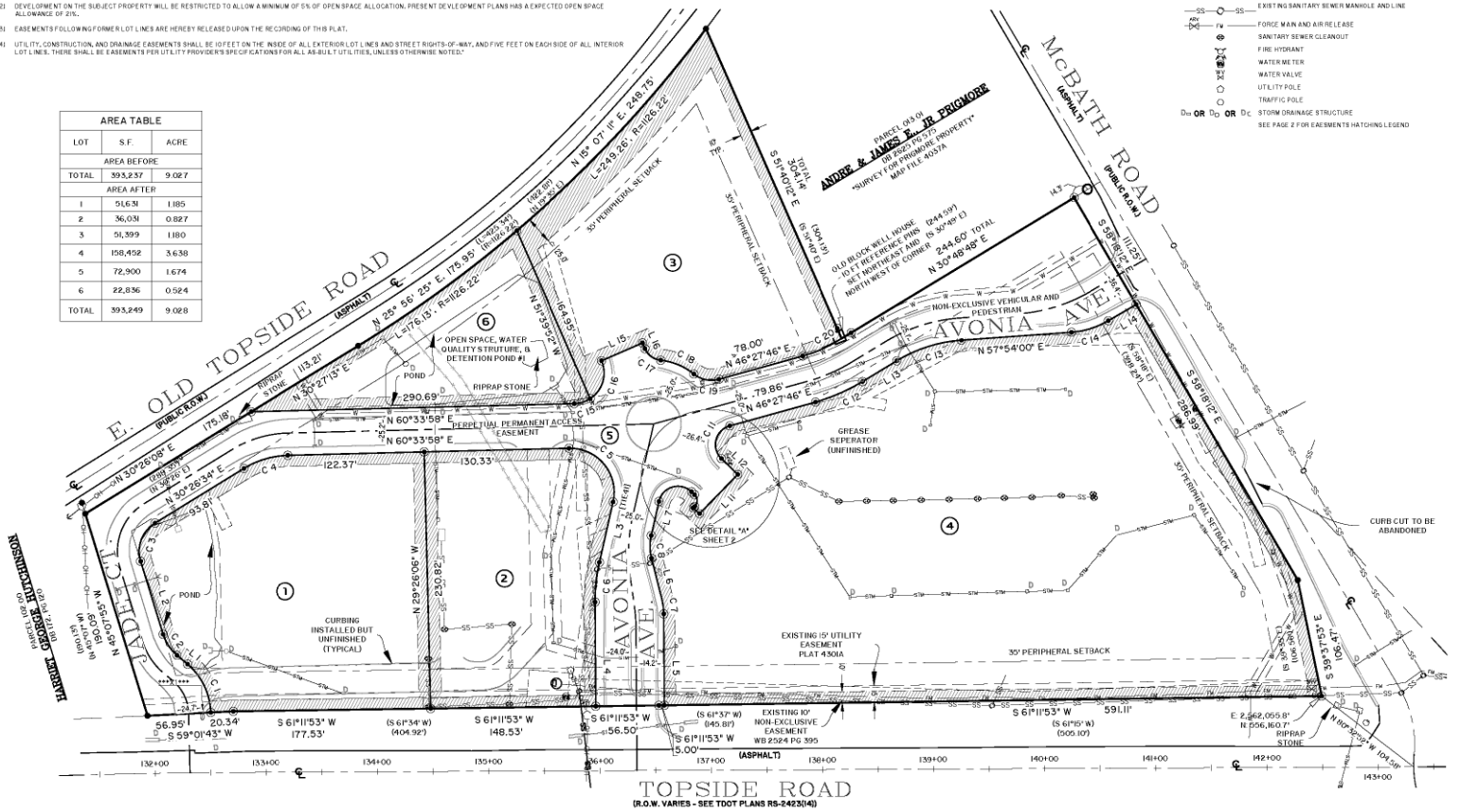
LINE	DIRECTION	DISTANCE
L 1	N 71°16'40"W	12.45'
L 2	N 45°10'55"W	68.72'
L 3	S 15°16'13"E	55.66'
L 4	S 28°23'04"E	95.69'
L 5	N 28°23'04"W	92.11'
L 6	N 42°15'09"W	57.80'
L 7	N 6°16'31"W	53.99'
L 8	N 74°06'53"W	5.73'
L 9	N 30°42'08"E	1.89'
L 10	N 75°19'10"W	7.56'
L 11	N 10°12'49"E	4.92'
L 12	N 73°14'12"W	20.45'
L 13	N 30°44'51"E	36.00'
L 14	N 31°42'09"E	28.96'
L 15	N 38°23'39"E	40.04'
L 16	N 57°29'50"W	5.73'



AREA TABLE

LOT	S.F.	ACRE
AREA BEFORE		
TOTAL	393,237	9.027
AREA AFTER		
1	91,631	1.895
2	36,031	0.827
3	51,399	1.180
4	158,452	3.638
5	72,300	1.674
6	22,836	0.524
TOTAL	393,249	9.028

THIS IS A LITIGATION DOCUMENT
NOTES, LEGEND, TABLES ON ANY OTHER PAGES
ARE APPLICABLE TO ALL PAGES.



***NOTE: THIS BIT OF CURBING IS TO BE REMOVED WHEN TROT THE IN TO TOPSIDE ROAD IS COMPLETED.

BENCHMARK ASSOCIATES, INC.
10300 Eastman Valley Road
Knoxville, Tennessee 37921
Phone: (615) 937-7800
Fax: (615) 937-4001
www.benchmarkassoc.com

Land Surveyors
Land Planners
Land Surveyors

FINAL PLAT OF TOPSIDE SQUARE
PREVIOUSLY
TOPSIDE OZ, LLC AND TOPSIDE AND MCBATH ROAD PROPERTY
21.53 TOPSIDE RD.
LOUISVILLE, TN 37277

DATE: 01 March 2026
SCALE: 1" = 50'
DRAWN BY: [Signature]
FILE NAME: 25034P-2.DWG
PROJECT NO.: 25-034

SUBDIVISION
1 of 2

Certificate of Ownership & Dedication

I (We) hereby certify that I am (we are) the owner(s) of the property shown herein and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public use as noted.

Topside OZ, LLC, by Jim Doss
Printed Name

Signature _____ Date _____

Certificate of Class & Accuracy of Survey

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown herein and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors Standards of Practice.



Registered Land Surveyor _____ Date _____

Certificate of Approval of Water

I hereby certify that water improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

Local Approving Agency _____ Date _____

Certificate of Approval of Sanitary Sewer

I hereby certify that sanitary sewer improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon. In the event sanitary sewer is not available, approved by the Blount County Department of Environmental Health is required as to be indicated by separate certificate.

Local Approving Agency _____ Date _____

Certificate of Approval of Electric

I hereby certify that electric improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

Local Approving Agency _____ Date _____

Certificate of Approval of Streets

I hereby certify that street improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

City of Alcoa Public Works and Engineering _____ Date _____

Certificate of Approval of Street Names

I hereby certify that (1) the names of existing public roads shown on this subdivision plan in the subdivision shown hereon are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property numbers of the lots shown on this plan are in conformance with E-911.

Secretary, Planning Commission _____ Date _____

Certificate of Approval for Recording

I hereby certify that the subdivision plan shown hereon has been found to comply with the Subdivision Regulations for Alcoa, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Alcoa Municipal/Regional Planning Commission and that it has been approved for recording in the Office of the Blount County Register of Deeds.

Secretary, Planning Commission _____ Date _____

EASEMENT CURVE TABLE YES TO CALLS AT E

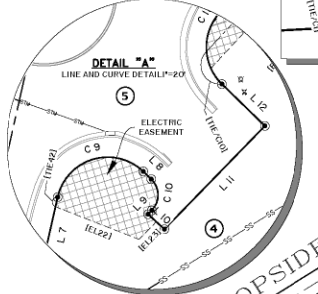
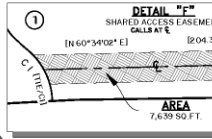
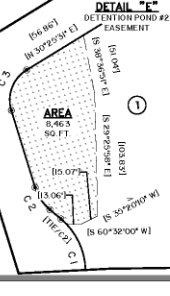
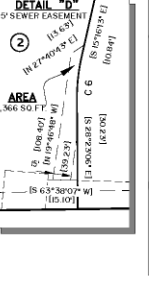
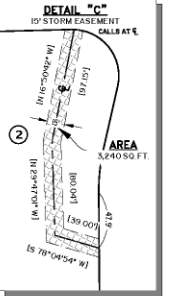
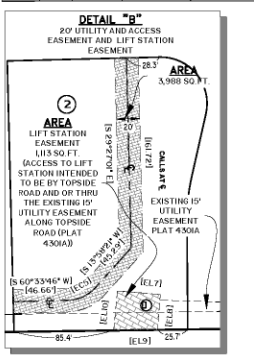
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
BE23	127.79	35.23	N 40°00'00" E	35.23
BE41	145.79	71.43	S 84°24'23" W	60.73
BE42	33.87	27.24	S 37°16'00" W	26.50
BE46	75.00	59.63	N 45°30'00" E	39.89
BE47	34.50	11.02	N 69°48'12" E	11.00
BE48	34.50	31.13	S 78°14'12" E	30.09
BE49	58.75	27.90	N 45°10'12" W	27.69
BE49A	58.75	6.43	N 74°43'30" W	6.43
BE49B	27.50	5.49	N 54°18'00" E	5.49
BE49C	17.50	12.54	N 83°16'42" W	12.27

**Final Plat of
TOPSIDE SQUARE
PREVIOUSLY "TOPSIDE OZ, LLC" AND
"TOPSIDE AND MCBATH ROAD PROPERTY"**

CLT MAP OF PARCEL 031 02 - DIST. II - BLOUNT COUNTY, TENNESSEE
CITY OF ALCOA, TENNESSEE



1 inch = 50 ft.



EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
BE1	S 50°00'00" E	33.21
BE2	N 50°00'00" E	33.21
BE3	N 63°12'30" E	153.50
BE4	N 45°30'00" E	37.60
BE5	N 57°00'00" E	24.70
BE6	N 30°00'00" E	62.77
BE7	N 60°30'00" E	30.27
BE8	S 71°33'30" E	37.60
BE9	N 22°19'47" W	53.84
BE10	N 70°40'00" E	7.80
BE11	N 50°26'34" E	41.50
BE12	S 54°22'23" E	32.59
BE13	N 50°26'34" E	36.43
BE14	N 60°33'59" E	122.37
BE15	N 60°33'59" E	130.33
BE16	S 20°33'00" E	49.29
BE17	S 30°10'42" W	25.40
BE18	S 32°42'21" E	142.42
BE19	N 20°33'00" W	42.42
BE20	N 45°10'12" W	104.68
BE21	S 85°17'50" W	30.60
BE22	N 45°10'12" E	90.77
BE23	N 10°40'00" E	20.40
BE24	N 50°00'00" E	10.99
BE25	N 70°12'55" E	27.39
BE26	N 34°19'30" E	160.31
BE27	S 42°29'50" E	120.53
BE28	S 20°43'49" W	184.00
BE29	S 60°50'00" E	64.50
BE30	S 41°42'31" E	47.25
BE31	S 50°19'12" E	64.39
BE32	S 50°19'12" E	108.03
BE33	S 50°19'12" E	148.29
BE34	N 40°43'00" E	67.30

EASEMENT LINE TABLE (CONT.)

LINE	DIRECTION	DISTANCE
BE35	S 27°00'00" W	40.39
BE36	S 27°32'49" E	4.76
BE37	N 30°00'00" E	2.90
BE38	S 27°30'00" W	20.00
BE39	N 30°00'00" E	7.90
BE40	N 0°16'30" E	13.59
BE41	N 0°16'30" E	5.76
BE42	S 59°18'24" E	104.60

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

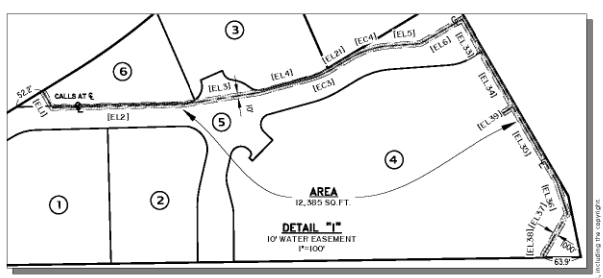
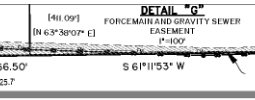
CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E

CALLS AT E



SHEET INDEX
PAGE 1: PROPERTY INFORMATION
PAGE 2: EASEMENT INFORMATION

THIS IS A MULTIPAGE DOCUMENT
NOT ALL LEGENDS, TABLES OR ANY ONE PAGE
ARE APPLICABLE TO ALL PAGES.

LEGEND

SEE PAGE 1 FOR OTHER LEGEND ITEMS
ELECTRIC EASEMENT CREATED BY THIS PLAT
WATER EASEMENT CREATED BY THIS PLAT
15' WIDE SEWER EASEMENT CREATED BY THIS PLAT
15' WIDE STORM EASEMENT CREATED BY THIS PLAT
DETENTION POND EASEMENT ON LOT 1 - CREATED BY THIS PLAT
FORCE MAIN AND GRAVITY SEWER EASEMENT - CREATED BY THIS PLAT
20' WIDE SHARED ACCESS EASEMENT - CREATED BY THIS PLAT
LIFT STATION EASEMENT - CREATED BY THIS PLAT
20' WIDE UTILITY AND ACCESS EASEMENT - CREATED BY THIS PLAT

BENCHMARK ASSOCIATES, INC.
Land Surveyors
Land Planners

10308 Martin Valley Road
Knoxville, Tennessee 37921
Phone: (615) 533-1885
Fax: (615) 533-4001

**FINAL PLAT OF TOPSIDE SQUARE
PREVIOUSLY TOPSIDE AND MCBATH ROAD PROPERTY**

TOPSIDE OZ, LLC AND TOPSIDE AND MCBATH ROAD PROPERTY

21.132 TOPSIDE RD
LOUISVILLE, TN 37277

DATE: 04 March 2026
SCALE: 1" = 50'
DRAWN BY: [Name]
FILE NAME: 25034P-4.DWG
BM PROJECT NO.: 25-034

EASEMENTS

2 of 2

PANEL #96124

📍 3491 ALCOA HWY WS FN

Location #1



WEEKLY IMPRESSIONS: 164,993*
MEDIA TYPE/STYLE: Permanent Bulletin - Regular
GEOPATH ID: 209518
LAT/LONG: [35.8344 / -83.9726](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 12' 0" x 48' 0" [View Spec Sheet](#)
FACING/READ: North / Right
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Premier bulletin unit on the Pellissippi Parkway ramp at Alcoa Hwy. Targets a prime audience between Maryville and Knoxville, and within close proximity to the Knoxville airport.

PANEL #96125

📍 3491 ALCOA HWY WS FS LFT

Location #2



WEEKLY IMPRESSIONS: 78,037*
MEDIA TYPE/STYLE: Poster - Retro
GEOPATH ID: 209519
LAT/LONG: [35.8344 / -83.9726](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 22' 9" [View Spec Sheet](#)
FACING/READ: South / Left
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Excellent poster unit on Alcoa Hwy at the Pellissippi Parkway. Targets a prime audience between Maryville and Knoxville, and within close proximity to the Knoxville airport.

PANEL #96126

📍 3491 ALCOA HWY WS FS RGT

Location #3



WEEKLY IMPRESSIONS: 94,836*
MEDIA TYPE/STYLE: Poster - Retro
GEOPATH ID: 209520
LAT/LONG: [35.8344 / -83.9726](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 22' 9" [View Spec Sheet](#)
FACING/READ: South / Left
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Excellent poster unit on Alcoa Hwy at the Pellissippi Parkway. Targets a prime audience between Maryville and Knoxville, and within close proximity to the Knoxville airport.

PANEL #20034

📍 ALCOA HWY @ PELLISSIPPI WS FN TOP

Location #4



WEEKLY IMPRESSIONS: 140,508*
MEDIA TYPE/STYLE: Junior Bulletin - Regular
GEOPATH ID: 208535
LAT/LONG: [35.8341 / -83.97262](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 12' 0" x 25' 0" [View Spec Sheet](#)
FACING/READ: North / Right
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Board located on a major traveled artery, which is growing rapidly between the towns of Maryville and Alcoa to Knoxville. Road contains the local airport traffic and is heavily driven by business travelers and is increasing in residential developments. Road is also popular for large fitness facilities and shopping centers, as well as the majority of the local auto dealerships.

PANEL #20035

📍 ALCOA HWY @ PELLISSIPPI WS FN BTM

Location #5



WEEKLY IMPRESSIONS: 140,076*
MEDIA TYPE/STYLE: Junior Bulletin - Regular
GEOPATH ID: 208536
LAT/LONG: [35.8341 / -83.97262](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 12' 0" x 25' 0" [View Spec Sheet](#)
FACING/READ: North / Right
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Board located on a major traveled artery, which is growing rapidly between the towns of Maryville and Alcoa to Knoxville. Road contains the local airport traffic and is heavily driven by business travelers and is increasing in residential developments. Road is also popular for large fitness facilities and shopping centers, as well as the majority of the local auto dealerships.

PANEL #96192

📍 ALCOA HWY @ PELLISSIPPI WS FS

Location #6



WEEKLY IMPRESSIONS: 197,215*
MEDIA TYPE/STYLE: Permanent Bulletin - Regular
GEOPATH ID: 209562
LAT/LONG: [35.8341 / -83.97262](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 26' 0" x 24' 0" [View Spec Sheet](#)
FACING/READ: South / Left
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Board located on a major traveled artery, which is growing rapidly between the towns of Maryville and Alcoa to Knoxville. Road contains the local airport traffic and is heavily driven by business travelers and is increasing in residential developments. Road is also popular for large fitness facilities and shopping centers, as well as the majority of the local auto dealerships.

PANEL #20032

📍 Alcoa Hwy 1mi N/O Pellissippi Pkwy ES/FS LFT

Location #7



WEEKLY IMPRESSIONS: 184,057*
MEDIA TYPE/STYLE: Poster - Retro
GEOPATH ID: 208533
LAT/LONG: [35.85675666666667 / -83.95982](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 22' 9" [View Spec Sheet](#)
FACING/READ: South / Right
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Excellent poster placement on Alcoa Hwy, just north of the Pellissippi Parkway. Targets all traffic heading towards downtown Knoxville, UT Medical Center, and the UT campus.

PANEL #20033

📍 Alcoa Hwy 1mi N/O Pellissippi Pkwy ES/FS RGT

Location #8



WEEKLY IMPRESSIONS: 183,345*
MEDIA TYPE/STYLE: Poster - Retro
GEOPATH ID: 208534
LAT/LONG: [35.85675666666667 / -83.95982](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 22' 9" [View Spec Sheet](#)
FACING/READ: South / Right
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Excellent poster placement on Alcoa Hwy, just north of the Pellissippi Parkway. Targets all traffic heading towards downtown Knoxville, UT Medical Center, and the UT campus.

PANEL #20031

📍 Alcoa Hwy 1mi N/O Pellissippi Pkwy ES/FN

Location #9



WEEKLY IMPRESSIONS: 203,403*
MEDIA TYPE/STYLE: Permanent Bulletin - Regular
GEOPATH ID: 208532
LAT/LONG: [35.85675666666667 / -83.95982](https://www.google.com/maps/place/35.85675666666667,-83.95982)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 14' 0" x 48' 0" [View Spec Sheet](#)
FACING/READ: North / Left
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Board located on a major traveled artery, which is growing rapidly between the towns of Maryville and Alcoa to Knoxville. Road contains the local airport traffic and is heavily driven by business travelers and is increasing in residential developments. Road is also popular for large fitness facilities and shopping centers, as well as the majority of the local auto dealerships.

PANEL #98555

📍 US 129 .6MI S/O AIRPORT ES FS

Location #12



WEEKLY IMPRESSIONS: 188,211*
MEDIA TYPE/STYLE: Permanent Bulletin - Regular
GEOPATH ID: 209834
LAT/LONG: [35.812665 / -83.98222](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 36' 0" [View Spec Sheet](#)
FACING/READ: South / Right
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Premier placement on Alcoa Hwy. across from the Knoxville airport, targeting drivers heading towards the Pellissippi Parkway, downtown Knoxville, and the University of Tennessee.

PANEL #98705

📍 US 129 .6MI S/O AIRPORT ES FN

Location #13



WEEKLY IMPRESSIONS: 144,478*
MEDIA TYPE/STYLE: Permanent Bulletin - Regular
GEOGRAPHIC ID: 209869
LAT/LONG: [35.812665 / -83.98222](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 36' 0" [View Spec Sheet](#)
FACING/READ: North / Left
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Premier placement on Alcoa Hwy. across from McGhee Tyson Airport. Prime opportunity for Maryville/Blount County traffic.

PANEL #20086

📍 US 129 & 411 N/O CALDERWOOD ES FN TRI-V

Location #14



WEEKLY IMPRESSIONS: 147,477*

MEDIA TYPE/STYLE: Junior Bulletin - Tri-Vision
Rigiblade

GEOPATH ID: 30484805

LAT/LONG: [35.780948 / -83.990751](#)

MARKET: MARYVILLE/ALCOA

PANEL SIZE: 10' 6" x 22' 8" [View Spec Sheet](#)

FACING/READ: North / Right

ILLUMINATED: YES

SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

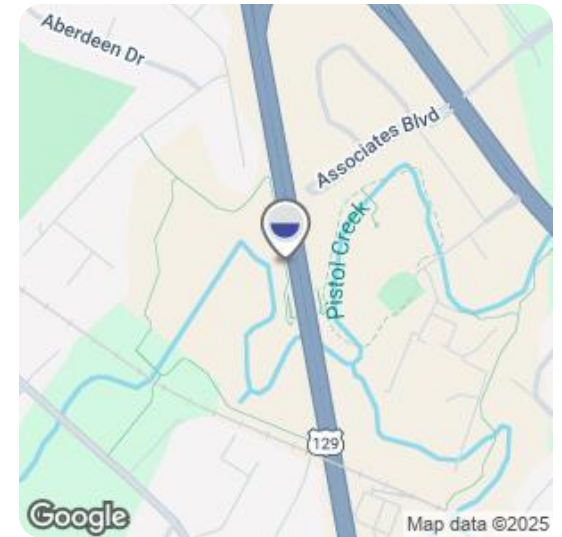
*Impression values based on: Total Population

ADVERTISING STRENGTHS: Board located on heavy commercial and industrial artery abundant with large retail chains and Walmart. This area mostly targets middle to upper class income levels.

PANEL #20087

📍 US 129 & 411 N/O CALDERWOOD WS FN TRI-V

Location #15



WEEKLY IMPRESSIONS: 148,085*

MEDIA TYPE/STYLE: Junior Bulletin - Tri-Vision
Rigiblade

GEOPATH ID: 30484806

LAT/LONG: [35.780948 / -83.990751](#)

MARKET: MARYVILLE/ALCOA

PANEL SIZE: 10' 6" x 22' 8" [View Spec Sheet](#)

FACING/READ: North / Right

ILLUMINATED: YES

SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Board located on heavy commercial and industrial artery abundant with large retail chains and Walmart. This area mostly targets middle to upper class income levels.

PANEL #20088

📍 US 129 & 411 N/O CALDERWOOD ES FN TRI-V

Location #16



WEEKLY IMPRESSIONS: 149,080*

MEDIA TYPE/STYLE: Junior Bulletin - Tri-Vision
Rigiblade

GEOPATH ID: 30484807

LAT/LONG: [35.780948 / -83.990751](#)

MARKET: MARYVILLE/ALCOA

PANEL SIZE: 10' 6" x 22' 8" [View Spec Sheet](#)

FACING/READ: North / Right

ILLUMINATED: YES

SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Board located on heavy commercial and industrial artery abundant with large retail chains and Walmart. This area mostly targets middle to upper class income levels.

PANEL #5768

📍 US 129 & 411 @ LOUISVILLE ROAD BTM ES FN

Location #17



WEEKLY IMPRESSIONS: 124,238*
MEDIA TYPE/STYLE: Poster - Retro
GEOPATH ID: 7407076
LAT/LONG: [35.77574 / -83.98898](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 22' 9" [View Spec Sheet](#)
FACING/READ: North / Left
ILLUMINATED: NO
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Premier poster unit located on the main artery leading into Maryville and Alcoa from Knoxville. This unit offers an unrivaled ability to target a growing market of high demand.

PANEL #5769

📍 US 129 & 411 @ LOUISVILLE ROAD BTM ES FS

Location #18



WEEKLY IMPRESSIONS: 132,684*
MEDIA TYPE/STYLE: Poster - Retro
GEOPATH ID: 7407077
LAT/LONG: [35.77574 / -83.98898](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 22' 9" [View Spec Sheet](#)
FACING/READ: South / Right
ILLUMINATED: NO
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Premier placement in Maryville/Blount County on the heavily traveled US 129. Located 1 mile from the airport.

PANEL #5770

📍 US 129 & 411 @ LOUISVILLE ROAD TOP ES FS

Location #19



WEEKLY IMPRESSIONS: 131,019*
MEDIA TYPE/STYLE: Poster - Retro
GEOPATH ID: 7407078
LAT/LONG: [35.77574 / -83.98898](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 22' 9" [View Spec Sheet](#)
FACING/READ: South / Right
ILLUMINATED: NO
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Premier placement in Maryville/Blount County on the heavily traveled US 129. Located 1 mile from the airport.

PANEL #5771

📍 US 129 & 411 @ LOUISVILLE ROAD TOP ES FN

Location #20



WEEKLY IMPRESSIONS: 105,848*
MEDIA TYPE/STYLE: Poster - Retro
GEOPATH ID: 7407079
LAT/LONG: [35.77574 / -83.98898](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 22' 9" [View Spec Sheet](#)
FACING/READ: North / Left
ILLUMINATED: NO
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Premier poster unit located on the main artery leading into Maryville and Alcoa from Knoxville. This unit offers an unrivaled ability to target a growing market of high demand.

PANEL #98355

📍 US 129 & 411 2.4MI S/O AIRPORT ES FN BTM

Location #21



WEEKLY IMPRESSIONS: 146,488*
MEDIA TYPE/STYLE: Permanent Bulletin - Regular
GEOPATH ID: 209792
LAT/LONG: [35.77096 / -83.987777](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 36' 0" [View Spec Sheet](#)
FACING/READ: North / Left
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Premier placement in the heart of Maryville on US 129. Located among the heaviest retail/dining sector in the market, and visible from one of the heaviest traveled intersections.

PANEL #98400

📍 US 129 & 411 2.4MI S/O AIRPORT TOP ES FN

Location #22



WEEKLY IMPRESSIONS: 142,069*
MEDIA TYPE/STYLE: Permanent Bulletin - Regular
GEOPATH ID: 209800
LAT/LONG: [35.77096 / -83.987777](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 36' 0" [View Spec Sheet](#)
FACING/READ: North / Left
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

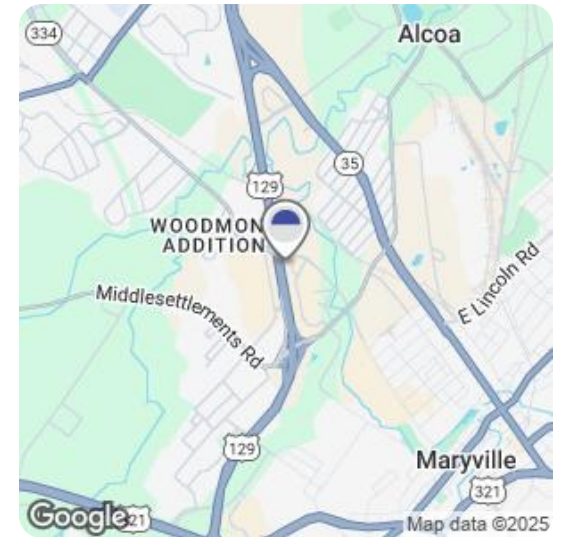
*Impression values based on: Total Population

ADVERTISING STRENGTHS: Board located on heavy commercial and industrial artery abundant with large retail chains and Walmart. This area mostly targets middle to upper class income levels.

PANEL #98595

📍 US 129 & 411 2.4MI S/O AIRPORT TOP ES FS

Location #23



WEEKLY IMPRESSIONS: 166,885*
MEDIA TYPE/STYLE: Permanent Bulletin - Regular
GEOPATH ID: 209843
LAT/LONG: [35.77096 / -83.98777](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 36' 0" [View Spec Sheet](#)
FACING/READ: South / Right
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

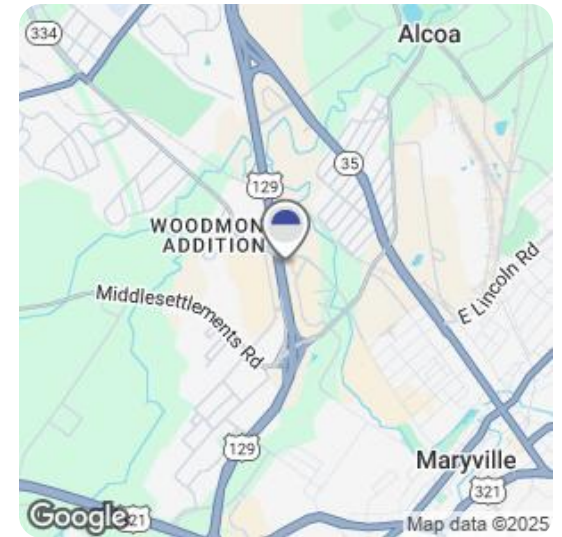
*Impression values based on: Total Population

ADVERTISING STRENGTHS: Board located on heavy commercial and industrial artery abundant with large retail chains and Walmart. This area mostly targets middle to upper class income levels.

PANEL #98240

📍 US 129&411 2.4MI S/O AIRPORT ES FS BTM

Location #24



WEEKLY IMPRESSIONS: 166,410*
MEDIA TYPE/STYLE: Permanent Bulletin - Regular
GEOPATH ID: 209766
LAT/LONG: [35.77096 / -83.98777](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 36' 0" [View Spec Sheet](#)
FACING/READ: South / Right
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

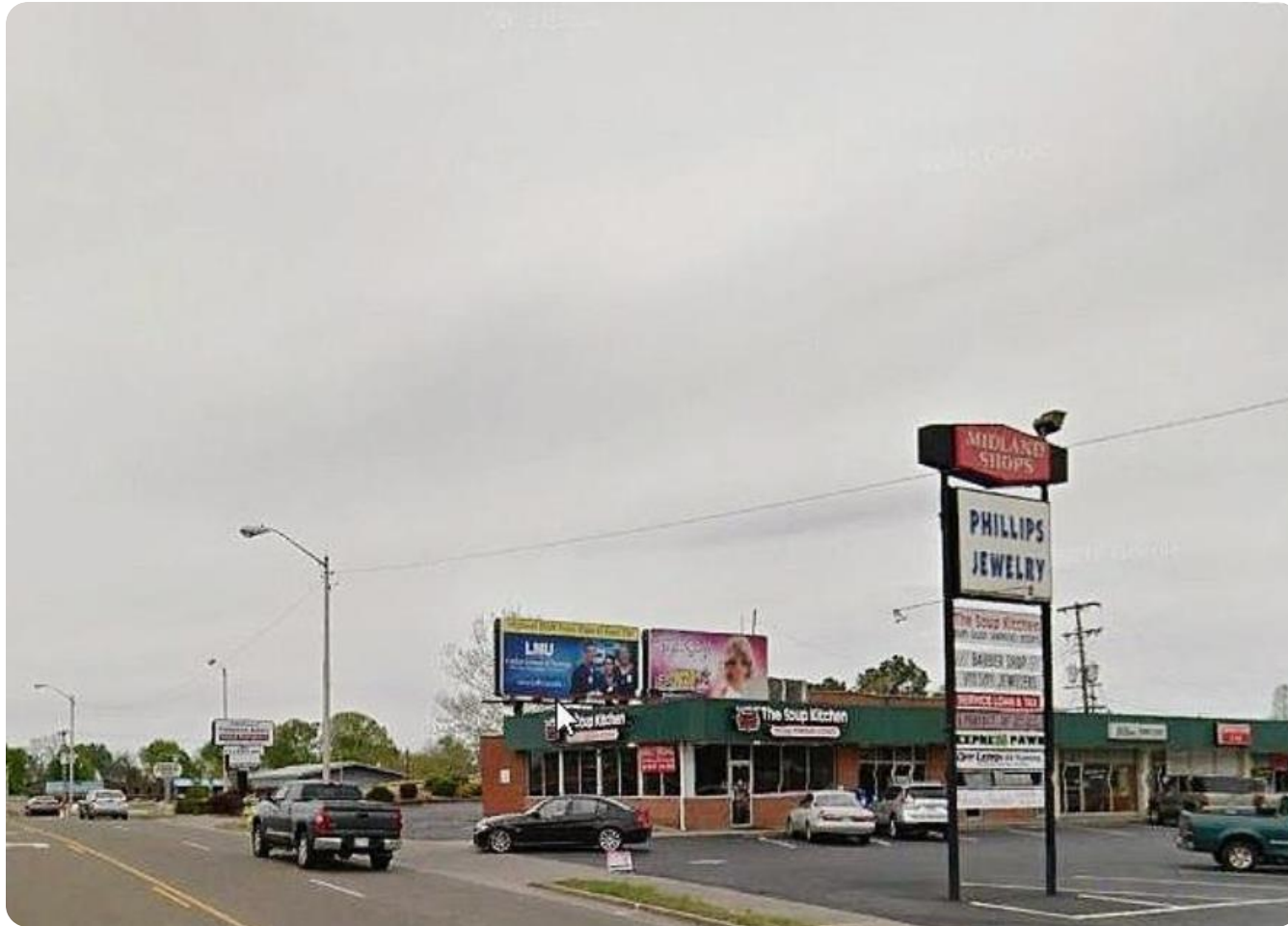
*Impression values based on: Total Population

ADVERTISING STRENGTHS: Premier placement in the heart of Maryville on US 129. Located among the heaviest retail/dining sector in the market, and visible from one of the heaviest traveled intersections.

PANEL #3811

📍 CALDERWOOD .3 MI N/O LINDSAY NS FE LFT

Location #25



WEEKLY IMPRESSIONS: 34,730*
MEDIA TYPE/STYLE: Poster - Retro
GEOPATH ID: 208696
LAT/LONG: [35.76061 / -83.97674](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 22' 9" [View Spec Sheet](#)
FACING/READ: East / Right
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

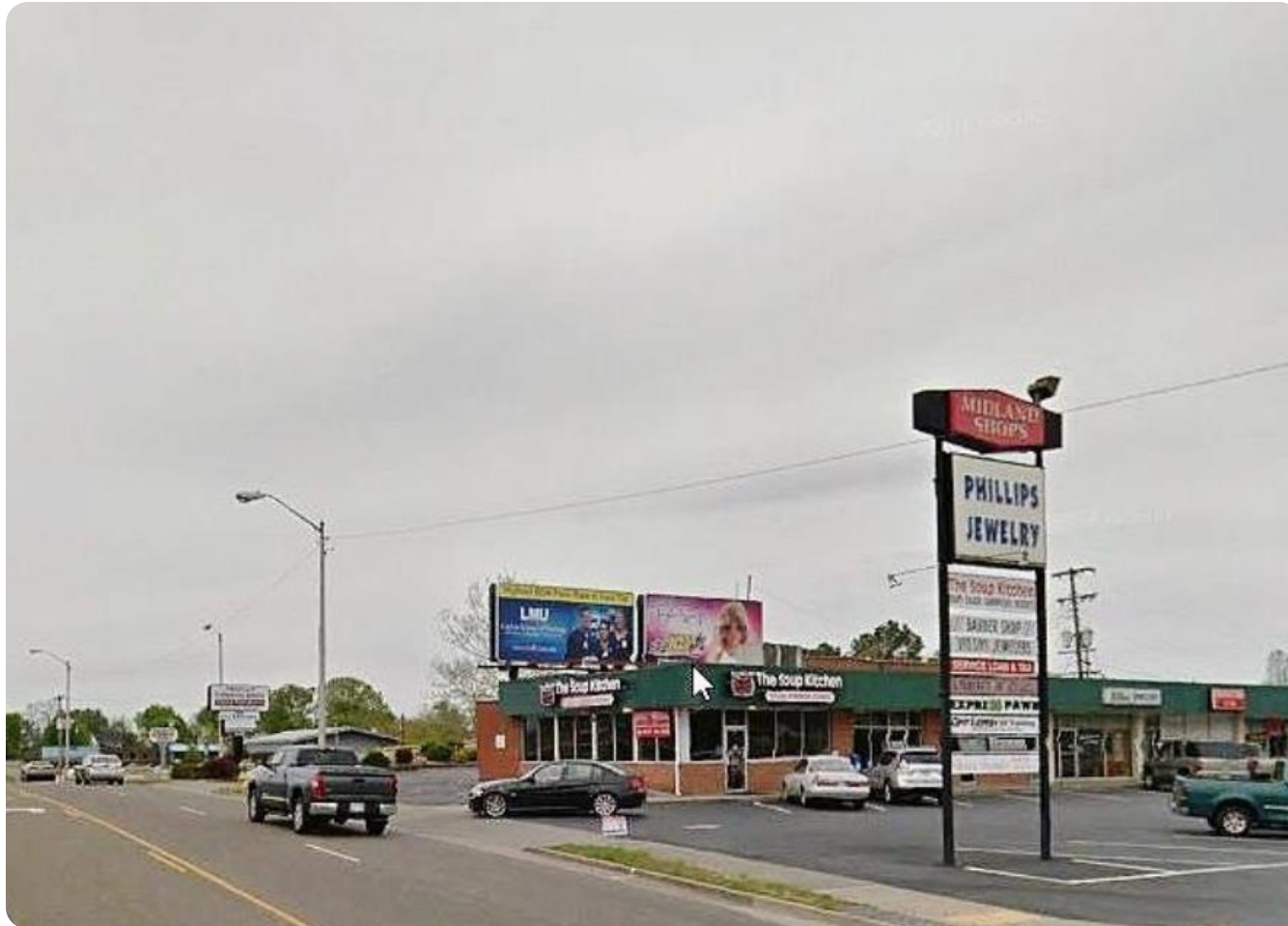
*Impression values based on: Total Population

ADVERTISING STRENGTHS: Excellent poster in the high demand market of Maryville, TN. Perfect for targeting the local consumers in a fast growing market.

PANEL #3812

📍 CALDERWOOD .3 MI N/O LINDSAY NS FE RGT

Location #26



WEEKLY IMPRESSIONS: 33,121*
MEDIA TYPE/STYLE: Poster - Retro
GEOPATH ID: 208697
LAT/LONG: [35.76061 / -83.97674](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 22' 9" [View Spec Sheet](#)
FACING/READ: East / Right
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Excellent poster in the high demand market of Maryville, TN. Perfect for targeting the local consumers in a fast growing market.

PANEL #3813

📍 CALDERWOOD .3 MI N/O LINDSAY NS FW LFT

Location #27



WEEKLY IMPRESSIONS: 29,787*
MEDIA TYPE/STYLE: Poster - Retro
GEOPATH ID: 208698
LAT/LONG: [35.76061 / -83.97674](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 22' 9" [View Spec Sheet](#)
FACING/READ: North West / Left
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Excellent poster in the high demand market of Maryville, TN. Perfect for targeting the local consumers in a fast growing market.

PANEL #3814

📍 CALDERWOOD .3 MI N/O LINDSAY NS FW RGT

Location #28



WEEKLY IMPRESSIONS: 31,941*
MEDIA TYPE/STYLE: Poster - Retro
GEOPATH ID: 208699
LAT/LONG: [35.76061 / -83.97674](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 22' 9" [View Spec Sheet](#)
FACING/READ: North West / Left
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Excellent poster in the high demand market of Maryville, TN. Perfect for targeting the local consumers in a fast growing market.

PANEL #3821

📍 CALDERWOOD .1 MI N/O HANNUM SS FW

Location #29



WEEKLY IMPRESSIONS: 29,912*
MEDIA TYPE/STYLE: Poster - Retro
GEOPATH ID: 208700
LAT/LONG: [35.75857 / -83.97503](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 22' 9" [View Spec Sheet](#)
FACING/READ: West / Right
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Board located on local business artery close to popular shopping center in the area.

PANEL #3824

📍 CALDERWOOD .1 MI W/O HANNUM SS FE

Location #30



WEEKLY IMPRESSIONS: 30,919*
MEDIA TYPE/STYLE: Poster - Retro
GEOPATH ID: 208701
LAT/LONG: [35.75857 / -83.97503](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 22' 9" [View Spec Sheet](#)
FACING/READ: East / Left
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Board located on local business artery close to popular shopping center in the area.

PANEL #12051

📍 ALCOA HWY @ TOPSIDE ROAD WS FN RGT

Location #31



WEEKLY IMPRESSIONS: 158,733*
MEDIA TYPE/STYLE: Poster - Retro
GEOPATH ID: 208267
LAT/LONG: [35.86592 / -83.96015](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 22' 9" [View Spec Sheet](#)
FACING/READ: North / Right
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Premier placement on Alcoa Hwy at Topside Rd. Targets traffic headed south towards the Knoxville Airport and the city of Maryville.

PANEL #12052

📍 ALCOA HWY @ TOPSIDE ROAD WS FN LFT

Location #32



WEEKLY IMPRESSIONS: 140,642*
MEDIA TYPE/STYLE: Poster - Retro
GEOPATH ID: 208268
LAT/LONG: [35.86592 / -83.96015](#)
MARKET: MARYVILLE/ALCOA
PANEL SIZE: 10' 6" x 22' 9" [View Spec Sheet](#)
FACING/READ: North / Right
ILLUMINATED: YES
SHIPPING ADDRESS: 10311 Deerborn Lane
Knoxville, TN 37932

*Impression values based on: Total Population

ADVERTISING STRENGTHS: Heavily viewed unit on Alcoa Hwy at Topside Rd. Targets traffic headed south towards the Knoxville Airport and the city of Maryville.

Panel #'s	Location	Bl Co Tax ID	Description	Property Type	Owner	Limits
1		003-002.01	Rivertrace S/D	Private	Furrow-Media-Group-GP	No
2	No Info Provided	Adj to 009 001.08	Riversedge Area	Private (Predominately w/in rail ROW)		Partly/Predominately
3		Adj to 009-008.00	Former Aubrey K Needham, Jr Property & Vic Campus Market	State ROW	Lamar	Partly
4		Adj to 009-012.00	Opposite Mr. Gas at Lakemont	State ROW	Lamar	No
5		Adj to 009-075.00	Former Karen R & Herman J Fallman Property, Opposite Hillside	State ROW	Lamar	Yes
6	20032, 20033, 20031 Alcoa Hwy N/O Pellissippi Pkwy ES/FS LFT	009 074.00	Dennis Kilgore Property, Rest On It Beds-Mattress, Hillside area/Property beside Green Acres	Private	Lamar	Yes
7	No Info Provided	009I A 014.00	Raymond L Sexton, Jr Property, beside McGinley Lawn & Garden	Questionable/Partly Private/Partly State ROW	Lamar	Yes
8		Adj to 009-075.00	Former Karen R & Herman J Fallman Property	State ROW	Lamar	Yes
9		Adj to 009P C 024.00	Adj to Cumberland	State ROW	Lamar	No
10		Adj to 009P C 020.00	Former Chithowee Trailer Sales Inc	State ROW	Lamar	Yes
11	96124, 96125, 96126, 20034, 20035, 96192	3491 Alcoa Hwy WS FN 014 078.00	Honda Land LLC (2 Advertising Structures)	Private	Lamar	Yes
12	98555, 98705	US 129 S/O Airport ES FS 026E A 010.00	Reinking Kona LLC, Starbucks	Private	Lamar	Yes
13	20086, 20087, 20088	US 129 & 411 N/O Calderwood ES FN TRI-V 046 009.00	Alexandra Michele V & Sean Downen, Nearest to Ped Bridge	Private	Lamar	Yes

14	5768, 5769, 5770, 5771	US 129 & 411 at Louisville Road BTM ES FN	046F B 001.00	Coleman-Prospero Industrial Park, Anderson Lumber Co	Private	Lamar	Yes
15	98355, 98400, 98595, 98240	US 129 & 411 S/O Airport TOP ES FS	046K A 001.00	FFE LP, Cracker Barrel	Private	Lamar	Yes
16	3811, 3812, 3813, 3814	Calderwood N/O Lindsay NS FE LFT	046M F 030.00	Jeffery Hodge Property	Private	Lamar	Yes
17	3821, 3824	Calderwood N/O Hannum SS FW	046M A 009.00	RM IRA LLC	Private	Lamar	Yes

A RESOLUTION 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 REGULATIONS, SIGN ORDINANCE (REWRITE)

BE IT RESOLVED by the Alcoa Municipal/Regional Planning Commission in regular session on this the 19th day of March, 2026, that pursuant to the authority granted by TCA 13-4-310 and 13-7-204, that PC Resolution 2026-14 be adopted, recommending that Title 14, Zoning and Land Use Control regulations, *Zoning Ordinance*, Ordinance No. 338, of the Alcoa Municipal Code, be amended, as follows:

SECTION 1. That Title 14, Zoning and Land Use Control regulations of the Alcoa Municipal Code, Chapter 4, *Sign Ordinance*, be amended, by deleting all text of said chapter, in its entirety, and replacing in lieu thereof the following:

Chapter 4
Sign Ordinance

Section	
14-401	Purpose, Intent, and Interpretation.
14-402	Scope.
14-403	Definitions.
14-404	General Restrictions and Sign Regulations by Land Use and/or Zoning Districts.
14-405	Exceptions for Certain Signs.
14-406	Digital Billboards.
14-407	Sign Safety, Maintenance and Violations.
14-408	Administration and Enforcement.

14-401. Purpose, Intent, and Interpretation.

- (1) Purpose. It is the purpose of this Sign Ordinance (“Ordinance”) to establish reasonable and impartial regulations for the location of Signs within the zoning districts of the City of Alcoa (“City”) in the interests of public safety, peace, comfort, convenience, area development, preservation of property values, and the general welfare of the City, and to provide a review process and procedure to erect Signs in an orderly manner, including Alteration of existing Signs.
- (2) Intent. This Chapter reflects the following intentions of the City:
 - a. To preserve, conserve, protect, and enhance the aesthetic quality and scenic beauty of all zoning districts of the City.

- b. To ensure that the benefits derived from the expenditure of public funds for the improvement and beautification of streets, sidewalks, public parks, public rights-of-way, and other public places and spaces, are protected by exercising reasonable controls over the physical characteristics of Signs.
- c. To maintain and improve traffic and pedestrian safety through properly located Signs; to regulate Signs in a manner to ensure they do not interfere with, obstruct the vision of, or distract motorists, bicyclists, or pedestrians.
- d. To allow Signs that are compatible with their surroundings and aid in orientation, while precluding the placement of Signs that contribute to Sign clutter or that conceal or obstruct adjacent land uses or other Signs.
- e. To encourage and allow Signs that are appropriate to the zoning district in which they are located.
- f. To foster the integration of Signage with architectural and landscape designs.
- g. To ensure public safety in the placement and size of signage. To protect property values by precluding, to the maximum extent possible, Sign types that create a nuisance to the occupancy or use of other properties as a result of their physical characteristics such as their size (area), height, number, illumination, and movement.
- h. To remove or replace Signs that are non-conforming by consistent application of the processes outlined herein.

(3) Interpretation. It is not possible to specifically prohibit or even to regulate that which has not yet been brought to the attention of City officials or that which has not been invented or even conceived. Accordingly, the Sign Administrator’s authority to render interpretations as provided herein, includes the authority to determine whether or not a new, evolved, extended, or improved process, technique, or technology is sufficiently similar to an allowable type of Sign to be allowed under this Ordinance, or whether such a new, evolved, extended, or improved process, technique, or technology should be deemed prohibited until approved by the City Commission. (Ord. #1075, Aug. 1997, as amended by Ord. #10-244, Dec. 2010; and, Ord. #26-____, _____ 2026)

14-402. Scope.

- (1) Applicability. Only those types, sizes, locations, and illuminations of Signs that are specifically identified in this Ordinance may be constructed, erected, applied, or maintained within the City and, unless excepted under 14-402 or otherwise within this Ordinance, all others are prohibited.
- (2) All Signs erected, replaced, constructed, expanded, or relocated on any property, lot, parcel, or tract within the City shall conform to all sections of this Ordinance, unless otherwise stated herein.
- (3) This Ordinance regulates all Signs within the City except:
 - a. Screened Signs. Signs screened with the structural treatments, beams and/or living landscape materials so that such Signs are not visible from public rights-of-way or adjacent properties.
 - b. Interior Signs. Signs located within the interior of buildings and/or Structures intended for viewing from within such building and/or Structure.
 - c. Regulatory Governmental Signs. Signs erected by government entities in furtherance of federal, state, or local laws or regulations. (Ord. #1075, Aug. 1997, as amended by Ord. #26-____, _____ 2026)

14-403. Definitions.

- (1) Alteration. As used in the context of signage, any structural change or change in height or area of a Sign. This does not include maintenance of a Sign.
- (2) Applicant. The person, business, or entity that formally makes application to the Sign Administrator for issuance of a Sign permit.
- (3) Architecturally Harmonious. To be architecturally harmonious means to have visual harmony and consistency with regards to the color, building materials, Sign materials, style, mounting, and illumination.
- (4) Athletic Field. A piece of land designed, approved, and dedicated for playing a game.
- (5) Canopy or Awning Sign. A Sign mounted to or immediately above the front fascia of a building canopy, including any needed

supports attached to the canopy roof behind the fascia. A Canopy or Awning Sign may only be placed immediately above the front fascia if attached to a building, provided the Sign does not project above and/or outside of the Silhouette of a building. Refer to Roof Sign defined herein.

- (6) Shopping Center or Mall. A group of commercial establishments whether in one building or several buildings, forming a central retail market within a defined or identified area.
- (7) Sign. Any letter, figure, design, symbol, trademark, logo, or device, and any related part of a structure, mounted or otherwise placed and intended to be visible for public display. Signs include, but are not limited to, the following types:
 - a. “A” Frame (or Sandwich Sign). An inverted “V” shaped Structure with utilization of copy on both sides, facing opposite parallel directions. These Signs are usually painted on wood or metal surfaces, usually resting on the ground with no permanent attachment.
 - b. Automated, Electronic or Graphic – Changeable Sign (AEG). A Sign or portion thereof that can be changeable automated, electronic, and/or graphic display, and of which:
 - 1. Display letters, numbers, characters, symbols, graphics, or illustrations, and include devices referred to as flip matrix, segmented, and other devices with substantially similar technology, functionality, and appearance.
 - 2. May display electronic, static images, static graphics, or static pictures which are created by matrix elements and may include illumination devices within the display area, or are created by any reflective, refractive, digital light processing, holographic, stereoscopic/three dimensional, or any other device, process, product, application of technology, or by the appearance of any of such, within the display area, either alone or in varying combinations with each other or other elements, where the message change sequence is accomplished immediately or by means of fade, re-pixelization, dissolve, or other such

modes, devices, processes, products, applications, or technologies.

3. May also include computer programmable, or microprocessor controlled electronic displays which may change automatically, or be changed by an operator from either a proximate or a remote location, at predetermined intervals as set forth elsewhere herein.

- c. Banner. A strip of cloth or flexible lightweight plastic material on which a Sign is painted or printed.
- d. Billboard. A large panel designed to carry outdoor advertising.
- e. Building-mounted Sign. A Sign attached, painted, or tiled directly onto a Building or other Structure.
- f. Directional, Parking, or Delivery Sign. A Sign, Building-mounted or Ground-mounted, indicating the entrance to or exit from an off-street parking lot, driveway, service bay, loading dock, or similar area requiring special directions.
- g. Directory Sign. A Directory Sign may be Building-mounted or Ground-mounted and contains a specific building name, tenant names, and location of each business within a commercial building. Directory Signs are for directional informational purposes only and may not display advertising or other messages.
- h. Flag. Usually rectangular piece of fabric of distinctive design that is used as a symbol (as of a nation), as a signaling device, or as a decoration.
- i. Ground-mounted Sign. A Sign attached, painted, or tiled on a free-standing frame, mast, or pole, fence, or retaining wall, or other similar structure, and of which may be supported directly onto or into the ground or by a foundation and not attached to any building.
- j. Manual Changeable Copy Sign. A Sign or portion thereof that (i) that has a fixed, permanent display surface on

which letters, numbers, characters, symbols, graphics or illustrations which are not themselves any illumination device are manually placed, and which may be changed or re-arranged manually without altering the display surface or the support Structure of the Sign; or (ii) that has a fixed, permanent display surface frame in or on which a display surface or Sign Face or message panel may be changed or re-arranged manually without altering the display surface frame or the support Structure of the Sign. Manual Changeable Copy Signs are Signs generally used to display the same message for a relatively limited period of time and include, but are not limited to, devices referred to as reader boards, menu boards, price Signs with changeable plastic or metal objects, and off-site Billboards.

- k. Manual on Uniform Traffic Control Devices (MUTCD). A manual produced by the Federal Highway Administration that addresses three (3) specific types of signs: guide, warning, and directional. The manual includes minimum size, height, and placement standards to achieve readability and prevent traffic accidents.
- l. Permanent Sign. All Signs, other than those defined as Temporary Signs by this Ordinance, which are permanently affixed to the ground or the building. A Permanent Sign is deemed abandoned if the business to which it refers is no longer in business and/or located on the property for six (6) months.
- m. Roof Sign. Any Sign, any part of which, projects above and/or outside of the Silhouette of a building as defined in this Ordinance.
- n. Subdivision Sign. A Sign denoting the entrance/exit to a subdivision and of which is a Ground-mounted Sign.
- o. Temporary Sign. A portable Sign which is designed to be moved from place to place and not permanently attached to the ground or any Structure.
- p. Wall Sign. Any Sign affixed directly to or painted on, or otherwise inscribed on any exterior portion of a building or Structure and confined within the limits thereof, with

the face usually in a parallel plane to the plane of the building wall and extending a distance no greater than 12 inches from the building wall.

q. Window Sign. The following defines two (2) types of window Signs:

1. Permanent. Any Sign placed on either the internal or external surface of a window and intended to be visible from the outside of a building, for display which remains for more than 30 consecutive days or more than 60 days within any consecutive 180-day period.
2. Temporary. Any Sign placed on the internal surface of a window for display for a period not to exceed 30 days and intended to be visible from the outside of a building.

(8) Sign Administrator. A City Planner or Code Enforcement Officer as appointed by the City Manager, or the City Manager or the City Manager's designee.

(9) Sign Area. That area enclosed by one continuous line, connecting the extreme points or edges of a Sign face. The area shall be determined using the largest Sign Area or Silhouette visible at any one time from any one point. Sign Area does not include the main supporting Sign Structure, but all ornamental attachments, inner connecting links, etc., which are not a part of the main supports of the Sign, are included in determining the Sign Area.

(10) Sign Face. The surface of a Sign where the content is located.

(11) Sign Height. That vertical dimension from ground level at the base of the Sign Structure to the top (uppermost point) of the Sign Structure.

(12) Sign Owner. That person who owns a Sign and/or who is responsible for such. In those cases in which the Sign Owner cannot be determined, the owner of the property on which the Sign is located shall be responsible for the Sign.

(13) Sign Setback. That lineal distance measured horizontally in feet from property lines to the nearest edge of a Sign, as regulated hereinafter in this Ordinance.

- (14) Silhouette. The primary frame of a building or Structure, not including the roof or any overhangs.
- (15) Special Exceptions. Relief from the strict provisions of this Ordinance may be approved by the Board of Zoning Appeals (“BZA”) upon the conditions specified in this Ordinance or otherwise within Title 14 of the City’s municipal code.
- (16) Street. Any road, thoroughfare, highway, or such, used by the public as a traveled way.
- (17) Street Frontage. The lineal distance, measured horizontally and in feet, along that portion of property adjacent to a street.
- (18) Structure. Any construction or permanent erection with a fixed location on the ground or attached to something having a fixed location on the ground.
- (19) Subdivision. The division of a tract or parcel of land into two or more lots, sites, or divisions, for immediate or future sale or development and includes re-subdivision. A Subdivision results in one or a combination of two kinds of parcels: an out-parcel or a free-standing parcel.
- (20) Super Graphics. A Super Graphic is a two-dimensional painted mural or scene that does not include letters, words, or numbers, and is 350 square feet or less in area by measuring its total most length by its total most width. The Super Graphic shall be considered a Building-mounted or Wall Sign, or Ground-mounted Sign, if letters, words, logos, trademarks, or numbers are incorporated within or on the Super Graphic.
- (21) Variance. A relaxation of the regulations of this Ordinance where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the enactment of the Ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation(s) or condition(s) of such piece of property, which situation(s) or condition(s) was not created or exacerbated by the applicant, the strict application of any regulation enacted under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the property owner. (Ord. #1075, Aug. 1997; as amended by Ord. #12-302, Nov. 2012; and, Ord. #26-____, _____ 2026)

14-404. General Restrictions and Sign Regulations by Land Use and/or Zoning Districts.

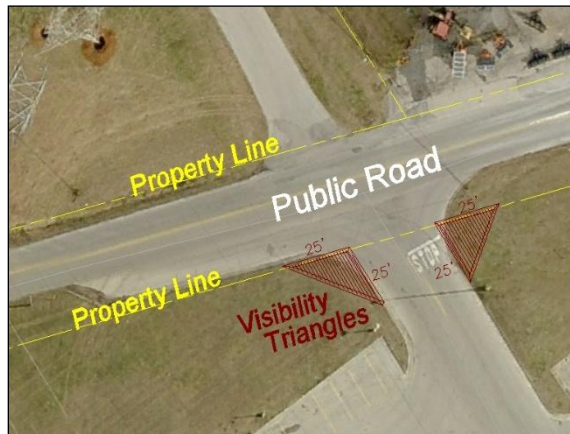
- (1) Non-Conforming Signs. Any Signs in existence prior to the passage of this Ordinance shall be considered as grandfathered and covered by the Non-conforming Sign provisions herein.
- (2) Planned Developments. All Signs and Structures in any Planned Commercial Unit Development “E-1,” Planned Commercial/Light Manufacturing Unit Development “E-2,” and Mixed Use District “E-3” shall be designed as an integral part of the development plan, as approved by the Alcoa Municipal Regional Planning Commission, with emphasis toward the pedestrian scale, and be architecturally harmonious with the other design features of the development. All Signs and Structures in any Research and Development Park District “R and DP” shall conform to the sign requirements specified within the district, a sub-chapter of the Zoning Ordinance, Chapter 2, of the Zoning and Land Use Control regulations.
- (3) Inspections. The Sign Administrator shall inspect, at any time deemed necessary by the Sign Administrator, each Sign regulated by this Section to ensure that such Sign conforms to this Ordinance and all other City Ordinances. In the event an inspection should disclose that any Sign does not conform to the permit or that any Sign is not properly maintained as required by this Ordinance, or that any Sign has become insecure, or otherwise unsafe in the opinion of the Sign Administrator, the Sign Owner shall, upon fifteen (15) days of written notice from the Sign Administrator of the specific nonconforming Sign conditions, rectify the Sign’s condition in the manner to be approved by the Sign Administrator in conformity with this Ordinance. The Sign shall receive the necessary maintenance required to make the same safe and secure, or at the election of the Sign Owner, the Sign shall be taken down and removed. If such order is not complied with as directed, the Sign Administrator shall cause such Sign to be removed at the expense of the Sign Owner.
- (4) Sign Prohibitions. Following is a list of prohibitions governing Signage within the City, the City being exempted:
 - a. With exception of (b) below, including publicly owned Signs, such as wayfinding Signs and regulatory Signs, no part of any Sign shall be placed within fifteen (15) feet of any right of- way, or front property line, or on other public property without approval from the Sign Administrator (i.e., as in the case of special events).
 - b. No part of any Sign shall be placed within five (5) feet of any ingress or egress, except for Directional Signs with a

Sign Area of no greater than two (2) square feet and a Sign Height of no more than thirty (30) inches.

- c. Snipe Signs. A Sign that is attached or otherwise affixed to trees, other living vegetation, fences, or utility poles.
- d. Unless otherwise allowed herein Signs with the following are prohibited: Scrolling, animation, action, moving parts (including Signs which revolve or rotate), flashing lights or bulbs, intermittent lights or lights with changing degrees of intensity, or any type of motion.
- e. Roof-mounted Signs or Signs mounted on the surface of a roof.
- f. "A" Frame or Sandwich Shop signs are not permitted in any zone.
- g. AEG signs attached to vehicles are prohibited while the vehicle is in motion.
- h. Signs placed on a parked vehicle or trailer visible from the public right-of-way where the primary purpose is to advertise a product or direct people to a business located on the same or another property. For the purposes of this regulation, logos, identification or advertising on vehicles being operated by being moved on and off the site in the normal course of business are not prohibited.
- i. To provide for the maximum safety of persons using sidewalks and streets, and to ensure that a sign or landscaping will not obstruct the vision at elevations between two and one-half (2 ½) feet and seven (7) feet above the crown of the adjacent roadway, no sign structure and/or landscaping greater than thirty (30) inches in height at maturity may be placed within a visibility triangle. A visibility triangle is created by:
 - 1. Measuring twenty-five (25) feet along the property line of a public or private right-of-way, starting from a point, that point being where the curblin e or pavement edge of the property's access intersects with the right-of-way.

2. Measuring twenty-five (25) feet onto the property along the curbline or pavement edge of the property's access, starting from the same starting point established by following the above.
3. Connect to two (2) end points established by following the above to create a triangle. The visibility triangle may fall within the access radius. Refer further below to Illustration 1).
4. Further, no Sign with a Sign Height greater than thirty (30) inches shall be located within an area formed by intersecting streets' rights-of-way at a distance of twenty-five (25) feet measured from the line of intersection of the rights-of-way in each direction.

Illustration 1



- j. Illuminated Signs. Whether illuminated externally or internally, illuminated Signs shall not be oriented in such a manner as to create a traffic hazard to operators of motor vehicles on public streets.
- k. Signs on public property. Signs may not be placed on public property, unless part of a Special Event where the same has been shown and permitted following the review and approval of a completed Special Event Application. No Signs shall be placed on public streets, roads, highways, or within the greater public rights-of-way, or private easements for the same, unless temporarily closed as part of a Special Event.

- l. Attention Getting Devices. Banners, feather flags, pennants, ribbons, festoons, buntings, streamers, spinners, balloons, or other types of lighter-than-air or wind-activated devices and attention getting devices shall not contain a Sign and be utilized for the purpose of advertising.
- m. Covers. Bollard covers, tire stack covers, and similar signs.
- n. All other Signs not specifically permitted or that are not a lawful non-conforming Sign.

(5) Sign Permit Not Required. The following Signs are not subject to the permit requirements of this Ordinance; however, the Sign Owner is not relieved from the responsibility of erection, maintenance, and compliance with any other provision of this Ordinance or with other Ordinances of the City regulating the same:

- a. Temporary Signs. As provided for under the Tennessee Code Annotated, Title 2, "Chapter 7", Section 143, Tennessee Freedom of Speech Act, these signs include two (2) types as follows:
 - 1. Commercial Property. Temporary Signs on commercial property are not to exceed a maximum of thirty-two (32) square feet in Sign Area and six (6) feet in Sign Height.
 - 2. Residential Property. Temporary Signs on residential property are not to exceed a maximum of sixteen (16) square feet in Sign Area and six (6) feet in Sign Height.

One (1) Sign per lot, parcel, or tract, is allowed per candidate, contractor, issue, or subject for special types of events.

Temporary Signs, unless otherwise addressed herein, are not permitted on streets, roads, alleyways, or highway rights-of-way, or on public property. Signs shall not be posted prior to sixty (60) calendar days before the start of the event and shall be removed from the lot, parcel, or tract on which the Sign is located within seven (7) calendar days following the end of the event, issue, or subject to which it refers. For construction or real estate contractors, this end will follow the date of issuance of a final

certificate of occupancy or sale, rental, or lease. Signs shall not be internally or externally illuminated.

- b. Subdivision Signs, Temporary. A Temporary Subdivision Sign for identification of the subdivision name may be erected within a Sign easement, or common area lot, parcel, or tract, of the subdivision for a period of one (1) year and at the end of the year, the Temporary Subdivision Sign shall be replaced by a Permanent Subdivision Sign or removed. The size of said Signs are further regulated herein. Refer above to Temporary Signs.
- c. Commercial Occupant Identification Signs. One (1) Sign to be placed flat upon the wall or door of the premises to which it is attached and not to exceed two (2) square feet in size.
- d. Commercial Temporary Window Signs. Any number of Signs are allowed, not to exceed fifteen percent (15%) of the area of the window on which the Signs are placed.
- e. Governmental Regulatory Signs. Erected for or by the City, Blount County, the State of Tennessee, including federal governments of the United States, or those Signs required by law for regulatory purposes, including, but not limited to, the Manual on Uniform Traffic Control Devices (MUTCD).
- f. Residential Signs. Providing the name and address of the occupant, not to exceed one (1) square foot, excepting reference to historical sites and/or buildings.
- g. Super Graphics. A Super Graphic installation that follows the definition provided herein is not a Sign and is allowable. Therefore, no permit is required.
- h. Miscellaneous, not requiring a Sign permit:
 - 1. Air-inflated or Balloon Displays. Such displays are considered as Temporary Signs and are allowed for a period of up to two (2) weeks, following which no air-inflated displays shall be allowed for six (6) months. This Section does not attempt to define such displays as a Sign but does attempt to regulate the same to the extent that they comply with the intent and purpose of this Ordinance.

2. Flags. National, state, and other similar flags, such as corporate flags, are allowed to be flown on a pole no higher than forty (40) feet high. Two (2) flags are allowed to be flown per parcel. Flag poles shall not be located within an easement, public or private.
3. Time, Date, or Weather Signs. These Signs are allowed in all districts, except residential districts, and subject to the regulations found elsewhere in the City Ordinances.
4. Historical Plaques and Monument Signs. Non-governmental Historical Plaques and/or Monument Signs are allowed to be placed without a permit as long as they are not located within fifteen (15) feet of the public right-of-way or on public property. Landscaping plans for the base of Monument Signs shall be reviewed and approved by the City.
5. Menu boards or kiosks. These types of Signs are associated with uses that include, but are not limited to, restaurants, carwashes, and fueling stations. Menu boards or kiosks shall not be placed with the intent of being viewed from a road easement or right-of-way, public or private. Landscape screening may be required to screen the same from view from said road easement or right-of-way, as provided for herein under Screened Signs.
6. Directional Signs. Signs for identification of an ingress or egress provided that:
 - A. No such Sign is used for advertising purposes.
 - B. The placement is within five (5) feet of any ingress or egress.
 - C. The maximum allowable Sign Height shall not exceed thirty (30) inches.
 - D. The maximum allowable Sign Area shall not exceed two (2) square feet.

- (6) Scoreboards and off-premise Signs located on athletic fields if oriented toward the field of play.
- (7) Park and community Signs, or welcoming signs, erected by the City.
- (8) Sign Permit Required. Except as otherwise stated herein, a Sign permit must be obtained for any Sign erected, replaced, constructed, expanded, or relocated on any lot, parcel, or tract within the City and the following applies:
 - a. Application. All applications for a Sign permit shall be made to the Sign Administrator upon forms provided and shall contain, or have attached thereto, the following information:
 - 1. The name, address, and telephone number of the Applicant and Sign Owner.
 - 2. The name of the person or company erecting and responsible for the Sign.
 - 3. Dimensional plans and construction specifications identifying the location, type, and design of the Sign, as the same relates to the boundary lines of the lot, parcel, or tract, public rights-of-ways or access easements, public or private, including utilities and utilities easements, storm, and any adjacent streets, walks and existing Structures.
 - b. Application Submittal and Timeframe to Complete Sign Installation. Application for each Sign shall be supplied to the Sign Administrator prior to the issuance of a Sign permit. Each applicant shall pay to the City the permit fee for each Sign calculated from the City's fee schedule. A Sign permit shall become null and void if erection is not commenced within one (1) year from the date of issuance, unless an extension of not more than one (1) year is granted by the Sign Administrator on proper application in writing thereof.
 - c. New Application and Permit for Sign Changes. A new Sign permit and fee shall be required before making any changes to the original Sign permit plans and specifications.

- d. Property Owner Acknowledgement of Sign Installation. An Applicant is to be authorized by the property owner to make application for the installation of a Sign upon the issuance of a Sign Permit, with said authorization to be acknowledged by the Applicant's signature on the application.

(9) Sign Regulations. Excluding Planned Developments, the purpose of this Section is to establish regulations of the type, location, height, and size of all Signs in accordance with this Ordinance and Zoning Ordinance of the City. The following Sign Regulations shall apply as directed, in addition to other more specific Sign Regulations within this Ordinance:

- a. Criteria for determination of Sign Height, Sign Area, and Sign Setback:

1. Criteria in determining Sign Height. Maximum Sign Height shall be computed from street grade or natural ground elevation, whichever is higher, excluding elevated bridges or interchanges. In computing Sign Height by street grade, the street on which the property fronts shall be used to determine the average level of street grade. In computing Sign Height by natural ground elevation, the average ground elevation for the property shall be used, but not to exceed the maximum Sign Height allowable.
2. Criteria in determining Sign Area. Premises fronting on more than one (1) public right-of-way shall not combine permissible Sign Area of one (1) frontage with that of another frontage, except that premises fronting on corner streets may combine permissible Sign Area on one frontage if it does not exceed the maximum allowable Sign Area of that zoning classification. The display surface area of a Wall Sign enclosed by a box or outline, shall be the total Sign Area including the background, box, or outline. The display surface area of a Wall Sign consisting of individual letters not enclosed by a box or outline shall be the total Sign Area of the Sign including the background and shall be determined from the primary surface area constituting a rectangle which just contains all the letters.

3. Criteria in determining Sign Setback. Signs shall be constructed so as to permit adequate driver visibility of any traffic control device or Sign, and of the street, highway, road, or other thoroughfare. The Sign Setback for Building-mounted Signs begins from the applicable property line or street right-of-way.

- b. Landscaping for Ground-mounted Signs. All new Ground-mounted Signs shall be installed within landscaped areas of at least one-half the area of the Sign. These areas shall be maintained to include woody plant material of no less than eight (8) plants placed in the ground and arranged to surround the base of the support structure.

- c. Residential and Open Space Districts. Unless otherwise stated herein, allowable Signs shall be limited to the following:
 1. Subdivision Signs, Permanent. Ground-mounted Signs shall be located within a platted Sign easement. This easement shall be within the boundaries of a lot, parcel, or tract part of the subdivision and adjacent to its entrance or entrances providing ingress and egress, with said to be denoted on the recorded subdivision plat and shown outside of any 25 feet visibility triangle. Refer to visibility triangles regulated elsewhere herein. These Signs may not exceed forty (40) square feet in Sign Area. The maximum mounted Sign Height shall not exceed six (6) feet. The minimum allowable Sign Setback shall be fifteen (15) feet from the road easement or right-of-way, whichever is greater, and five (5) feet from any side lot line, including a location outside of easements (public or private). Signs may be externally illuminated, with said illumination to be directed only onto the sign face and shall be shielded so that no glare is created.

 2. Clubhouses, Country Clubs, Churches, Parks, Schools, and Other Similar Uses. Signs for clubhouses, country clubs, churches, parks, schools, and other similar uses, as follows:
 - A. Ground-mounted Signs. Signs shall not exceed forty (40) square feet in Sign Area. The maximum mounted Sign

Height shall not exceed six (6) feet. One (1) Sign may be located on a lot, parcel, or tract. The minimum allowable Sign Setback shall be fifteen (15) feet from the road easement or right-of-way, whichever is greater, and five (5) feet from any side lot line, including a location outside of easements (public or private).

- B. Building-mounted Signs. Signs shall be limited to one (1) Sign for each building that may be located on a lot, parcel, or tract at a maximum of one (1) square foot per linear foot of building wall or lease space upon which the Sign is mounted, not to exceed a Sign Area of two hundred (200) square feet.

Signs may be externally illuminated, with said illumination to be directed only onto the sign face and shall be shielded so that no glare is created.

- d. Commercial, Office, and Industrial Districts. Sign permits must be issued unless otherwise stated herein, with the following applying:
 - 1. Districts by Name. Districts include Neighborhood Commercial District "D," General Business District "E," Office Districts "O-3" and "O-5," Light Industrial District F and Heavy Industrial District G.
 - 2. General Overview. Sign Area allowed for a Building-mounted Sign(s) shall be limited to the amount of linear feet of outer wall space occupied by a business, per building elevation. Signs are limited to Building-mounted Signs and one (1) Ground-mounted Sign per public Street Frontage.
 - 3. Single-tenant and Multi-tenant Signs. All businesses shall be entitled to a minimum of one (1) Building-mounted Sign (see zoning district requirements for particulars). For tracts of land with public Street Frontage greater than four hundred (400) feet, the Sign Area for Building-

mounted Signs may be increased. In addition, the number of Ground-mounted Signs shall be determined by the amount of public Street Frontage, unless part of a multi-tenant/occupant complex. Signs are permitted as follows:

A. Single-tenant/occupant Identification Signs. Signs are allowed, as follows:

- i. Ground-mounted Signs. Maximum size of Ground-mounted Signs shall be no greater than 100 square feet in Sign Area and Sign Height no taller than twenty (20) feet. Minimum allowable Sign Setback shall be fifteen (15) feet from the road easement or right-of-way, whichever is greater, and five (5) feet from any side lot line, including a location outside of easements (public or private). Internal or external illumination is allowed. For parcels fronting greater than four hundred (400) feet on a public street, the maximum Sign Area of Ground-mounted Signs shall be no greater than three hundred (300) square feet and the Sign Height no greater than thirty (30) feet. The number of Ground-mounted Signs allowed per public Street Frontage shall be one (1) for each four hundred (400) feet of public Street Frontage (i.e., Street Frontage greater than four hundred (400) feet allows two (2) Ground-mounted Signs).
- ii. Building-mounted Signs. Maximum size of Building-mounted Signs shall be limited to one (1) square foot per linear foot of building wall or lease space upon which the Sign is mounted, not to exceed a Sign Area of

three hundred fifty (350) square feet on any building elevation. Each business on the premises shall be allowed a Sign containing at least twenty-five (25) square feet in Sign Area. Building-mounted Signs may be externally or internally illuminated. For parcels with a Street Frontage greater than four hundred (400) feet on a public street, the maximum size of Building-mounted Signs shall be two (2) square feet per linear foot of building wall or lease space upon which the Sign is mounted, not to exceed a Sign Area of three hundred fifty (350) square feet on any building elevation.

In instances where the building on which Signs are to be mounted are set back greater than one thousand (1,000) feet from a public street right-of-way and the parcel also has a public Street Frontage greater than one thousand (1,000) feet, the three hundred fifty (350) square feet Sign Area maximum is increased to 1,750 square feet. No part of any Building-mounted Sign, regardless how it is anchored or attached, may project outside of the building Silhouette.

B. Multi-tenant/occupant Identification Signs. Signs are allowed, as follows:

- i. Ground-mounted Signs. Maximum Sign Area of Ground-mounted Signs shall be no greater than one hundred (100) square feet in Sign Area, with a Sign Height of no more than twenty (20) feet. Minimum

allowable Sign Setback shall be fifteen (15) feet from the easement or road right-of-way, whichever is greater, and five (5) feet from any side lot line, including a location outside of easements (public or private). Internal or external illumination is allowed. Shopping Centers or Malls situated on twelve (12) to forty (40) acres may have a Sign Area of up to two hundred (200) square feet. Shopping Centers or Malls situated on more than forty (40) acres may have a Sign Area of up to three hundred (300) square feet, with a maximum Sign Height of thirty (30) feet.

- ii. Building-mounted Signs. Maximum Sign Area of Building-mounted Signs shall be limited to one (1) square foot per linear foot of building wall or lease space upon which the Sign is mounted, not to exceed a Sign Area of three hundred fifty (350) square feet on any building elevation. Each business on the premises shall be allowed a Building-mounted Sign with a Sign Area of at least twenty-five (25) square feet. Signs may be externally or internally illuminated. Shopping Centers or Malls situated on more than forty (40) acres are limited to two (2) square feet per linear foot of building wall or lease space upon which the Sign is mounted, not to exceed a Sign Area of three hundred fifty (350) square feet.

In instances where the building on which Signs are to be mounted are set back greater

than one thousand (1,000) feet from a public street right-of-way and the parcel also has a public Street Frontage greater than one thousand (1,000) feet, the three hundred fifty (350) square feet Sign Area maximum is increased to 1,750 square feet. No part of any Building-mounted Sign, regardless how it is anchored or attached, may project outside of the building Silhouette.

- C. Awning and Canopy Signs. These Signs are intended for awnings and canopies that may be attached to a building or be installed on a property as a detached standalone Structure. The Sign Area for such Signs shall be deducted from the available Sign Area of the parallel building wall or lease space of which an awning or canopy Structure is ancillary to. Awning and canopy Signs for the purpose of this Ordinance are Building-mounted Signs and may include fueling canopies, carwash canopies, and other similar canopy Structures such as those erected for drive-throughs and parking lots.
- D. Window Signs. The Sign Area for Permanent Window Signs shall be included in and limited by the overall limitations for Building-mounted Signs. Refer further above for Temporary Window Sign limitations.
- E. Incidental Signs. Incidental Signs that are Building-mounted or Ground-mounted may be permitted upon approval by the Sign Administrator, with said for the purpose of providing directions or information for the convenience of the public, provided that:

- i. The business is located on a lot, parcel, or tract of over 2.5 acres in size.
- ii. The Sign or Signs are not used for advertising purposes.
- iii. The Sign or Signs have a Sign Area of no greater than sixteen (16) square feet.
- iv. The Sign or Signs have a Sign Height of no greater than six (6) feet.
- v. If Ground-mounted, the Sign Setback is no less than fifteen (15) feet from the road easement or right-of-way, whichever is greater, and five (5) feet from any side lot line, including a location outside of easements (public or private).

F. Street Clocks. Street Clocks are limited to any or all of time, temperature, and date, and only allowed as follows:

- i. Street Clocks must be constructed of non-combustible material, including the frames, braces and supports thereof.
- ii. Any glass forming a part of a Street Clock Sign shall be safety glass or plate glass at least one quarter (1/4) inch thick. In any case where a single piece or pane of glass has an area exceeding three (3) square feet, it shall be constructed of wired glass, securely held in place. Any movable part of the Street Clock (cover or service opening) shall be securely fastened by metal hinges.

- iii. Street Clocks may be Building-mounted or Ground-mounted, subject to the conditions applicable to such Sign classifications and limited to one (1) Street Clock per Street Frontage.
- iv. Street clocks shall not use AEG display.

G. AEG Signs are allowed as Ground-mounted or Building-mounted Signs, subject to the following:

- i. AEG are limited to one (1) Sign per parcel, lot, or tract, unless part of a major Sign within a platted sign easement for the commercial subdivision.
- ii. Such Signs shall hold a constant message for a minimum of sixty (60) seconds.
- iii. Such Signs shall be at least one hundred (100) feet from a residential use or residentially zoned property, measured on a straight line from the nearest point on the AEG Sign face to the nearest point on the closest Structure within the residential zone.

e. Interstate Commercial Zones:

1. Ground-mounted Signs. The number of Ground-mounted Signs shall be determined by the amount of public Street Frontage as follows:

- A. If located within five hundred (500) feet of an interstate right-of-way, the maximum Sign Area of Ground-mounted Signs shall be no greater than two

hundred (200) square feet per Sign face and the Sign Height shall be no taller than twenty (20) feet above the height of the surface of the interstate roadway.

- B. If situated on property that is lower in elevation than the surface of an interstate roadway, the Sign Height of a Ground-mounted Sign shall not exceed thirty-five (35) feet.
- C. Properties beyond five hundred (500) feet of an interstate right-of-way or situated at elevations equal to or above the height of an interstate surface shall have a maximum Sign Height of twenty (20) feet and shall be no greater than one hundred (100) square feet in Sign Area per Sign face unless part of a business complex of greater than twelve (12) acres.
- D. For a business complex of greater than twelve (12) acres, the entire business complex is entitled to one (1) Ground-mounted Sign not to exceed a Sign Area of two hundred (200) square feet, regardless of the number of public Street Frontages. Any additional Ground-mounted Signs are limited to a Sign Height of twenty (20) feet from the surrounding grade and a Sign Area of one hundred (100) square feet.
- E. For parcels with a public Street Frontage greater than four hundred (400) feet, the maximum Sign Area of Ground-mounted Signs shall be no greater than three hundred (300) square feet and the Sign Height no greater than thirty-five (35) feet, but in no case to exceed a Sign Height of twenty (20) feet from the interstate surface.
- F. Only one (1) Ground-mounted Sign is allowed for each four hundred (400) feet of public Street Frontage. Street

Frontage greater than four hundred (400) feet allows two (2) Ground-mounted Signs.

- G. All Ground-mounted Signs shall have a Sign Setback fifteen (15) feet from the road easement or right-of-way, public or private, whichever is greater, and five (5) feet from any side or rear lot line.
- H. Ground-mounted Signs may be externally or internally illuminated.

2. Building-mounted Signs. All businesses within an Interstate Commercial Zone shall be entitled to at least one (1) Building-mounted Sign.

- A. Sign Area allowed for Building-mounted Signs shall be limited to the amount of linear feet of outer wall space occupied by a business, per building elevation. The maximum Sign Area of Building-mounted Signs shall be two (2) square feet per linear foot of building wall or single business space upon which the Sign is mounted, not to exceed seven hundred fifty (750) square feet on any single building elevation. Each business on the premises shall be allowed a Sign containing at least twenty-five (25) square feet in Sign Area.
- B. No part of a Building-mounted Sign shall project outside the building Silhouette.
- C. In instances where building elevations on which Signs are to be mounted have a public Street Setback greater than one thousand (1,000) feet, and the parcel has a public Street Frontage greater than one thousand (1,000) feet, the seven hundred fifty (750) square feet Sign Area maximum is increased to 1,750 square feet. Further, the maximum height of any letters may be ten (10) feet.

- D. All regulations that are governed under C through G of 3, (d), Commercial, Office and Industrial Districts, are to be applied to the Interstate Commercial Zones. (Ord. #1075, Aug. 1997, as amended by Ord. #98-034, Oct. 1998; Ord. #02-026, Oct. 2002; Ord. #05-045, Jan. 2005; Ord. #10-244, Dec. 2010; Ord. #11-269, Oct. 2011; Ord. #11-272, Oct. 2011; Ord. #12-302, Nov. 2012; Ord. #14-330, Feb. 2014; Ord. #14-336, July 2014; Ord. #14-340, Sept. 2014; Ord. #23-573, March 2023; and, Ord. #26-____, _____ 2026)

14-405. Exceptions for Certain Signs.

- (1) Exceptions for Monumental Signs or Structures and Property Identifications Signs. As provided under the Zoning Ordinance, Chapter 2, Sub-chapter 2.25, Exceptions and Modifications, certain allowances may apply for Monumental Signs or Structures and Property Identification Signs otherwise contrary to this Ordinance. (as amended by Ord. #26-____, _____ 2026)

14-405. Billboards.

- (1) Billboards existing in the City, and of which are grandfathered under state law as pre-existing, non-conforming uses, may be replaced with AEG billboards on the same lot, parcel, or tract, if conditions specified below have been met. AEG billboards shall only replace non-AEG billboards if:
 - a. Located within a non-residential zoning district classification on the City's Zoning Map.
 - b. Single or multiple sign faces (or display areas) on a single structure, or multiple structures, have been replaced with a single structure and digital sign face (or display area) of no greater than 300 square feet, which may be single or double sided, but not staked or adjoined side by side.
 - c. Replaced at a height not to exceed a total of thirty-five (35) feet computed in conformance with measurement criteria as set forth herein. No billboards in place at a height less than 35 feet shall be replaced with a height

increase to 35 feet. The existing, lesser height is to be maintained.

- d. Replaced to have a minimum of fifteen (15) feet from a front property line or right-of-way line (public or private), and a minimum of ten (10) feet from a side or rear property line, including a location outside of easements (public or private), measured from the closest point of any structural element of the billboard, with said to be within a sign easement.
- e. Replaced on a monument style base or include a pole wrap, any of which shall be proportional to the size of the face (or display area).
- f. Landscaped around the base of the sign structure with evergreen plant material in groups of ten (10) or greater, proportional in scale to the base, at maturity, placed within a minimum 18 feet by 10 feet planting area, but not intended to obstruct visibility, unless the ground elevation is otherwise not in public view from a public roadway.
- g. Message display is configured to remain static and fixed for a minimum of sixty (60) seconds to the next message for instantaneous transitions.
- h. Message display is configured to not have video, continuous scrolling messages and animation.
- i. Display contains no varying light illumination and/or intensity, blinking, bursting, dissolving, distorting, fading, flashing, oscillating, rotating, scrolling, sequencing, shimmering, sparkling, traveling, tracing, twinkling or simulated movement or convey the illusion of movement other than the change of the entire copy of the displayed message at one (1) time.
- j. No smoke, steam, or noise emanates from the sign face (or display area) or any other portion of the structure.
- k. No messages are displayed that require drivers to take their eyes off the road and use phones in violation of hands-free laws.

- l. Monitored to allow automatic adjustments in lighting intensity for natural ambient light conditions.
 - m. Real time emergency information such as Amber Alerts or National Disaster Directives is conveyed to the public, including local public announcements that have been communicated to the owner of a digital billboard from the City's Public Information Officer (PIO).
 - n. Stationary, except for the above allotted transition time, by containing no visible moving parts.
 - o. Daytime brightness level is no more than ninety percent (90%) maximum intensity using industry standards, with nighttime brightness reduced to no more than twenty percent (20%) maximum light intensity for an LED (Light Emitting Diode) display.
 - p. Not lit externally.
- (2) Square Footage Exception for AEG Billboards. Billboards located on multiple lots, parcels, or tracts may be replaced with a single structure and digital sign face (or display area) at a location ratio of 2:1. The replacement shall only occur on one (1) of the two (2) locations for an increased maximum from 300 to 500 square feet.
- (3) Annual Renewal for AEG Billboards. No person shall erect, operate, use, or maintain a digital billboard display without first obtaining and annually renewing a Sign Permit with the Sign Administrator, including the same by the State of Tennessee, with the City's annual fee being fifty dollars (\$50.00) due between November 1 and December 31 of each year. (Ord. #26-____, _____ 2026)

14-406. Sign Safety, Maintenance and Violations.

- (1) Purpose. The purpose of this section is to regulate Signs or Sign conditions which are considered hazardous and provide relief for certain types of Signs and Sign conditions.
- (2) Signs in Disrepair and Unsafe Signs:
- a. Maintenance. All Signs and supports, braces, guys, and anchors thereof shall be kept in good repair; refurbished and repaired from time to time as necessary; perpetually maintained in safe condition; free from deterioration, defective or missing parts, and peeling or faded paint.

Any Sign not in compliance with this provision is hereby declared a nuisance.

- b. Violation. In addition to any other remedies available to the City set forth herein, the Sign Administrator may order the repair or removal of any Signs that are not maintained in a safe condition and in good repair in accordance with the provisions of this section. If the Sign Administrator finds that any Sign is in violation of this section, then she/he shall give notice to the owner of the property in which the Sign is located specifying the location of the hazardous or deteriorating Sign, what needs to be done to render the Sign safe and in good repair, and notify the property owner that in the event the violation is not corrected the City will either correct the violation or remove the Sign at the expense of the property owner. All such expenses incurred by the City shall be taxed to the property owner.
- c. Notice. Such notice may be served by personal service or by registered or certified mail return receipt requested to the last known address of the owner of the property upon which the Sign is located. In the event the address of the property owner is unknown or the notice which has been mailed is returned, such notice may be served by posting same in a conspicuous place on the premises on which the nuisance Sign is located and by advertising said notice once a week for two (2) weeks in a local newspaper, and the property owner shall be responsible and taxed for any such costs incurred by the City in notifying the property owner.
- d. Repair. The property owner shall be responsible for removing or initiating Alteration of such Sign within fifteen (15) calendar days of the date of the notice and all violations shall be completely rectified within sixty (60) calendar days. In the case of the unavailability of critical replacement parts, an additional thirty (30) calendar days for compliance may be granted by the Sign Administrator but such availability of parts shall not be reason to delay repair of the Sign to the maximum extent otherwise feasible. If the person(s) so notified fails or refuses to remove or alter such Sign within the time periods specified herein, then the Sign Administrator may cause such Sign to be removed, or altered so that the Sign is rendered in good repair and safe, at the expense of and taxed against the owner of the property upon which the subject Sign is located.

- e. Emergency Sign Removal. The Sign Administrator may, without notice, cause any unsafe or insecure Sign to be immediately removed if the Sign presents an immediate peril to the health and welfare of the City or any person. The cost of the Sign removal shall be at the expense of and taxed to the owner of the property upon which the subject Sign is located.

- f. Discontinuance of Non-Conforming Sign. In the event that the cost of repair of a damaged or unsafe Sign exceeds fifty percent (50%) of the reproduction value of the Sign, according to appraisal thereof by a competent appraiser, such Sign may be restored, reconstructed, altered, or repaired only to conform with all of the provisions of this Ordinance. The cost of the appraisal shall be at the expense of and taxed to the owner of the property upon which the subject Sign is located.

- g. Alcoa Municipal Court. Any violations resulting in costs to the City for which the property owner is to be responsible, as outlined above, may be brought before the Alcoa Municipal Court (“Municipal Court”) as a code enforcement violation of this Ordinance and judgment taxed against the property owner. Judgment therefore may be recorded with the Blount County Register’s office as a lien against the property on which the violating Sign is or was located at the time of the violation. Collection of such judgment may be pursued in the same manner as a property tax deficiency.

(3) Technical and Structural Requirements: No Sign shall be erected in such a way that any portion of the Sign will interfere with the free use of a fire escape, exit, or standpipe; nor shall any Sign, other than authorized governmental agency Signs, be erected within two (2) feet of any above-ground telephone cable or streetlight. Signs shall be separated from all power lines by the distance required by all applicable laws, regulations, or codes. Signs constructed or installed in the City shall conform to and comply with all requirements, standards, and specifications of this Ordinance. (Ord. #1075, Aug. 1997, as amended by Ord. #10-244, Dec. 2010; Ord. #26 _____, _____ 2026).

14-407. Administration and Enforcement.

(1) Purpose. It is the purpose and intent of this section to establish the process of administering the Ordinance by delineating the

duties, powers and limitations of officials, departments, and any other entity which may be concerned with the administration and enforcement of this Ordinance. The duties of the Sign Administrator include administration and enforcement of the provisions of this Ordinance, which authority and enforcement shall include, though not be limited to, the following:

- a. Providing public information relating to Sign matters.
- b. Issuance of Sign permit applications and other forms, and approval or denial of same.
- c. Registration and maintenance of Sign permit applications.
- d. Periodic checks for violations of this Ordinance and issuance of written notices of violations and of work required to correct violations including, but not limited to repair, removal, and/or citation to the City Municipal Court or other court of competent jurisdiction.
- e. Permanent record collection relating to Sign decisions and other Sign matters.

(2) Administrative Interpretation of Ordinance. In the event there is a question concerning the general intent or meaning of any provision of this Ordinance, the Sign Administrator shall have the authority to make such administrative decisions and interpretations. Administrative interpretation shall in no way be construed as permitting or granting an exception to the provisions of this Ordinance which is solely within the authority of the BZA and the process set forth herein for appeals.

(3) Compliance and Enforcement. When the Sign Administrator finds a violation of the provisions of this Ordinance, s/he shall document her/his findings and take the appropriate action to correct said violation. A notice, citation, or warrant for violations of this Ordinance may be issued to the owner of the property upon which the Sign is located, or to any other person or business deemed to be responsible for the violation.

(4) Filing of Complaints. Whenever a violation of this Ordinance occurs, or is alleged to have occurred, any person may file a written complaint with the Sign Administrator. Such complaint shall state fully the causes and basis thereof. The Sign Administrator shall officially record such complaint, immediately initiate

investigation, and take such action thereon as required by the provisions of this Ordinance.

- (5) Fines for Violation. In addition to the remedies outlined above available to the City for violators of this Ordinance, the City may pursue violations in its Municipal Court. In such case, any person violating any of the provisions of this Ordinance shall be deemed guilty of a civil ordinance violation and upon judgment thereof shall be fined in an amount not exceeding \$50.00 for each violation, plus Municipal Court costs. Each day such violation, or violations in the event of more than one, is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.
- (6) Review of Sign permit Applications. All applications for Sign permits shall be reviewed by the Sign Administrator and shall be approved and permit issued or disapproved for failure to meet the applicable requirements of this Ordinance. Such approval or disapproval shall take place within thirty (30) days of submission of an application for a Sign permit.
- (7) Legal Non-Conforming Sign Provision. Signs which were legally in existence prior to the adoption of this Ordinance which do not conform to the current provisions of this Ordinance are declared non-conforming Signs. It is the intent of this section to recognize that the eventual elimination of non-conforming Signs, as expeditiously and fairly as possible, is as much a subject of health, safety, and welfare as is the prohibition of new Signs that would violate the provisions of this Ordinance. It is also the intent of this section that any elimination of non-conforming Signs shall be affected so as to avoid any unreasonable invasion of established property rights.
- (8) General Non-conforming Sign Prohibitions. Any pre-existing non-conforming Sign may be maintained in place, except as follows:
 - a. Change or replacement with another non-conforming Sign, including changing the Sign face. This shall not be construed to prohibit the changing of a message panel, provided there is no increase in the Sign Area or Sign Height or change in the face panel enclosing members.
 - b. Enlargement, expansion, extension, structural Alteration, or relocation of the Sign which creates additional non-conformity or increases the extent of the existing non-conformity.

- c. Repairing or re-establishing a non-conforming Sign after damage or destruction to the Sign when the cost to do so is more than fifty percent (50%) of the replacement value of the Sign at the time of such damage.
- d. No non-conforming Sign shall be removed and replaced, or reconstructed, if such Sign will still be in violation of the current Ordinance.
- e. No non-conforming Sign may be modified in any way that would increase the degree of non-conformity of such Sign. Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition of any portion of a Sign declared unsafe by proper authority. Non-conforming Signs may be improved to the extent that such improvement does not exceed fifty percent (50%) of the current market value of the existing Sign. (as amended by Ord. No. 10-244, December 2010; and, Ord. #26-___, _____ 2026)

(9) Obsolete and Abandoned Signs. Any Sign which advertises or pertains to a business, product, service, event, activity, or purpose which is no longer available or conducted, or which Sign has not been in use for a consecutive period of six (6) months, or any Sign Structure that for a consecutive six (6) month period does not display any Sign copy and/or advertising, shall be deemed to be an obsolete or abandoned Sign. Permanent Signs applicable to a business temporarily suspended because of a change of ownership or management shall not be deemed abandoned or obsolete unless the property remains vacant for a period of six (6) months. Obsolete or abandoned Signs are prohibited and shall be removed within thirty (30) days after written notification from the Sign Administrator. In the event of non-compliance with the aforesaid terms and provisions, the Sign Administrator shall have the authority to effect immediate removal of said Sign as a public nuisance with the cost of said removal being assessed to and taxed against the Sign Owner if known and the owner of the property upon which the Sign is located, jointly and severally, and no liability shall attach to the City, its officials or agents for said removal of such a public nuisance.

(10) Appeals. The BZA shall have the following authority and responsibilities with respect to this Ordinance:

- a. To hear and decide appeals, other than those being taken from judgment of the City Municipal Court, where it is alleged by the appellant that there is an error in any

notice, order, requirement, permit, decision, or refusal made by the Sign Administrator or any other administrative official in the carrying out or enforcement of any provision of this Ordinance.

- b. To hear and decide, in accordance with the provisions of this Ordinance, requests for Special Exception or for decisions upon other special questions upon which the BZA is authorized by this Ordinance. The Special Exception shall be determined by the BZA to be the only means of relieving a peculiar and/or exceptional condition. Approval of a request for Special Exception applies only to the existing use by the applicant and is not a vested right assigned with the property.
- c. To authorize, upon an appeal relating to said property, a Variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this Ordinance.
- d. An appeal must conform to the following procedures:
 - 1. Within ten (10) days of a written denial of a Sign permit from the Sign Administrator, a party may make an application for Special Exception, interpretation, or Variance using forms obtainable at the City office.
 - 2. Upon receipt of an application, the BZA shall hold a public hearing, after seven (7) days' notice of the time and place of such hearing by publication in a newspaper of general circulation within the City. The Board shall consider and decide all appeals, by majority vote of a quorum, within thirty (30) days of such public hearing.

(11) Provisions Declared to be Minimum Requirements: The provisions of this Ordinance are for the promotion of the public health, safety, morals, and general welfare for the City and are considered to be minimum requirements. Wherever the requirements of any other lawfully adopted rules, regulations, Ordinances, and deed restrictions or covenants filed of record are not in conflict with the intent and purpose of this Ordinance, the more restrictive or higher standards shall govern.

- (12) Violations – Separate Violations and Responsible Parties: Each day a violation continues shall be considered a separate offense. The owner or tenant of any building, Sign, premises, or Sign thereon, and any architect, builder, contractor, agent, or other person who commits or participates in, assists in, or maintains any violation hereunder, may be found responsible of a separate offense. Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation. (Ord. #1075, Aug. 1997, as amended by Ord. #01-026, Dec. 2001; and, Ord. #26 ____, _____, 2026).

SECTION 2. That the Alcoa Municipal/Regional Planning Commission does recommend the adoption of the accompanying ordinance to the Board of Commissioners of the City of Alcoa, TN.

SECTION 3. That the Secretary, of the Alcoa Municipal Regional Planning Commission, certifies a copy of this resolution to the Board of Commissioners of the City of Alcoa, TN.

ADOPTED this 19th day of March, 2026.

Chairman, Alcoa Municipal Regional
Planning Commission

ATTEST:

Secretary

ORDINANCE NO. _____

AN ORDINANCE OF THE ALCOA BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING TITLE 14 OF THE ALCOA MUNICIPAL CODE, ZONING AND LAND USE CONTROL REGULATIONS, SIGN ORDINANCE (REWRITE) (PC Res 2026-14) (Public Hearing – 05/12/2026)

BE IT ORDAINED by the Board of Commissioners of the City of Alcoa, TN that the *Zoning Ordinance* (Ordinance No. 338), Title 14, Zoning and Land Use Control regulations, of the Alcoa Municipal Code, be amended, as follows:

SECTION 1. That Title 14, Zoning and Land Use Control regulations of the Alcoa Municipal Code, Chapter 4, *Sign Ordinance*, be amended, by deleting all text of said chapter, in its entirety, and replacing in lieu thereof the following:

Chapter 4
Sign Ordinance

Section	
14-401	Purpose, Intent, and Interpretation.
14-402	Scope.
14-403	Definitions.
14-404	General Restrictions and Sign Regulations by Land Use and/or Zoning Districts.
14-405	Exceptions for Certain Signs.
14-406	Digital Billboards.
14-407	Sign Safety, Maintenance and Violations.
14-408	Administration and Enforcement.

14-401. Purpose, Intent, and Interpretation.

- (1) Purpose. It is the purpose of this Sign Ordinance (“Ordinance”) to establish reasonable and impartial regulations for the location of Signs within the zoning districts of the City of Alcoa (“City”) in the interests of public safety, peace, comfort, convenience, area development, preservation of property values, and the general welfare of the City, and to provide a review process and procedure to erect Signs in an orderly manner, including Alteration of existing Signs.
- (2) Intent. This Chapter reflects the following intentions of the City:
 - a. To preserve, conserve, protect, and enhance the aesthetic quality and scenic beauty of all zoning districts of the City.
 - b. To ensure that the benefits derived from the expenditure of public funds for the improvement and beautification

of streets, sidewalks, public parks, public rights-of-way, and other public places and spaces, are protected by exercising reasonable controls over the physical characteristics of Signs.

- c. To maintain and improve traffic and pedestrian safety through properly located Signs; to regulate Signs in a manner to ensure they do not interfere with, obstruct the vision of, or distract motorists, bicyclists, or pedestrians.
- d. To allow Signs that are compatible with their surroundings and aid in orientation, while precluding the placement of Signs that contribute to Sign clutter or that conceal or obstruct adjacent land uses or other Signs.
- e. To encourage and allow Signs that are appropriate to the zoning district in which they are located.
- f. To foster the integration of Signage with architectural and landscape designs.
- g. To ensure public safety in the placement and size of signage. To protect property values by precluding, to the maximum extent possible, Sign types that create a nuisance to the occupancy or use of other properties as a result of their physical characteristics such as their size (area), height, number, illumination, and movement.
- h. To remove or replace Signs that are non-conforming by consistent application of the processes outlined herein.

(2) Interpretation. It is not possible to specifically prohibit or even to regulate that which has not yet been brought to the attention of City officials or that which has not been invented or even conceived. Accordingly, the Sign Administrator's authority to render interpretations as provided herein, includes the authority to determine whether or not a new, evolved, extended, or improved process, technique, or technology is sufficiently similar to an allowable type of Sign to be allowed under this Ordinance, or whether such a new, evolved, extended, or improved process, technique, or technology should be deemed prohibited until approved by the City Commission. (Ord. #1075, Aug. 1997, as amended by Ord. #10-244, Dec. 2010; and, Ord. #26-____, _____ 2026)

14-402. Scope.

- (1) Applicability. Only those types, sizes, locations, and illuminations of Signs that are specifically identified in this Ordinance may be constructed, erected, applied, or maintained within the City and, unless excepted under 14-402 or otherwise within this Ordinance, all others are prohibited.
- (2) All Signs erected, replaced, constructed, expanded, or relocated on any property, lot, parcel, or tract within the City shall conform to all sections of this Ordinance, unless otherwise stated herein.
- (3) This Ordinance regulates all Signs within the City except:
 - a. Screened Signs. Signs screened with the structural treatments, beams and/or living landscape materials so that such Signs are not visible from public rights-of-way or adjacent properties.
 - b. Interior Signs. Signs located within the interior of buildings and/or Structures intended for viewing from within such building and/or Structure.
 - c. Regulatory Governmental Signs. Signs erected by government entities in furtherance of federal, state, or local laws or regulations. (Ord. #1075, Aug. 1997, as amended by Ord. #26-___, _____ 2026)

14-403. Definitions.

- (1) Alteration. As used in the context of signage, any structural change or change in height or area of a Sign. This does not include maintenance of a Sign.
- (2) Applicant. The person, business, or entity that formally makes application to the Sign Administrator for issuance of a Sign permit.
- (3) Architecturally Harmonious. To be architecturally harmonious means to have visual harmony and consistency with regards to the color, building materials, Sign materials, style, mounting, and illumination.
- (4) Athletic Field. A piece of land designed, approved, and dedicated for playing a game.
- (5) Canopy or Awning Sign. A Sign mounted to or immediately above the front fascia of a building canopy, including any needed supports attached to the canopy roof behind the fascia. A Canopy or

Awning Sign may only be placed immediately above the front fascia if attached to a building, provided the Sign does not project above and/or outside of the Silhouette of a building. Refer to Roof Sign defined herein.

- (6) Shopping Center or Mall. A group of commercial establishments whether in one building or several buildings, forming a central retail market within a defined or identified area.
- (7) Sign. Any letter, figure, design, symbol, trademark, logo, or device, and any related part of a structure, mounted or otherwise placed and intended to be visible for public display. Signs include, but are not limited to, the following types:
 - a. “A” Frame (or Sandwich Sign). An inverted “V” shaped Structure with utilization of copy on both sides, facing opposite parallel directions. These Signs are usually painted on wood or metal surfaces, usually resting on the ground with no permanent attachment.
 - b. Automated, Electronic or Graphic – Changeable Sign (AEG). A Sign or portion thereof that can be changeable automated, electronic, and/or graphic display, and of which:
 - 1. Display letters, numbers, characters, symbols, graphics, or illustrations, and include devices referred to as flip matrix, segmented, and other devices with substantially similar technology, functionality, and appearance.
 - 2. May display electronic, static images, static graphics, or static pictures which are created by matrix elements and may include illumination devices within the display area, or are created by any reflective, refractive, digital light processing, holographic, stereoscopic/three dimensional, or any other device, process, product, application of technology, or by the appearance of any of such, within the display area, either alone or in varying combinations with each other or other elements, where the message change sequence is accomplished immediately or by means of fade, re-pixelization, dissolve, or other such

modes, devices, processes, products, applications, or technologies.

3. May also include computer programmable, or microprocessor controlled electronic displays which may change automatically, or be changed by an operator from either a proximate or a remote location, at predetermined intervals as set forth elsewhere herein.
- c. Banner. A strip of cloth or flexible lightweight plastic material on which a Sign is painted or printed.
 - d. Billboard. A large panel designed to carry outdoor advertising.
 - e. Building-mounted Sign. A Sign attached, painted, or tiled directly onto a Building or other Structure.
 - f. Directional, Parking, or Delivery Sign. A Sign, Building-mounted or Ground-mounted, indicating the entrance to or exit from an off-street parking lot, driveway, service bay, loading dock, or similar area requiring special directions.
 - g. Directory Sign. A Directory Sign may be Building-mounted or Ground-mounted and contains a specific building name, tenant names, and location of each business within a commercial building. Directory Signs are for directional informational purposes only and may not display advertising or other messages.
 - h. Flag. Usually rectangular piece of fabric of distinctive design that is used as a symbol (as of a nation), as a signaling device, or as a decoration.
 - i. Ground-mounted Sign. A Sign attached, painted, or tiled on a free-standing frame, mast, or pole, fence, or retaining wall, or other similar structure, and of which may be supported directly onto or into the ground or by a foundation and not attached to any building.

- j. Manual Changeable Copy Sign. A Sign or portion thereof that (i) that has a fixed, permanent display surface on which letters, numbers, characters, symbols, graphics or illustrations which are not themselves any illumination device are manually placed, and which may be changed or re-arranged manually without altering the display surface or the support Structure of the Sign; or (ii) that has a fixed, permanent display surface frame in or on which a display surface or Sign Face or message panel may be changed or re-arranged manually without altering the display surface frame or the support Structure of the Sign. Manual Changeable Copy Signs are Signs generally used to display the same message for a relatively limited period of time and include, but are not limited to, devices referred to as reader boards, menu boards, price Signs with changeable plastic or metal objects, and off-site Billboards.
- k. Manual on Uniform Traffic Control Devices (MUTCD). A manual produced by the Federal Highway Administration that addresses three (3) specific types of signs: guide, warning, and directional. The manual includes minimum size, height, and placement standards to achieve readability and prevent traffic accidents.
- l. Permanent Sign. All Signs, other than those defined as Temporary Signs by this Ordinance, which are permanently affixed to the ground or the building. A Permanent Sign is deemed abandoned if the business to which it refers is no longer in business and/or located on the property for six (6) months.
- m. Roof Sign. Any Sign, any part of which, projects above and/or outside of the Silhouette of a building as defined in this Ordinance.
- n. Subdivision Sign. A Sign denoting the entrance/exit to a subdivision and of which is a Ground-mounted Sign.
- o. Temporary Sign. A portable Sign which is designed to be moved from place to place and not permanently attached to the ground or any Structure.

- p. Wall Sign. Any Sign affixed directly to or painted on, or otherwise inscribed on any exterior portion of a building or Structure and confined within the limits thereof, with the face usually in a parallel plane to the plane of the building wall and extending a distance no greater than 12 inches from the building wall.
- q. Window Sign. The following defines two (2) types of window Signs:
 - 1. Permanent. Any Sign placed on either the internal or external surface of a window and intended to be visible from the outside of a building, for display which remains for more than 30 consecutive days or more than 60 days within any consecutive 180-day period.
 - 2. Temporary. Any Sign placed on the internal surface of a window for display for a period not to exceed 30 days and intended to be visible from the outside of a building.
- (8) Sign Administrator. A City Planner or Code Enforcement Officer as appointed by the City Manager, or the City Manager or the City Manager's designee.
- (9) Sign Area. That area enclosed by one continuous line, connecting the extreme points or edges of a Sign face. The area shall be determined using the largest Sign Area or Silhouette visible at any one time from any one point. Sign Area does not include the main supporting Sign Structure, but all ornamental attachments, inner connecting links, etc., which are not a part of the main supports of the Sign, are included in determining the Sign Area.
- (10) Sign Face. The surface of a Sign where the content is located.
- (11) Sign Height. That vertical dimension from ground level at the base of the Sign Structure to the top (uppermost point) of the Sign Structure.
- (12) Sign Owner. That person who owns a Sign and/or who is responsible for such. In those cases in which the Sign Owner cannot be determined, the owner of the property on which the Sign is located shall be responsible for the Sign.

- (13) Sign Setback. That lineal distance measured horizontally in feet from property lines to the nearest edge of a Sign, as regulated hereinafter in this Ordinance.
- (14) Silhouette. The primary frame of a building or Structure, not including the roof or any overhangs.
- (15) Special Exceptions. Relief from the strict provisions of this Ordinance may be approved by the Board of Zoning Appeals (“BZA”) upon the conditions specified in this Ordinance or otherwise within Title 14 of the City’s municipal code.
- (16) Street. Any road, thoroughfare, highway, or such, used by the public as a traveled way.
- (17) Street Frontage. The lineal distance, measured horizontally and in feet, along that portion of property adjacent to a street.
- (18) Structure. Any construction or permanent erection with a fixed location on the ground or attached to something having a fixed location on the ground.
- (19) Subdivision. The division of a tract or parcel of land into two or more lots, sites, or divisions, for immediate or future sale or development and includes re-subdivision. A Subdivision results in one or a combination of two kinds of parcels: an out-parcel or a free-standing parcel.
- (20) Super Graphics. A Super Graphic is a two-dimensional painted mural or scene that does not include letters, words, or numbers, and is 350 square feet or less in area by measuring its total most length by its total most width. The Super Graphic shall be considered a Building-mounted or Wall Sign, or Ground-mounted Sign, if letters, words, logos, trademarks, or numbers are incorporated within or on the Super Graphic.
- (21) Variance. A relaxation of the regulations of this Ordinance where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the enactment of the Ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation(s) or condition(s) of such piece of property, which situation(s) or condition(s) was not created or exacerbated by the applicant, the strict application of any regulation enacted under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the property owner. (Ord. #1075, Aug.

1997; as amended by Ord. #12-302, Nov. 2012; and, Ord. #26-____, _____ 2026)

14-404. General Restrictions and Sign Regulations by Land Use and/or Zoning Districts.

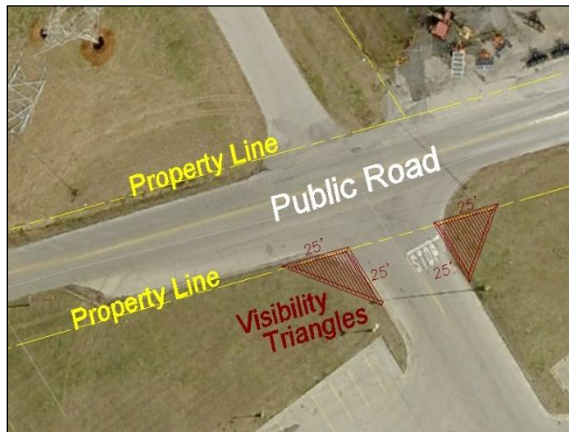
- (1) Non-Conforming Signs. Any Signs in existence prior to the passage of this Ordinance shall be considered as grandfathered and covered by the Non-conforming Sign provisions herein.
- (2) Planned Developments. All Signs and Structures in any Planned Commercial Unit Development “E-1,” Planned Commercial/Light Manufacturing Unit Development “E-2,” and Mixed Use District “E-3” shall be designed as an integral part of the development plan, as approved by the Alcoa Municipal Regional Planning Commission, with emphasis toward the pedestrian scale, and be architecturally harmonious with the other design features of the development. All Signs and Structures in any Research and Development Park District “R and DP” shall conform to the sign requirements specified within the district, a sub-chapter of the Zoning Ordinance, Chapter 2, of the Zoning and Land Use Control regulations.
- (3) Inspections. The Sign Administrator shall inspect, at any time deemed necessary by the Sign Administrator, each Sign regulated by this Section to ensure that such Sign conforms to this Ordinance and all other City Ordinances. In the event an inspection should disclose that any Sign does not conform to the permit or that any Sign is not properly maintained as required by this Ordinance, or that any Sign has become insecure, or otherwise unsafe in the opinion of the Sign Administrator, the Sign Owner shall, upon fifteen (15) days of written notice from the Sign Administrator of the specific nonconforming Sign conditions, rectify the Sign’s condition in the manner to be approved by the Sign Administrator in conformity with this Ordinance. The Sign shall receive the necessary maintenance required to make the same safe and secure, or at the election of the Sign Owner, the Sign shall be taken down and removed. If such order is not complied with as directed, the Sign Administrator shall cause such Sign to be removed at the expense of the Sign Owner.
- (4) Sign Prohibitions. Following is a list of prohibitions governing Signage within the City, the City being exempted:
 - a. With exception of (b) below, including publicly owned Signs, such as wayfinding Signs and regulatory Signs, no part of any Sign shall be placed within fifteen (15) feet of

any right of- way, or front property line, or on other public property without approval from the Sign Administrator (i.e., as in the case of special events).

- b. No part of any Sign shall be placed within five (5) feet of any ingress or egress, except for Directional Signs with a Sign Area of no greater than two (2) square feet and a Sign Height of no more than thirty (30) inches.
- c. Snipe Signs. A Sign that is attached or otherwise affixed to trees, other living vegetation, fences, or utility poles.
- d. Unless otherwise allowed herein Signs with the following are prohibited: Scrolling, animation, action, moving parts (including Signs which revolve or rotate), flashing lights or bulbs, intermittent lights or lights with changing degrees of intensity, or any type of motion.
- e. Roof-mounted Signs or Signs mounted on the surface of a roof.
- f. "A" Frame or Sandwich Shop signs are not permitted in any zone.
- g. AEG signs attached to vehicles are prohibited while the vehicle is in motion.
- h. Signs placed on a parked vehicle or trailer visible from the public right-of-way where the primary purpose is to advertise a product or direct people to a business located on the same or another property. For the purposes of this regulation, logos, identification or advertising on vehicles being operated by being moved on and off the site in the normal course of business are not prohibited.
- i. To provide for the maximum safety of persons using sidewalks and streets, and to ensure that a sign or landscaping will not obstruct the vision at elevations between two and one-half (2 ½) feet and seven (7) feet above the crown of the adjacent roadway, no sign structure and/or landscaping greater than thirty (30) inches in height at maturity may be placed within a visibility triangle. A visibility triangle is created by:

1. Measuring twenty-five (25) feet along the property line of a public or private right-of-way, starting from a point, that point being where the curblineline or pavement edge of the property's access intersects with the right-of-way.
2. Measuring twenty-five (25) feet onto the property along the curblineline or pavement edge of the property's access, starting from the same starting point established by following the above.
3. Connect to two (2) end points established by following the above to create a triangle. The visibility triangle may fall within the access radius. Refer further below to Illustration 1).
4. Further, no Sign with a Sign Height greater than thirty (30) inches shall be located within an area formed by intersecting streets' rights-of-way at a distance of twenty-five (25) feet measured from the line of intersection of the rights-of-way in each direction.

Illustration 1



- j. Illuminated Signs. Whether illuminated externally or internally, illuminated Signs shall not be oriented in such a manner as to create a traffic hazard to operators of motor vehicles on public streets.
- k. Signs on public property. Signs may not be placed on public property, unless part of a Special Event where the same has been shown and permitted following the

review and approval of a completed Special Event Application. No Signs shall be placed on public streets, roads, highways, or within the greater public rights-of-way, or private easements for the same, unless temporarily closed as part of a Special Event.

- l. Attention Getting Devices. Banners, feather flags, pennants, ribbons, festoons, buntings, streamers, spinners, balloons, or other types of lighter-than-air or wind-activated devices and attention getting devices shall not contain a Sign and be utilized for the purpose of advertising.
- m. Covers. Bollard covers, tire stack covers, and similar signs.
- n. All other Signs not specifically permitted or that are not a lawful non-conforming Sign.

(5) Sign Permit Not Required. The following Signs are not subject to the permit requirements of this Ordinance; however, the Sign Owner is not relieved from the responsibility of erection, maintenance, and compliance with any other provision of this Ordinance or with other Ordinances of the City regulating the same:

- a. Temporary Signs. As provided for under the Tennessee Code Annotated, Title 2, "Chapter 7", Section 143, Tennessee Freedom of Speech Act, these signs include two (2) types as follows:
 - 1. Commercial Property. Temporary Signs on commercial property are not to exceed a maximum of thirty-two (32) square feet in Sign Area and six (6) feet in Sign Height.
 - 2. Residential Property. Temporary Signs on residential property are not to exceed a maximum of sixteen (16) square feet in Sign Area and six (6) feet in Sign Height.

One (1) Sign per lot, parcel, or tract, is allowed per candidate, contractor, issue, or subject for special types of events.

Temporary Signs, unless otherwise addressed herein, are not permitted on streets, roads, alleyways, or highway rights-of-way, or on public property. Signs shall not be posted prior to sixty (60) calendar days before the start

of the event and shall be removed from the lot, parcel, or tract on which the Sign is located within seven (7) calendar days following the end of the event, issue, or subject to which it refers. For construction or real estate contractors, this end will follow the date of issuance of a final certificate of occupancy or sale, rental, or lease. Signs shall not be internally or externally illuminated.

- b. Subdivision Signs, Temporary. A Temporary Subdivision Sign for identification of the subdivision name may be erected within a Sign easement, or common area lot, parcel, or tract, of the subdivision for a period of one (1) year and at the end of the year, the Temporary Subdivision Sign shall be replaced by a Permanent Subdivision Sign or removed. The size of said Signs are further regulated herein. Refer above to Temporary Signs.
- c. Commercial Occupant Identification Signs. One (1) Sign to be placed flat upon the wall or door of the premises to which it is attached and not to exceed two (2) square feet in size.
- d. Commercial Temporary Window Signs. Any number of Signs are allowed, not to exceed fifteen percent (15%) of the area of the window on which the Signs are placed.
- e. Governmental Regulatory Signs. Erected for or by the City, Blount County, the State of Tennessee, including federal governments of the United States, or those Signs required by law for regulatory purposes, including, but not limited to, the Manual on Uniform Traffic Control Devices (MUTCD).
- f. Residential Signs. Providing the name and address of the occupant, not to exceed one (1) square foot, excepting reference to historical sites and/or buildings.
- g. Super Graphics. A Super Graphic installation that follows the definition provided herein is not a Sign and is allowable. Therefore, no permit is required.
- h. Miscellaneous, not requiring a Sign permit:
 - 1. Air-inflated or Balloon Displays. Such displays are considered as Temporary Signs and are allowed for a period of up to two (2) weeks, following

which no air-inflated displays shall be allowed for six (6) months. This Section does not attempt to define such displays as a Sign but does attempt to regulate the same to the extent that they comply with the intent and purpose of this Ordinance.

2. Flags. National, state, and other similar flags, such as corporate flags, are allowed to be flown on a pole no higher than forty (40) feet high. Two (2) flags are allowed to be flown per parcel. Flag poles shall not be located within an easement, public or private.
3. Time, Date, or Weather Signs. These Signs are allowed in all districts, except residential districts, and subject to the regulations found elsewhere in the City Ordinances.
4. Historical Plaques and Monument Signs. Non-governmental Historical Plaques and/or Monument Signs are allowed to be placed without a permit as long as they are not located within fifteen (15) feet of the public right-of-way or on public property. Landscaping plans for the base of Monument Signs shall be reviewed and approved by the City.
5. Menu boards or kiosks. These types of Signs are associated with uses that include, but are not limited to, restaurants, carwashes, and fueling stations. Menu boards or kiosks shall not be placed with the intent of being viewed from a road easement or right-of-way, public or private. Landscape screening may be required to screen the same from view from said road easement or right-of-way, as provided for herein under Screened Signs.
6. Directional Signs. Signs for identification of an ingress or egress provided that:
 - A. No such Sign is used for advertising purposes.
 - B. The placement is within five (5) feet of any ingress or egress.

- C. The maximum allowable Sign Height shall not exceed thirty (30) inches.
 - D. The maximum allowable Sign Area shall not exceed two (2) square feet.
- (6) Scoreboards and off-premise Signs located on athletic fields if oriented toward the field of play.
- (7) Park and community Signs, or welcoming signs, erected by the City.
- (8) Sign Permit Required. Except as otherwise stated herein, a Sign permit must be obtained for any Sign erected, replaced, constructed, expanded, or relocated on any lot, parcel, or tract within the City and the following applies:
 - a. Application. All applications for a Sign permit shall be made to the Sign Administrator upon forms provided and shall contain, or have attached thereto, the following information:
 - 1. The name, address, and telephone number of the Applicant and Sign Owner.
 - 2. The name of the person or company erecting and responsible for the Sign.
 - 3. Dimensional plans and construction specifications identifying the location, type, and design of the Sign, as the same relates to the boundary lines of the lot, parcel, or tract, public rights-of-ways or access easements, public or private, including utilities and utilities easements, storm, and any adjacent streets, walks and existing Structures.
 - b. Application Submittal and Timeframe to Complete Sign Installation. Application for each Sign shall be supplied to the Sign Administrator prior to the issuance of a Sign permit. Each applicant shall pay to the City the permit fee for each Sign calculated from the City's fee schedule. A Sign permit shall become null and void if erection is not commenced within one (1) year from the date of issuance, unless an extension of not more than one (1) year

is granted by the Sign Administrator on proper application in writing thereof.

- c. New Application and Permit for Sign Changes. A new Sign permit and fee shall be required before making any changes to the original Sign permit plans and specifications.
- d. Property Owner Acknowledgement of Sign Installation. An Applicant is to be authorized by the property owner to make application for the installation of a Sign upon the issuance of a Sign Permit, with said authorization to be acknowledged by the Applicant's signature on the application.

(9) Sign Regulations. Excluding Planned Developments, the purpose of this Section is to establish regulations of the type, location, height, and size of all Signs in accordance with this Ordinance and Zoning Ordinance of the City. The following Sign Regulations shall apply as directed, in addition to other more specific Sign Regulations within this Ordinance:

- a. Criteria for determination of Sign Height, Sign Area, and Sign Setback:
 - 1. Criteria in determining Sign Height. Maximum Sign Height shall be computed from street grade or natural ground elevation, whichever is higher, excluding elevated bridges or interchanges. In computing Sign Height by street grade, the street on which the property fronts shall be used to determine the average level of street grade. In computing Sign Height by natural ground elevation, the average ground elevation for the property shall be used, but not to exceed the maximum Sign Height allowable.
 - 2. Criteria in determining Sign Area. Premises fronting on more than one (1) public right-of-way shall not combine permissible Sign Area of one (1) frontage with that of another frontage, except that premises fronting on corner streets may combine permissible Sign Area on one frontage if it does not exceed the maximum allowable Sign Area of that zoning classification. The display surface area of a Wall Sign enclosed by a box or outline, shall be the total Sign Area including the background, box, or outline. The display surface area of a Wall Sign consisting of

individual letters not enclosed by a box or outline shall be the total Sign Area of the Sign including the background and shall be determined from the primary surface area constituting a rectangle which just contains all the letters.

3. Criteria in determining Sign Setback. Signs shall be constructed so as to permit adequate driver visibility of any traffic control device or Sign, and of the street, highway, road, or other thoroughfare. The Sign Setback for Building-mounted Signs begins from the applicable property line or street right-of-way.
 - b. Landscaping for Ground-mounted Signs. All new Ground-mounted Signs shall be installed within landscaped areas of at least one-half the area of the Sign. These areas shall be maintained to include woody plant material of no less than eight (8) plants placed in the ground and arranged to surround the base of the support structure.
 - c. Residential and Open Space Districts. Unless otherwise stated herein, allowable Signs shall be limited to the following:
 1. Subdivision Signs, Permanent. Ground-mounted Signs shall be located within a platted Sign easement. This easement shall be within the boundaries of a lot, parcel, or tract part of the subdivision and adjacent to its entrance or entrances providing ingress and egress, with said to be denoted on the recorded subdivision plat and shown outside of any 25 feet visibility triangle. Refer to visibility triangles regulated elsewhere herein. These Signs may not exceed forty (40) square feet in Sign Area. The maximum mounted Sign Height shall not exceed six (6) feet. The minimum allowable Sign Setback shall be fifteen (15) feet from the road easement or right-of-way, whichever is greater, and five (5) feet from any side lot line, including a location outside of easements (public or private). Signs may be externally illuminated, with said illumination to be directed only onto the sign face and shall be shielded so that no glare is created.

2. Clubhouses, Country Clubs, Churches, Parks, Schools, and Other Similar Uses. Signs for clubhouses, country clubs, churches, parks, schools, and other similar uses, as follows:
 - A. Ground-mounted Signs. Signs shall not exceed forty (40) square feet in Sign Area. The maximum mounted Sign Height shall not exceed six (6) feet. One (1) Sign may be located on a lot, parcel, or tract. The minimum allowable Sign Setback shall be fifteen (15) feet from the road easement or right-of-way, whichever is greater, and five (5) feet from any side lot line, including a location outside of easements (public or private).
 - B. Building-mounted Signs. Signs shall be limited to one (1) Sign for each building that may be located on a lot, parcel, or tract at a maximum of one (1) square foot per linear foot of building wall or lease space upon which the Sign is mounted, not to exceed a Sign Area of two hundred (200) square feet.

Signs may be externally illuminated, with said illumination to be directed only onto the sign face and shall be shielded so that no glare is created.

- d. Commercial, Office, and Industrial Districts. Sign permits must be issued unless otherwise stated herein, with the following applying:
 1. Districts by Name. Districts include Neighborhood Commercial District "D," General Business District "E," Office Districts "O-3" and "O-5," Light Industrial District F and Heavy Industrial District G.
 2. General Overview. Sign Area allowed for a Building-mounted Sign(s) shall be limited to the amount of linear feet of outer wall space occupied by a business, per building elevation. Signs are limited to Building-mounted Signs and one (1) Ground-mounted Sign per public Street Frontage.

3. Single-tenant and Multi-tenant Signs. All businesses shall be entitled to a minimum of one (1) Building-mounted Sign (see zoning district requirements for particulars). For tracts of land with public Street Frontage greater than four hundred (400) feet, the Sign Area for Building-mounted Signs may be increased. In addition, the number of Ground-mounted Signs shall be determined by the amount of public Street Frontage, unless part of a multi-tenant/occupant complex. Signs are permitted as follows:

A. Single-tenant/occupant Identification Signs. Signs are allowed, as follows:

i. Ground-mounted Signs. Maximum size of Ground-mounted Signs shall be no greater than 100 square feet in Sign Area and Sign Height no taller than twenty (20) feet. Minimum allowable Sign Setback shall be fifteen (15) feet from the road easement or right-of-way, whichever is greater, and five (5) feet from any side lot line, including a location outside of easements (public or private). Internal or external illumination is allowed. For parcels fronting greater than four hundred (400) feet on a public street, the maximum Sign Area of Ground-mounted Signs shall be no greater than three hundred (300) square feet and the Sign Height no greater than thirty (30) feet. The number of Ground-mounted Signs allowed per public Street Frontage shall be one (1) for each four hundred (400) feet of public Street Frontage (i.e., Street Frontage greater than four hundred (400) feet allows two (2) Ground-mounted Signs).

- ii. Building-mounted Signs. Maximum size of Building-mounted Signs shall be limited to one (1) square foot per linear foot of building wall or lease space upon which the Sign is mounted, not to exceed a Sign Area of three hundred fifty (350) square feet on any building elevation. Each business on the premises shall be allowed a Sign containing at least twenty-five (25) square feet in Sign Area. Building-mounted Signs may be externally or internally illuminated. For parcels with a Street Frontage greater than four hundred (400) feet on a public street, the maximum size of Building-mounted Signs shall be two (2) square feet per linear foot of building wall or lease space upon which the Sign is mounted, not to exceed a Sign Area of three hundred fifty (350) square feet on any building elevation.

In instances where the building on which Signs are to be mounted are set back greater than one thousand (1,000) feet from a public street right-of-way and the parcel also has a public Street Frontage greater than one thousand (1,000) feet, the three hundred fifty (350) square feet Sign Area maximum is increased to 1,750 square feet. No part of any Building-mounted Sign, regardless how it is anchored or attached, may project outside of the building Silhouette.

- B. Multi-tenant/occupant Identification Signs. Signs are allowed, as follows:

- i. Ground-mounted Signs. Maximum Sign Area of Ground-mounted Signs shall be no greater than one hundred (100) square feet in Sign Area, with a Sign Height of no more than twenty (20) feet. Minimum allowable Sign Setback shall be fifteen (15) feet from the easement or road right-of-way, whichever is greater, and five (5) feet from any side lot line, including a location outside of easements (public or private). Internal or external illumination is allowed. Shopping Centers or Malls situated on twelve (12) to forty (40) acres may have a Sign Area of up to two hundred (200) square feet. Shopping Centers or Malls situated on more than forty (40) acres may have a Sign Area of up to three hundred (300) square feet, with a maximum Sign Height of thirty (30) feet.

- ii. Building-mounted Signs. Maximum Sign Area of Building-mounted Signs shall be limited to one (1) square foot per linear foot of building wall or lease space upon which the Sign is mounted, not to exceed a Sign Area of three hundred fifty (350) square feet on any building elevation. Each business on the premises shall be allowed a Building-mounted Sign with a Sign Area of at least twenty-five (25) square feet. Signs may be externally or internally illuminated. Shopping Centers or Malls situated on more than forty (40) acres are limited to two (2) square feet per linear foot of building wall or lease space upon which the Sign is

mounted, not to exceed a Sign Area of three hundred fifty (350) square feet.

In instances where the building on which Signs are to be mounted are set back greater than one thousand (1,000) feet from a public street right-of-way and the parcel also has a public Street Frontage greater than one thousand (1,000) feet, the three hundred fifty (350) square feet Sign Area maximum is increased to 1,750 square feet. No part of any Building-mounted Sign, regardless how it is anchored or attached, may project outside of the building Silhouette.

- C. Awning and Canopy Signs. These Signs are intended for awnings and canopies that may be attached to a building or be installed on a property as a detached standalone Structure. The Sign Area for such Signs shall be deducted from the available Sign Area of the parallel building wall or lease space of which an awning or canopy Structure is ancillary to. Awning and canopy Signs for the purpose of this Ordinance are Building-mounted Signs and may include fueling canopies, carwash canopies, and other similar canopy Structures such as those erected for drive-throughs and parking lots.
- D. Window Signs. The Sign Area for Permanent Window Signs shall be included in and limited by the overall limitations for Building-mounted Signs. Refer further above for Temporary Window Sign limitations.
- E. Incidental Signs. Incidental Signs that are Building-mounted or Ground-mounted

may be permitted upon approval by the Sign Administrator, with said for the purpose of providing directions or information for the convenience of the public, provided that:

- i. The business is located on a lot, parcel, or tract of over 2.5 acres in size.
- ii. The Sign or Signs are not used for advertising purposes.
- iii. The Sign or Signs have a Sign Area of no greater than sixteen (16) square feet.
- iv. The Sign or Signs have a Sign Height of no greater than six (6) feet.
- v. If Ground-mounted, the Sign Setback is no less than fifteen (15) feet from the road easement or right-of-way, whichever is greater, and five (5) feet from any side lot line, including a location outside of easements (public or private).

F. Street Clocks. Street Clocks are limited to any or all of time, temperature, and date, and only allowed as follows:

- i. Street Clocks must be constructed of non-combustible material, including the frames, braces and supports thereof.
- ii. Any glass forming a part of a Street Clock Sign shall be safety glass or plate glass at least one quarter (1/4) inch thick. In any case where a single piece or pane of glass has an area exceeding three (3) square feet, it shall be

constructed of wired glass, securely held in place. Any movable part of the Street Clock (cover or service opening) shall be securely fastened by metal hinges.

iii. Street Clocks may be Building-mounted or Ground-mounted, subject to the conditions applicable to such Sign classifications and limited to one (1) Street Clock per Street Frontage.

iv. Street clocks shall not use AEG display.

G. AEG Signs are allowed as Ground-mounted or Building-mounted Signs, subject to the following:

i. AEG are limited to one (1) Sign per parcel, lot, or tract, unless part of a major Sign within a platted sign easement for the commercial subdivision.

ii. Such Signs shall hold a constant message for a minimum of sixty (60) seconds.

iii. Such Signs shall be at least one hundred (100) feet from a residential use or residentially zoned property, measured on a straight line from the nearest point on the AEG Sign face to the nearest point on the closest Structure within the residential zone.

e. Interstate Commercial Zones:

1. Ground-mounted Signs. The number of Ground-mounted Signs shall be determined by the amount of public Street Frontage as follows:
 - A. If located within five hundred (500) feet of an interstate right-of-way, the maximum Sign Area of Ground-mounted Signs shall be no greater than two hundred (200) square feet per Sign face and the Sign Height shall be no taller than twenty (20) feet above the height of the surface of the interstate roadway.
 - B. If situated on property that is lower in elevation than the surface of an interstate roadway, the Sign Height of a Ground-mounted Sign shall not exceed thirty-five (35) feet.
 - C. Properties beyond five hundred (500) feet of an interstate right-of-way or situated at elevations equal to or above the height of an interstate surface shall have a maximum Sign Height of twenty (20) feet and shall be no greater than one hundred (100) square feet in Sign Area per Sign face unless part of a business complex of greater than twelve (12) acres.
 - D. For a business complex of greater than twelve (12) acres, the entire business complex is entitled to one (1) Ground-mounted Sign not to exceed a Sign Area of two hundred (200) square feet, regardless of the number of public Street Frontages. Any additional Ground-mounted Signs are limited to a Sign Height of twenty (20) feet from the surrounding grade and a Sign Area of one hundred (100) square feet.
 - E. For parcels with a public Street Frontage greater than four hundred (400) feet, the maximum Sign Area of Ground-mounted Signs shall be no greater than three hundred (300) square feet and the

Sign Height no greater than thirty-five (35) feet, but in no case to exceed a Sign Height of twenty (20) feet from the interstate surface.

- F. Only one (1) Ground-mounted Sign is allowed for each four hundred (400) feet of public Street Frontage. Street Frontage greater than four hundred (400) feet allows two (2) Ground-mounted Signs.
- G. All Ground-mounted Signs shall have a Sign Setback fifteen (15) feet from the road easement or right-of-way, public or private, whichever is greater, and five (5) feet from any side or rear lot line.
- H. Ground-mounted Signs may be externally or internally illuminated.

2. Building-mounted Signs. All businesses within an Interstate Commercial Zone shall be entitled to at least one (1) Building-mounted Sign.

- A. Sign Area allowed for Building-mounted Signs shall be limited to the amount of linear feet of outer wall space occupied by a business, per building elevation. The maximum Sign Area of Building-mounted Signs shall be two (2) square feet per linear foot of building wall or single business space upon which the Sign is mounted, not to exceed seven hundred fifty (750) square feet on any single building elevation. Each business on the premises shall be allowed a Sign containing at least twenty-five (25) square feet in Sign Area.
- B. No part of a Building-mounted Sign shall project outside the building Silhouette.
- C. In instances where building elevations on which Signs are to be mounted have a public Street Setback greater than one thousand (1,000) feet, and the parcel has a public Street Frontage greater than

one thousand (1,000) feet, the seven hundred fifty (750) square feet Sign Area maximum is increased to 1,750 square feet. Further, the maximum height of any letters may be ten (10) feet.

- D. All regulations that are governed under C through G of 3, (d), Commercial, Office and Industrial Districts, are to be applied to the Interstate Commercial Zones. (Ord. #1075, Aug. 1997, as amended by Ord. #98-034, Oct. 1998; Ord. #02-026, Oct. 2002; Ord. #05-045, Jan. 2005; Ord. #10-244, Dec. 2010; Ord. #11-269, Oct. 2011; Ord. #11-272, Oct. 2011; Ord. #12-302, Nov. 2012; Ord. #14-330, Feb. 2014; Ord. #14-336, July 2014; Ord. #14-340, Sept. 2014; Ord. #23-573, March 2023; and, Ord. #26-____, _____ 2026)

14-405. Exceptions for Certain Signs.

- (1) Exceptions for Monumental Signs or Structures and Property Identifications Signs. As provided under the Zoning Ordinance, Chapter 2, Sub-chapter 2.25, Exceptions and Modifications, certain allowances may apply for Monumental Signs or Structures and Property Identification Signs otherwise contrary to this Ordinance. (as amended by Ord. #26-____, _____ 2026)

14-405. Billboards.

- (1) Billboards existing in the City, and of which are grandfathered under state law as pre-existing, non-conforming uses, may be replaced with AEG billboards on the same lot, parcel, or tract, if conditions specified below have been met. AEG billboards shall only replace non-AEG billboards if:
 - a. Located within a non-residential zoning district classification on the City's Zoning Map.
 - b. Single or multiple sign faces (or display areas) on a single structure, or multiple structures, have been replaced with a single structure and digital sign face (or display area) of no greater than 300 square feet, which may be single or double sided, but not staked or adjoined side by side.

- c. Replaced at a height not to exceed a total of thirty-five (35) feet computed in conformance with measurement criteria as set forth herein. No billboards in place at a height less than 35 feet shall be replaced with a height increase to 35 feet. The existing, lesser height is to be maintained.
- d. Replaced to have a minimum of fifteen (15) feet from a front property line or right-of-way line (public or private), and a minimum of ten (10) feet from a side or rear property line, including a location outside of easements (public or private), measured from the closest point of any structural element of the billboard, with said to be within a sign easement.
- e. Replaced on a monument style base or include a pole wrap, any of which shall be proportional to the size of the face (or display area).
- f. Landscaped around the base of the sign structure with evergreen plant material in groups of ten (10) or greater, proportional in scale to the base, at maturity, placed within a minimum 18 feet by 10 feet planting area, but not intended to obstruct visibility, unless the ground elevation is otherwise not in public view from a public roadway.
- g. Message display is configured to remain static and fixed for a minimum of sixty (60) seconds to the next message for instantaneous transitions.
- h. Message display is configured to not have video, continuous scrolling messages and animation.
- i. Display contains no varying light illumination and/or intensity, blinking, bursting, dissolving, distorting, fading, flashing, oscillating, rotating, scrolling, sequencing, shimmering, sparkling, traveling, tracing, twinkling or simulated movement or convey the illusion of movement other than the change of the entire copy of the displayed message at one (1) time.
- j. No smoke, steam, or noise emanates from the sign face (or display area) or any other portion of the structure.

- k. No messages are displayed that require drivers to take their eyes off the road and use phones in violation of hands-free laws.
- l. Monitored to allow automatic adjustments in lighting intensity for natural ambient light conditions.
- m. Real time emergency information such as Amber Alerts or National Disaster Directives is conveyed to the public, including local public announcements that have been communicated to the owner of a digital billboard from the City's Public Information Officer (PIO).
- n. Stationary, except for the above allotted transition time, by containing no visible moving parts.
- o. Daytime brightness level is no more than ninety percent (90%) maximum intensity using industry standards, with nighttime brightness reduced to no more than twenty percent (20%) maximum light intensity for an LED (Light Emitting Diode) display.
- p. Not lit externally.

(2) Square Footage Exception for AEG Billboards. Billboards located on multiple lots, parcels, or tracts may be replaced with a single structure and digital sign face (or display area) at a location ratio of 2:1. The replacement shall only occur on one (1) of the two (2) locations for an increased maximum from 300 to 500 square feet.

(3) Annual Renewal for AEG Billboards. No person shall erect, operate, use, or maintain a digital billboard display without first obtaining and annually renewing a Sign Permit with the Sign Administrator, including the same by the State of Tennessee, with the City's annual fee being fifty dollars (\$50.00) due between November 1 and December 31 of each year. (Ord. #26-____, _____ 2026)

14-406. Sign Safety, Maintenance and Violations.

(1) Purpose. The purpose of this section is to regulate Signs or Sign conditions which are considered hazardous and provide relief for certain types of Signs and Sign conditions.

(2) Signs in Disrepair and Unsafe Signs:

- a. Maintenance. All Signs and supports, braces, guys, and anchors thereof shall be kept in good repair; refurbished and repaired from time to time as necessary; perpetually maintained in safe condition; free from deterioration, defective or missing parts, and peeling or faded paint. Any Sign not in compliance with this provision is hereby declared a nuisance.
- b. Violation. In addition to any other remedies available to the City set forth herein, the Sign Administrator may order the repair or removal of any Signs that are not maintained in a safe condition and in good repair in accordance with the provisions of this section. If the Sign Administrator finds that any Sign is in violation of this section, then she/he shall give notice to the owner of the property in which the Sign is located specifying the location of the hazardous or deteriorating Sign, what needs to be done to render the Sign safe and in good repair, and notify the property owner that in the event the violation is not corrected the City will either correct the violation or remove the Sign at the expense of the property owner. All such expenses incurred by the City shall be taxed to the property owner.
- c. Notice. Such notice may be served by personal service or by registered or certified mail return receipt requested to the last known address of the owner of the property upon which the Sign is located. In the event the address of the property owner is unknown or the notice which has been mailed is returned, such notice may be served by posting same in a conspicuous place on the premises on which the nuisance Sign is located and by advertising said notice once a week for two (2) weeks in a local newspaper, and the property owner shall be responsible and taxed for any such costs incurred by the City in notifying the property owner.
- d. Repair. The property owner shall be responsible for removing or initiating Alteration of such Sign within fifteen (15) calendar days of the date of the notice and all violations shall be completely rectified within sixty (60) calendar days. In the case of the unavailability of critical replacement parts, an additional thirty (30) calendar days for compliance may be granted by the Sign Administrator but such availability of parts shall not be reason to delay repair of the Sign to the maximum extent otherwise

feasible. If the person(s) so notified fails or refuses to remove or alter such Sign within the time periods specified herein, then the Sign Administrator may cause such Sign to be removed, or altered so that the Sign is rendered in good repair and safe, at the expense of and taxed against the owner of the property upon which the subject Sign is located.

- e. Emergency Sign Removal. The Sign Administrator may, without notice, cause any unsafe or insecure Sign to be immediately removed if the Sign presents an immediate peril to the health and welfare of the City or any person. The cost of the Sign removal shall be at the expense of and taxed to the owner of the property upon which the subject Sign is located.
- f. Discontinuance of Non-Conforming Sign. In the event that the cost of repair of a damaged or unsafe Sign exceeds fifty percent (50%) of the reproduction value of the Sign, according to appraisal thereof by a competent appraiser, such Sign may be restored, reconstructed, altered, or repaired only to conform with all of the provisions of this Ordinance. The cost of the appraisal shall be at the expense of and taxed to the owner of the property upon which the subject Sign is located.
- g. Alcoa Municipal Court. Any violations resulting in costs to the City for which the property owner is to be responsible, as outlined above, may be brought before the Alcoa Municipal Court (“Municipal Court”) as a code enforcement violation of this Ordinance and judgment taxed against the property owner. Judgment therefore may be recorded with the Blount County Register’s office as a lien against the property on which the violating Sign is or was located at the time of the violation. Collection of such judgment may be pursued in the same manner as a property tax deficiency.

- (3) Technical and Structural Requirements: No Sign shall be erected in such a way that any portion of the Sign will interfere with the free use of a fire escape, exit, or standpipe; nor shall any Sign, other than authorized governmental agency Signs, be erected within two (2) feet of any above-ground telephone cable or streetlight. Signs shall be separated from all power lines by the distance required by all applicable laws, regulations, or codes. Signs constructed or installed in the City shall conform to and comply with all requirements, standards, and specifications of

this Ordinance. (Ord. #1075, Aug. 1997, as amended by Ord. #10-244, Dec. 2010; Ord. #26 _____, _____ 2026).

14-407. Administration and Enforcement.

- (1) Purpose. It is the purpose and intent of this section to establish the process of administering the Ordinance by delineating the duties, powers and limitations of officials, departments, and any other entity which may be concerned with the administration and enforcement of this Ordinance. The duties of the Sign Administrator include administration and enforcement of the provisions of this Ordinance, which authority and enforcement shall include, though not be limited to, the following:
 - a. Providing public information relating to Sign matters.
 - b. Issuance of Sign permit applications and other forms, and approval or denial of same.
 - c. Registration and maintenance of Sign permit applications.
 - d. Periodic checks for violations of this Ordinance and issuance of written notices of violations and of work required to correct violations including, but not limited to repair, removal, and/or citation to the City Municipal Court or other court of competent jurisdiction.
 - e. Permanent record collection relating to Sign decisions and other Sign matters.

- (2) Administrative Interpretation of Ordinance. In the event there is a question concerning the general intent or meaning of any provision of this Ordinance, the Sign Administrator shall have the authority to make such administrative decisions and interpretations. Administrative interpretation shall in no way be construed as permitting or granting an exception to the provisions of this Ordinance which is solely within the authority of the BZA and the process set forth herein for appeals.

- (3) Compliance and Enforcement. When the Sign Administrator finds a violation of the provisions of this Ordinance, s/he shall document her/his findings and take the appropriate action to correct said violation. A notice, citation, or warrant for violations of this Ordinance may be issued to the owner of the property upon

which the Sign is located, or to any other person or business deemed to be responsible for the violation.

- (4) Filing of Complaints. Whenever a violation of this Ordinance occurs, or is alleged to have occurred, any person may file a written complaint with the Sign Administrator. Such complaint shall state fully the causes and basis thereof. The Sign Administrator shall officially record such complaint, immediately initiate investigation, and take such action thereon as required by the provisions of this Ordinance.
- (5) Fines for Violation. In addition to the remedies outlined above available to the City for violators of this Ordinance, the City may pursue violations in its Municipal Court. In such case, any person violating any of the provisions of this Ordinance shall be deemed guilty of a civil ordinance violation and upon judgment thereof shall be fined in an amount not exceeding \$50.00 for each violation, plus Municipal Court costs. Each day such violation, or violations in the event of more than one, is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.
- (6) Review of Sign permit Applications. All applications for Sign permits shall be reviewed by the Sign Administrator and shall be approved and permit issued or disapproved for failure to meet the applicable requirements of this Ordinance. Such approval or disapproval shall take place within thirty (30) days of submission of an application for a Sign permit.
- (7) Legal Non-Conforming Sign Provision. Signs which were legally in existence prior to the adoption of this Ordinance which do not conform to the current provisions of this Ordinance are declared non-conforming Signs. It is the intent of this section to recognize that the eventual elimination of non-conforming Signs, as expeditiously and fairly as possible, is as much a subject of health, safety, and welfare as is the prohibition of new Signs that would violate the provisions of this Ordinance. It is also the intent of this section that any elimination of non-conforming Signs shall be affected so as to avoid any unreasonable invasion of established property rights.
- (8) General Non-conforming Sign Prohibitions. Any pre-existing non-conforming Sign may be maintained in place, except as follows:
 - a. Change or replacement with another non-conforming Sign, including changing the Sign face. This shall not be construed to prohibit the changing of a message panel,

provided there is no increase in the Sign Area or Sign Height or change in the face panel enclosing members.

- b. Enlargement, expansion, extension, structural Alteration, or relocation of the Sign which creates additional non-conformity or increases the extent of the existing non-conformity.
- c. Repairing or re-establishing a non-conforming Sign after damage or destruction to the Sign when the cost to do so is more than fifty percent (50%) of the replacement value of the Sign at the time of such damage.
- d. No non-conforming Sign shall be removed and replaced, or reconstructed, if such Sign will still be in violation of the current Ordinance.
- e. No non-conforming Sign may be modified in any way that would increase the degree of non-conformity of such Sign. Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition of any portion of a Sign declared unsafe by proper authority. Non-conforming Signs may be improved to the extent that such improvement does not exceed fifty percent (50%) of the current market value of the existing Sign. (as amended by Ord. No. 10-244, December 2010; and, Ord. #26-___, ____ 2026)

- (9) Obsolete and Abandoned Signs. Any Sign which advertises or pertains to a business, product, service, event, activity, or purpose which is no longer available or conducted, or which Sign has not been in use for a consecutive period of six (6) months, or any Sign Structure that for a consecutive six (6) month period does not display any Sign copy and/or advertising, shall be deemed to be an obsolete or abandoned Sign. Permanent Signs applicable to a business temporarily suspended because of a change of ownership or management shall not be deemed abandoned or obsolete unless the property remains vacant for a period of six (6) months. Obsolete or abandoned Signs are prohibited and shall be removed within thirty (30) days after written notification from the Sign Administrator. In the event of non-compliance with the aforesaid terms and provisions, the Sign Administrator shall have the authority to effect immediate removal of said Sign as a public nuisance with the cost of said removal being assessed to and taxed against the Sign Owner if known and the owner of the property upon which the Sign is located, jointly and severally, and

no liability shall attach to the City, its officials or agents for said removal of such a public nuisance.

(10) Appeals. The BZA shall have the following authority and responsibilities with respect to this Ordinance:

- a. To hear and decide appeals, other than those being taken from judgment of the City Municipal Court, where it is alleged by the appellant that there is an error in any notice, order, requirement, permit, decision, or refusal made by the Sign Administrator or any other administrative official in the carrying out or enforcement of any provision of this Ordinance.
- b. To hear and decide, in accordance with the provisions of this Ordinance, requests for Special Exception or for decisions upon other special questions upon which the BZA is authorized by this Ordinance. The Special Exception shall be determined by the BZA to be the only means of relieving a peculiar and/or exceptional condition. Approval of a request for Special Exception applies only to the existing use by the applicant and is not a vested right assigned with the property.
- c. To authorize, upon an appeal relating to said property, a Variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this Ordinance.
- d. An appeal must conform to the following procedures:
 1. Within ten (10) days of a written denial of a Sign permit from the Sign Administrator, a party may make an application for Special Exception, interpretation, or Variance using forms obtainable at the City office.
 2. Upon receipt of an application, the BZA shall hold a public hearing, after seven (7) days' notice of the time and place of such hearing by publication in a newspaper of general circulation within the City. The Board shall consider and decide all appeals, by majority vote of a quorum, within thirty (30) days of such public hearing.

- (11) Provisions Declared to be Minimum Requirements: The provisions of this Ordinance are for the promotion of the public health, safety, morals, and general welfare for the City and are considered to be minimum requirements. Wherever the requirements of any other lawfully adopted rules, regulations, Ordinances, and deed restrictions or covenants filed of record are not in conflict with the intent and purpose of this Ordinance, the more restrictive or higher standards shall govern.
- (12) Violations – Separate Violations and Responsible Parties: Each day a violation continues shall be considered a separate offense. The owner or tenant of any building, Sign, premises, or Sign thereon, and any architect, builder, contractor, agent, or other person who commits or participates in, assists in, or maintains any violation hereunder, may be found responsible of a separate offense. Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation. (Ord. #1075, Aug. 1997, as amended by Ord. #01-026, Dec. 2001; and, Ord. #26____, _____, 2026).

SECTION 2. That a public hearing is hereby set for May 12, 2026 at 7:00 PM.

SECTION 3. That said ordinance shall take effect forthwith upon its final passage, the public welfare requiring it.

Mayor

ATTEST:

Recorder

APPROVED AS TO FORM:

City Attorney

Passed on First Reading

Recorder

Passed on Second Reading

Recorder

A RESOLUTION RECOMMENDING, TO THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, THAT TAX PARCEL 054.00, TAX MAP 008 NOT BE ANNEXED INTO THE CITY OF ALCOA (WILLIAMSON PROPERTY, LOCATED ON E. OLD TOPSIDE ROAD)

WHEREAS, the Board of Commissioners of the City of Alcoa has requested that the Alcoa Municipal Regional Planning Commission study and make recommendations for a plan of services for eligible areas in compliance with Section 6-51-107, Tennessee Code Annotated; and

WHEREAS, the study of the area by the Alcoa Municipal Regional Planning Commission shows that annexation by the City of Alcoa is NOT feasible at this time; and

WHEREAS, the Alcoa Municipal Regional Planning Commission has determined that the City of Alcoa does NOT have the ability to benefit the said area by rendering municipal services, when and as needed.

NOW, THEREFORE, BE IT RESOLVED by the City of Alcoa Municipal Regional Planning Commission as follows:

SECTION 1. That the Alcoa Municipal Regional Planning Commission does NOT recommend annexation of property containing approximately 1.026 acres, more or less, as shown by map attached hereto (Exhibits A and B), to the Board of Commissioners of the City of Alcoa. Said property is further described below:

BEING all of Tax Parcel 054.00, Tax Map 008.

SECTION 2. That the Secretary of the Alcoa Municipal Regional Planning Commission certifies a copy of this resolution to the Board of Commissioners of the City of Alcoa.

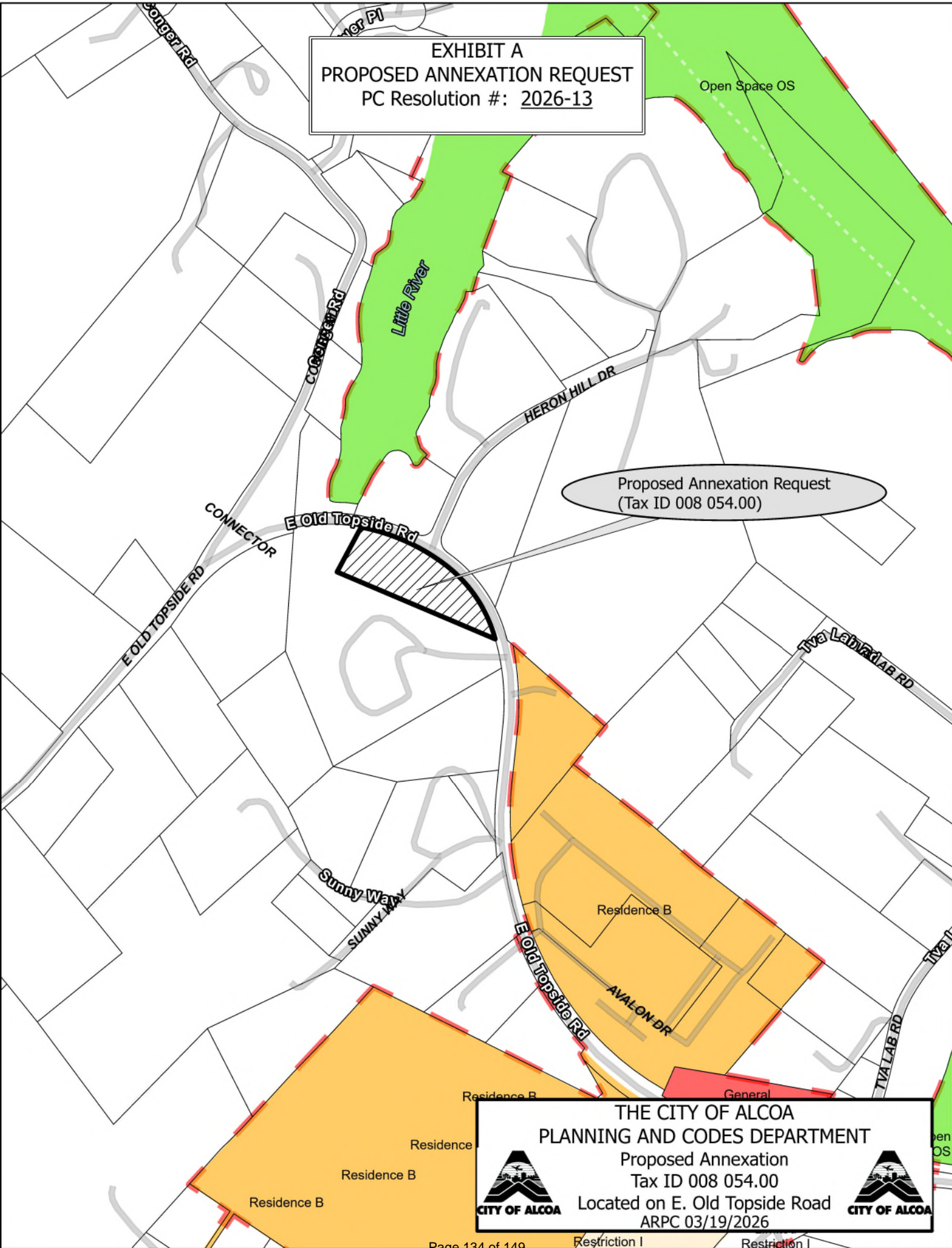
ADOPTED March 19, 2026.

Chairman, Alcoa Municipal Regional
Planning Commission

ATTEST:



Secretary

EXHIBIT A
PROPOSED ANNEXATION REQUEST
PC Resolution #: 2026-13



Proposed Annexation Request
(Tax ID 008 054.00)

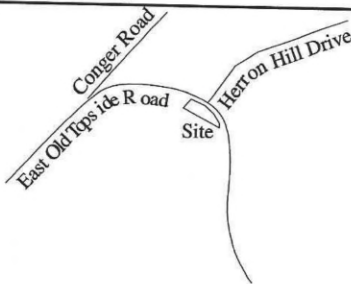
THE CITY OF ALCOA
PLANNING AND CODES DEPARTMENT
Proposed Annexation
Tax ID 008 054.00
Located on E. Old Topside Road
ARPC 03/19/2026



Surveyor's Notes:

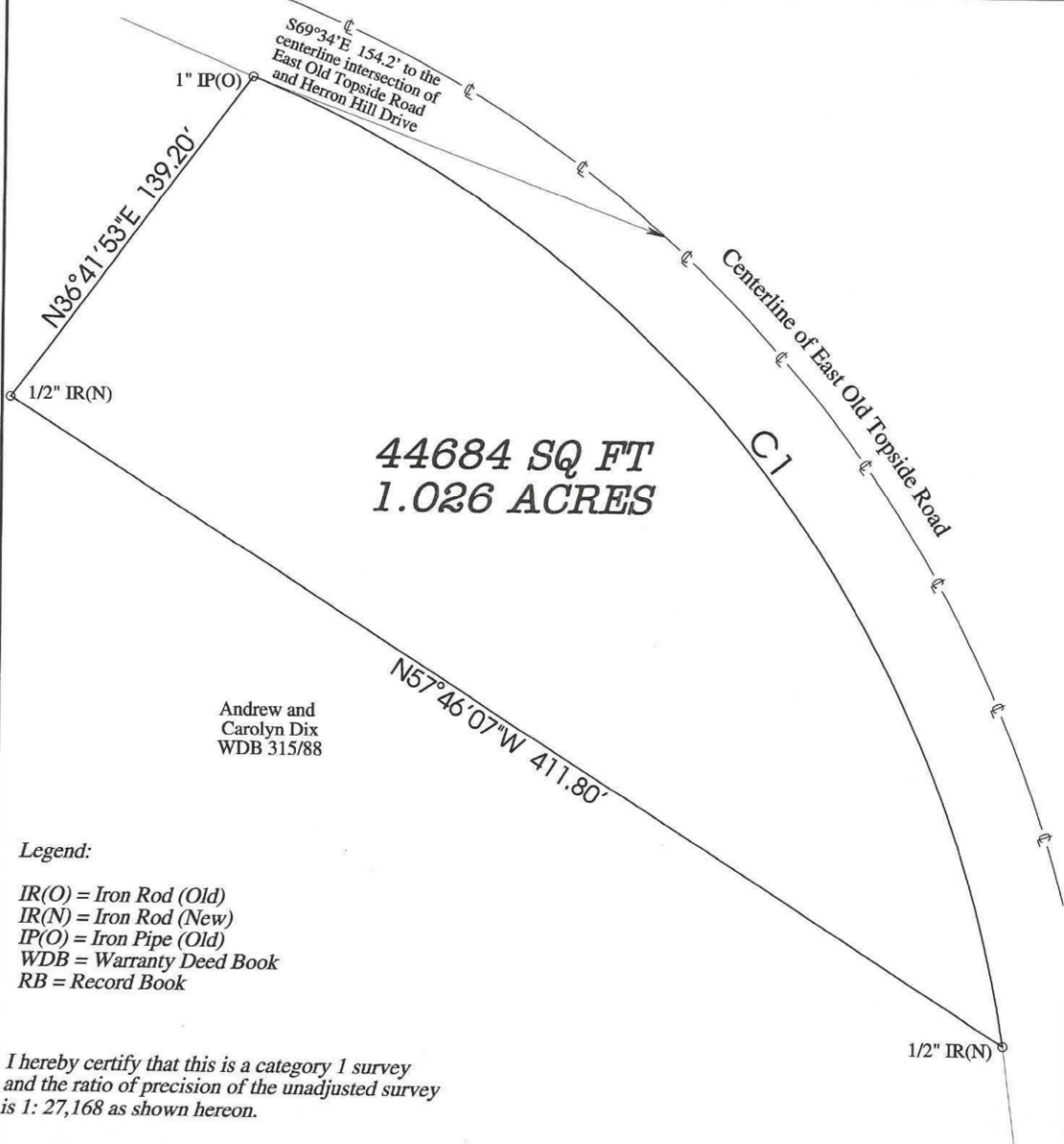
1. No title opinion is expressed or implied.
2. No underground footers or utilities were located.

Magnetic
4/26/10



Vicinity Map (Not to Scale)

CURVE	ARC	CHORD BEARING	RADIUS	CHORD
C1	443.86'	S38°40'38"E	428.70'	424.30'



**44684 SQ FT
 1.026 ACRES**

Andrew and
 Carolyn Dix
 WDB 315/88

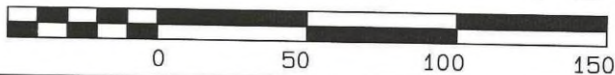
Legend:

- IR(O) = Iron Rod (Old)
- IR(N) = Iron Rod (New)
- IP(O) = Iron Pipe (Old)
- WDB = Warranty Deed Book
- RB = Record Book

I hereby certify that this is a category 1 survey
 and the ratio of precision of the unadjusted survey
 is 1: 27,168 as shown hereon.

Alan T. Barnard
 Alan T. Barnard Tenn. Reg. No. 2366

GRAPHIC SCALE 1" = 50'



Scofield and Williamson Property	
Job #845	Blount County, Tennessee District 11, CLT Map 8 Parcel 54
Date: April 28, 2010	
Owners: Patricia A. Scofield and R. Craig Williamson RB 2261/1688	Surveyor: Alan T. Barnard (#2366) P.O. Box 6204 Maryville, TN 37802 (865) 256-1104

R. Craig Williamson
1640 E Old Topside Rd.
Louisville TN 37777
rcraigwilliamson@gmail.com

January 16, 2026

Jeremy Pearson, AICP
City Planner
City of Alcoa Planning and Codes
223 Associates Boulevard
Alcoa, TN 37701

Dear Mr. Pearson,

The purpose of this letter is to request annexation of my property located at 1639 E. Old Topside Rd. Louisville TN, for the purpose of connecting to the City Of Alcoa's sanitary sewer system. The tax id property which is located in Blount County is 008 054.00. For your reference I have attached the property plat.

If you have any questions regarding this request, please feel free to contact me by phone (text or call) at 803 439-3192 or by email at rcraigwilliamson@gmail.com.

Sincerely,

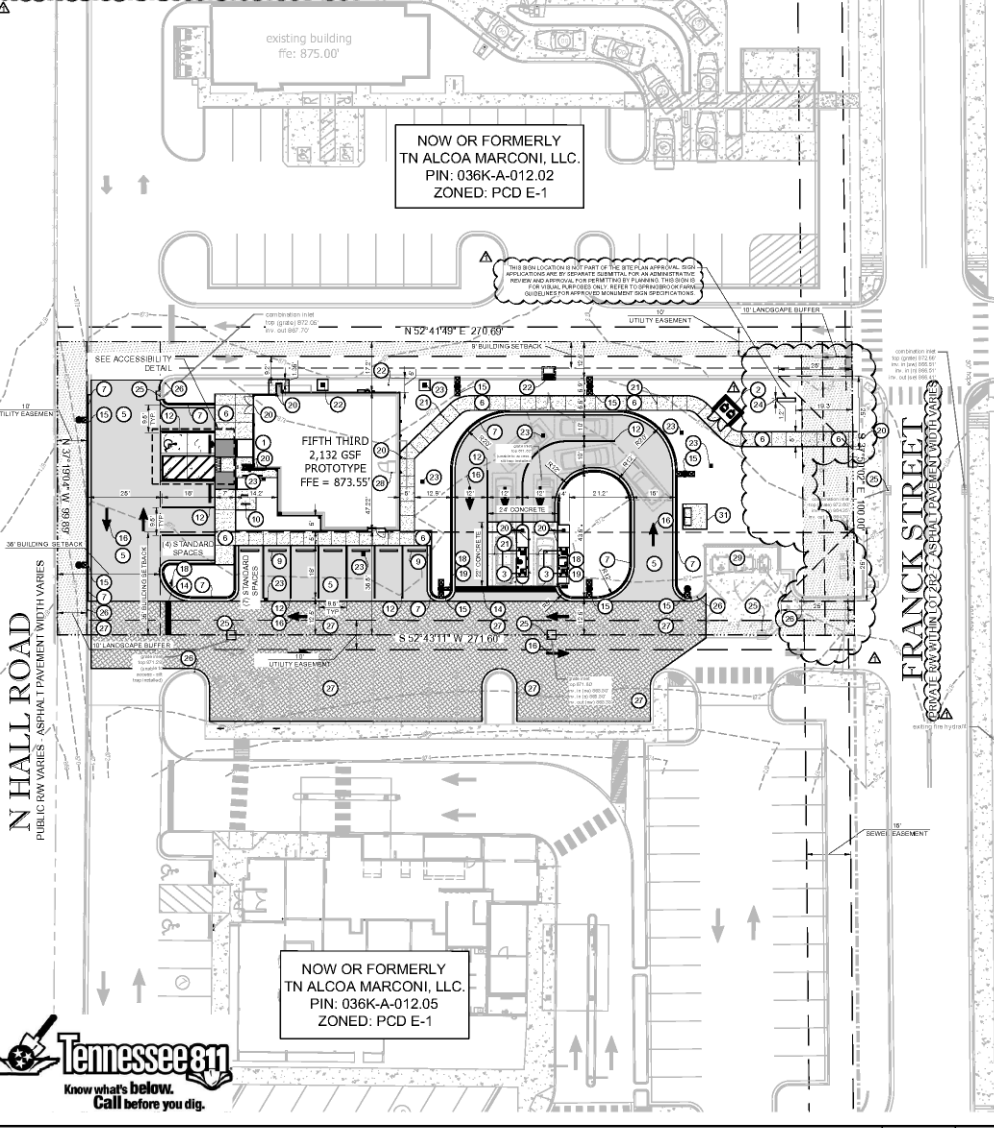
A handwritten signature in cursive script that reads "Craig Williamson".

R. Craig Williamson
Property Owner

Enclosures: Property Plat Blount County Tax Id. 008 054.00

PRE VS POST SITE AREAS			
SITE AREA	ACRE	S.F.	PERCENT
	0.622	27,068	100.00%
PRE-DEVELOPMENT			
PERVIOUS AREAS	0.45	18,601	72.00%
IMPERVIOUS AREA	0.17	7,467	28.00%
POST-DEVELOPMENT			
PERVIOUS AREAS	0.17	5,750	28.00%
IMPERVIOUS AREA	0.45	18,519	72.00%

- SITE PLAN GENERAL NOTES**
1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
 2. EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM THE SURVEY.
 3. BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
 4. ALL TIES TO THE PROPERTY LINE ARE BASED ON THE SURVEY.
 5. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.



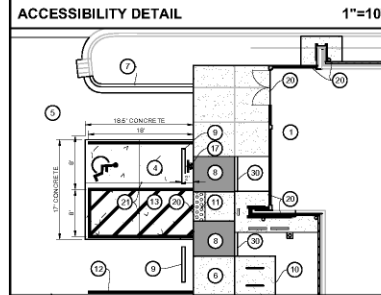
NOW OR FORMERLY
TN ALCOA MARCONI, LLC.
PIN: 036K-A-012.02
ZONED: PCD E-1

NOW OR FORMERLY
TN ALCOA MARCONI, LLC.
PIN: 036K-A-012.05
ZONED: PCD E-1



- KEYED NOTES**
- 1 NEW BUILDING (SEE ARCHITECTURAL DRAWINGS)
 - 2 NEW ROLL-UP CART TRASH ENCLOSURE (SEE ARCHITECTURAL DRAWING)
 - 3 NEW 6" THICK CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01
 - 4 NEW 6" THICK BLACK/TKT CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01
 - 5 NEW ASPHALT PAVEMENT. SEE DETAILS, SHEET C05.01
 - 6 NEW 4" THICK CONCRETE SIDEWALK. SEE PLAN FOR WIDTH. SEE DETAILS, SHEET C05.01
 - 7 NEW 18" CURB AND GUTTER. SEE DETAILS, SHEET C05.01
 - 8 NEW ADA RAMP. SEE DETAILS, SHEET C05.01
 - 9 NEW WHEEL STOP. SEE DETAILS, SHEET C05.01
 - 10 NEW BICYCLE RACK. SEE DETAILS, SHEET C05.01
 - 11 NEW DETECTABLE WARNING. SEE DETAILS, SHEET C05.01
 - 12 NEW 6-INCH "WHITE" PARKING/STAIR STROPE (CONTINUOUS PAINT)
 - 13 NEW ACCESSIBLE PARKING SPACES AND ACCESS ARBLE. SEE DETAILS, SHEET C05.01
 - 14 NEW 24-INCH "WHITE" STOP BAR (CONTINUOUS PAINT)
 - 15 NEW AREA LIGHT POLE. SEE ELECTRICAL PLAN
 - 16 NEW "WHITE" DIRECTIONAL ARROW (CONTINUOUS PAINT)
 - 17 NEW ACCESSIBLE PARKING SIGN. SEE DETAILS, SHEET C05.02
 - 18 NEW 30" R1-1 "S" TOP SIGN (TYPICAL OF 3). SEE DETAILS, SHEET C05.02
 - 19 NEW 30" R1-1 "D" NO ENTRY SIGN (TYPICAL OF 2). SEE DETAILS, SHEET C05.02
 - 20 NEW EXPANSION JOINT. SEE DETAILS, SHEET C05.01
 - 21 NEW CONTROL JOINT. SEE DETAILS, SHEET C05.01. SEE ARCHITECTURAL PLANS FOR CONTROL JOINT LAYOUT DIMENSION.
 - 22 NEW STORMWATER STRUCTURE. SEE STORM PIPING PLAN, SHEET C03.02
 - 23 NEW CLEANOUT CONCRETE COLLAR PAD. SEE PIPING PLAN AND UTILITY PLAN, SHEETS C03.02 AND C04.01
 - 24 PROPOSED 50 BANK SIGN. THIS SIGN IS FOR VISUAL PURPOSES ONLY. REFER TO SPRINGBROOK FARM GUIDELINES FOR APPROVED SPECIFICATIONS.
 - 25 EXISTING STORMWATER STRUCTURE TO REMAIN
 - 26 EXISTING CURB AND GUTTER TO REMAIN
 - 27 FINAL TOP LAYER OF ASPHALT TO BE PLACED ONCE CONSTRUCTION ACTIVITIES ARE COMPLETED.
 - 28 NIGHT DEPOSIT (SEE ARCHITECTURAL PLANS)
 - 29 EXISTING JIM NICK'S RESTAURANT TRASH ENCLOSURE TO REMAIN
 - 30 NEW 6" X 18" VERTICAL CURB. 3 FOOT CURB TRANSITION AT PATHWAYS. SEE DETAILS, SHEET C05.01
 - 31 NEW TRANSFORMER PAD. REFER TO ELECTRICAL PLAN FOR MORE INFORMATION.

- LANDSCAPE NOTE**
1. CONTRACTOR TO RE-GRADE SURROUNDING GRADE ELEVATION AND RE-SO AS NEEDED TO MEET PROPOSED TOP OF SIDEWALK ELEVATIONS
 2. CONTRACTOR SHALL REPLACE ALL DISTURBED LANDSCAPING TO MATCH EXISTING
 3. CONTRACTOR SHALL TIE INTO EXISTING IRRIGATION SYSTEM AND EXTEND NEW DRIP IRRIGATION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.



- LEGEND**
- PROPERTY LINE
 - EXISTING TO REMAIN
 - EXISTING CONCRETE TO REMAIN
 - PROPOSED CONCRETE LESS THAN 6"
 - PROPOSED CONCRETE 6" OR GREATER
 - NEW ASPHALT PAVEMENT
 - NEW TOP ASPHALT SURFACE PAVEMENT
 - SETBACK/BUFFER
 - PROPOSED CURB
 - PROPOSED CURB AND GUTTER

SITE DATA

SITE ADDRESS: 1115 FRANCK STREET ALCOA, TENNESSEE 3701

PARCEL ID: LOT 282-2 036K-A-012.04

SITE AREA: 0.622 AC (27,068 SF)

BUILDING AREA: 2,132 SF GSF

EXISTING ZONING: PCD E-1 / PLANNED COMMERCIAL DEVELOPMENT

EXISTING LAND USE: VACANT

DEVELOPED USE: BANK WITH DRIVE THRU

PARKING REQUIREMENTS

PARKING REQUIRED: 1 SPACES PER 300 SF OF G.F.A. = 7 SPACES
2,132 SF / (1,300 SF) = 7 SPACES

TOTAL PARKING PROVIDED: 11 SPACES
STANDARD PARKING = 11 SPACES
ACCESSIBLE PARKING = 1 SPACE
TOTAL PARKING = 12 SPACES

PARKING SPACE SIZE: 9.5' X 18' MINIMUM

DRIVE THROUGH QUEUE: NO LAND DEVELOPMENT CODE REQUIREMENT

BICYCLE PARKING REQUIRED: 1 SPACE PER 5,000 SF OF GROSS FLOOR AREA. 2,132 SF / (115,000 SF) = 1 SPACE

BICYCLE PARKING PROVIDED: 4 SPACES

BUILDING REQUIREMENTS

BUILDING SE TBACK (NORTH HALL ROAD) = FLEXIBLE 35'

BUILDING SE TBACK (NORTH) = FLEXIBLE 35'

BUILDING SE TBACK (SOUTH) = FLEXIBLE 35'

BUILDING SE TBACK (FRANK STREET) = FLEXIBLE 35'

BUILDING HEIGHT = 8 STORES 19'-4"

* BUILDING SE TBACKS THAT ARE NON PERIPHERAL ARE FLEXIBLE (PER PRE-DEVELOPMENT PLAN)**

LANDSCAPE REQUIREMENTS

LANDSCAPE SE TBACK (NORTH HALL ROAD) = 10' 10'

LANDSCAPE SE TBACK (NORTH) = 0' 0'

LANDSCAPE SE TBACK (SOUTH) = 0' 0'

LANDSCAPE SE TBACK (SIDE) = 0' 0'

LANDSCAPE SE TBACK (FRANK STREET) = 0' 0'

NEW CONCRETE SIDEWALK AREA = 0.04 AC (1,680.29 SF)

NEW ASPHALT PAVEMENT AREA = 0.15 AC (6,468.29 SF)

FLOOD ZONE

THE DESCRIBED PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NO. 4709C0136C DATED SEPTEMBER 19, 2007.

LEGAL DESCRIPTION

LAND SITUATED IN BLOUNT COUNTY, TENNESSEE:

LOT 282-5, FINAL REPORT OF LOT 281, SPRINGBROOK FARMS SUBD/BLK (FORMER ALCOA WEST PLANT PROPERTY) INTO LOT 282-3, 282-4, 282-5, 282-6, 282-7, 282-8, 282-9, 282-10, 282-11, 282-12, 282-13, 282-14, 282-15, 282-16, 282-17, 282-18, 282-19, 282-20, 282-21, 282-22, 282-23, 282-24, 282-25, 282-26, 282-27, 282-28, 282-29, 282-30, 282-31, 282-32, 282-33, 282-34, 282-35, 282-36, 282-37, 282-38, 282-39, 282-40, 282-41, 282-42, 282-43, 282-44, 282-45, 282-46, 282-47, 282-48, 282-49, 282-50, AS SHOWN ON PLAT RECORDED AS MAP FILE NO. 468A, IN THE REGISTERS OFFICE OF BLOUNT COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TN ALCOA MARCONI, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 2724, PAGE 805, DATED 11/02/2022 AND RECORDED 11/02/2022 IN THE REGISTERS OFFICE OF BLOUNT COUNTY, TENNESSEE.

SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
2. EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM THE SURVEY.
3. BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.

SCALE:



FIFTH THIRD BANK
SPRINGBROOK
1115 FRANCK STREET
ALCOA, TENNESSEE 37701



ISSUE	BY	DATE	DESCRIPTION
1	IEG	01/28/24	PERMIT SET
2	IEG	03/05/24	SITE REVIEW 1

PROJECT INFORMATION BLOCK

JOB # 250495

DATE 01/28/2024

DRAWN BY: IEG

CHECKED BY: IEG

SHEET TITLE

SITE PLAN

SHEET NUMBER

C02.01

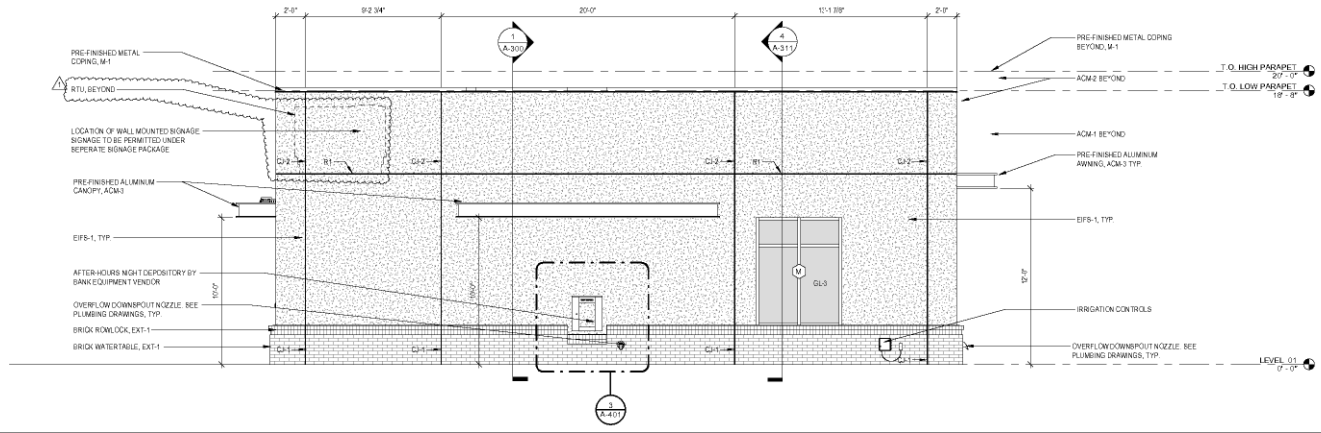
EXTERIOR FINISH SCHEDULE				
ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
AD24	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REFINO-BOND	CUSTOM FIFTH THIRD BLUE	MINI FR CORE ALUM COMPOSITE PANEL, DURAGLOSS 3000
AD25	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REFINO-BOND	CUSTOM FIFTH THIRD GREEN	MINI FR CORE ALUM COMPOSITE PANEL, DURAGLOSS 3000
AD26	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REFINO-BOND	ANDOC CLEAR	MINI FR CORE ALUM COMPOSITE PANEL, COLORFLEX 500
AL-1	ANODIZED ALUMINUM	TRK	CLEAR ANODIZED	BRASS/CR CHS/ZN 2" X 4" 12" W/ 1/2" YS/4" 11" CENTER SET STOREFRONT
EFS-1	EFS BARRIER SYSTEM	DRYVIT O/I INSULATION PLUS MD	COVER SKY	2" EFS SYSTEM - TYP SANDBLAST FINISH
EFS-2	EFS BARRIER SYSTEM	DRYVIT O/I INSULATION PLUS MD	COVER SKY	2" EFS SYSTEM - VESTIBULE PARAPET, SANDBLAST FINISH
EP-1	PAINTED GALVANIZED STEEL GATE	BENJAMIN MOORE	DALE PATENT - C22	BRASS/CR CHS @ STEEL, SATIN FINISH @ WALLS
EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER COOMA, MORTAR COLOR: OLD LIME PUTTY
GL-1	EXTERIOR GLAZING	WTRIO	SOLARBAN 80 ACUTY + ACUTY	ARGON U-0.24 SHCO-0.23
GL-2	EXTERIOR GLAZING	WTRIO	SPANDREL GLASS	DRAINING GRAY SPANDREL COATING
M-1	PRE-FINISHED METAL COPING	PRC GLAD	ANDOC CLEAR	

EXTERIOR GLAZING BASIS OF DESIGN:
 REGULAR EXTERIOR STOREFRONT
 W/ 1/2" YS/4" 11" CENTER SET THERMALLY BROKEN STOREFRONT, 1" PANEL INFILL
 2" X 4" 12" MULLION
 EXTERIOR INSULATED GLASS UNIT
 WTRIO SOLARBAN 80 (2) ACUTY + ACUTY
 OVERALL THICKNESS: 1 INCH
 R.F.T. 5%
 EXT. REFLECTANCE: 5%
 INT. REFLECTANCE: 10%
 U-VALUE (ARGON): 0.24
 SHCO: 0.23
 LSG: 2.0
 PROVIDE SAFETY GLAZING LABELING

INTERIOR GLAZING BASIS OF DESIGN:
 WTRIO W/ 1/2" YS/4" 11" CENTER SET, 1/4" PANEL INFILL
 1 3/4" X 4 1/2" MULLION
 INTERIOR GLASS UNIT
 CLEAR FLOAT GLASS, FULLY TEMPERED
 OVERALL THICKNESS: 3/4"
 PROVIDE SAFETY GLAZING LABELING

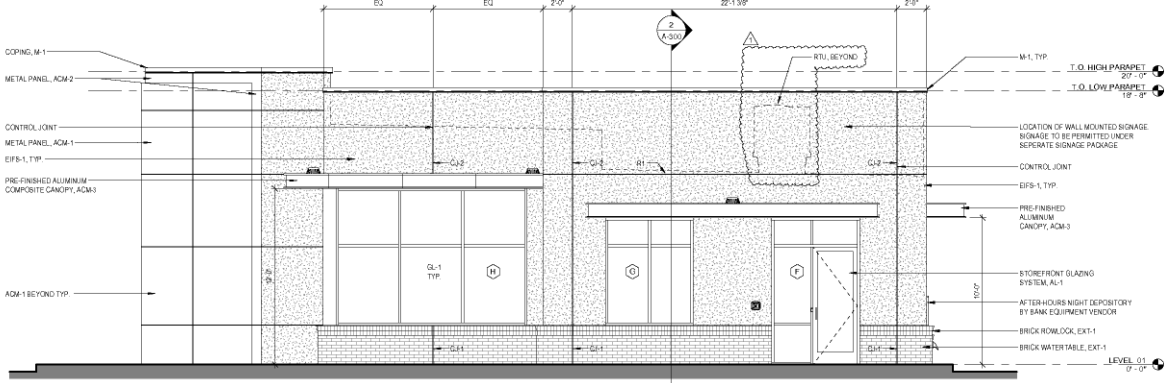
ACM PANEL - GENERAL NOTES	
A.	ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 1/4" DIAMETAL STUD FRAMING. REFER TO STRUCTURAL METAL STUD FRAMING NOT BY SYSTEMS.
B.	METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.
C.	FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (S.C. TO COORDINATE).
D.	8" EFS BARRIER SYSTEM INSULATION PLUS MD INSULATION WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY SYSTEMS).
E.	ALL FASTENING FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PRE-FINISHED ALUMINUM COLOR TO MATCH U.I.C.
F.	ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHINGS).
G.	ALL SCAFFOLD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP.
H.	USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) CONDITIONS AT DISSIMILAR MATERIALS (IE, STUCCO, WINDOW MULLION).
I.	ALL SCAFFOLD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) JOINT CONDITIONS AT DISSIMILAR MATERIALS (IE, STUCCO, WINDOW MULLION).

GLAZING REQUIREMENTS			
SF OF WALL	SF OF TRANSPARENCY	% PROVIDED	% REQUIRED
146 SF	43 SF	29%	5%



NORTH ELEVATION 1/4" = 1'-0" 1

GLAZING REQUIREMENTS			
SF OF WALL	SF OF TRANSPARENCY	% PROVIDED	% REQUIRED
181 SF	228 SF	21%	5%



EAST ELEVATION 1/4" = 1'-0" 2



FIFTH THIRD BANK
 SPRINGBROOK
 1115 Franck Street Alcoa, TN 37701

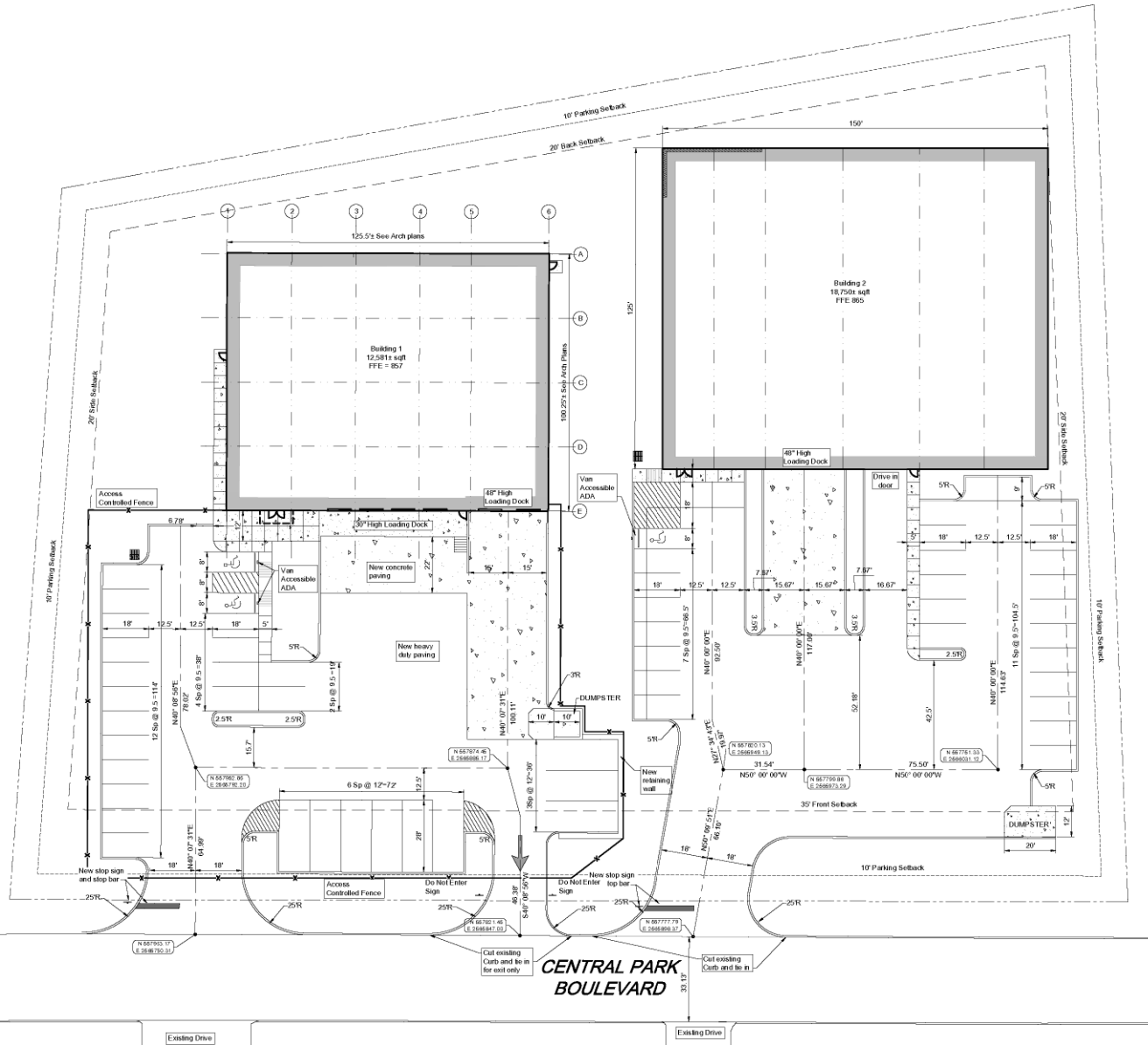
Method(s) include an approved design and any other information provided or required by the Authority. The Authority is not responsible for the design or construction of the project. The Authority is not responsible for the design or construction of the project. The Authority is not responsible for the design or construction of the project.

ISSUE	BY	DATE	DESCRIPTION
1	CS	03/05/24	PLAN REVIEW COMMENTS #1

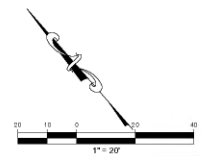
PROJECT INFORMATION BLOCK	
JOB #	250105
DATE	02/03/24
DRAWN BY:	CS
CHECKED BY:	JM

SHEET TITLE
 EXTERIOR ELEVATIONS

SHEET NUMBER
 A-201



Layout Notes	
1.	All dimensions to curb line reference face of curb - see detail.
2.	See architectural drawings for building dimensions. All dimensions to building are approximate unless specifically noted as building layout points.
3.	See Utility Plan for new and existing utility line locations. See Grading and Drainage Plan for new and existing storm drain locations.
4.	Retaining wall shown for reference only, designed by others.
Parking Summary	
Alcoa Requires 1 space for every 750sqft of building space.	
Building 1 = 12,581sqft which requires 17 total spaces provided. Provided Parking = 28 Total Spaces (2 ADA)	
Building 2 = 18,750sqft which requires 25 total spaces provided. Provided Parking = 25 Total Spaces (1 ADA)	
Pavement Markings	
1.	All roadway pavement markings shall be thermoplastic or preformed plastic markings as specified in the latest edition of TDOTSS.
2.	All parking space markings shall be painted markings as specified in the latest edition of TDOTSS.
Site Data Table	
1.	Purposed land use: Industrial
2.	Tax ID: 008 165 03
3.	Gross Floor Area: 31,331 sqft
4.	Total Floors per building: 1
5.	Impervious Surface of Coverage: 1.04 acres (80,150 sqft) 51.2%
6.	Disturbed Area: 2.85



Project: **3530 Central Park Blvd**
3530 Central Park Blvd
Topsoil LLC
Alcoa, Tennessee



310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 665-571-2281

Drawing Description:
Site Layout

No.	Date	Revision
1	03/05/2026	City Comments

Drawn By	
Checked	
Approved	
Job No.	2025075
Scale	1"=20'
Date	2-02-2026

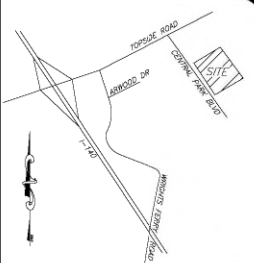
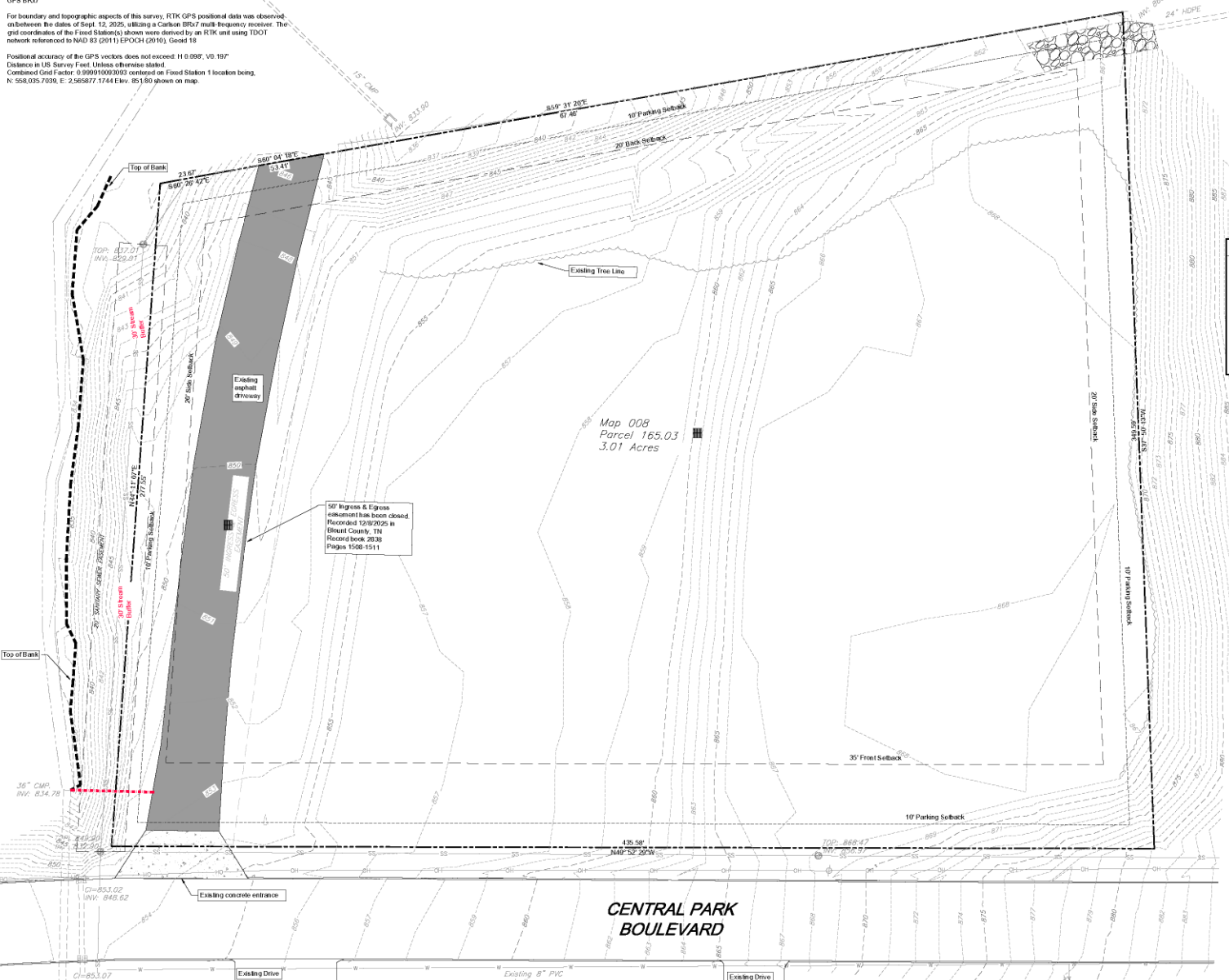
C101
Sheet No.

Not For Construction For Review Only

X:\2025\2025075 - Greg Meiser - 3530 Central Park Blvd\DWG\Main - Greg Meiser - 3530 Central Park Blvd - Master.dwg, Tue 05/20/2026 - 3:55pm mibailey - LUS Copyright, 2026

Notes:

GPS BR7
For boundary and topographic aspects of this survey, RTK GPS positional data was observed on between the dates of Sept. 12, 2025, utilizing a Carlson BR7 multi-frequency receiver. The grid coordinates of the Fixed Station(s) shown were derived by an RTK unit using TDO1 network referenced to NAD 83 (G111) EPOCH1 (2010), Geoid 19.
Positional accuracy of the GPS vectors does not exceed: H 0.098', V 0.197'
Distance in US Survey Feet. Unless otherwise stated.
Combined Grid Factor: 0.999919092093 centered on Fixed Station 1 location being: N: 558.035, 7030, E: 2, 3656877, 1744 Elev: 85, 180 shown on map.



LOCATION MAP
N.T.S.

Survey Notes

- Survey by:
Land Development Solutions
310 Simmons Rd S.E. K,
Knoxville, TN 37922
Phone: (865) 671-2281
- Map 008 Parcel 165.03
- Utility information is based on information obtained from the utility providers. Underground utility locations shown are taken from historical drawings and shall not be relied upon as exact locations. The contractor is responsible for determining the accuracy of this information.

Map 008
Parcel 165.03
3.01 Acres

50' Ingress & Egress
Easement has been Observed
Recorded 12/19/2025 in
Blount County, TN
Record book 2033
Pages 1508-1511

**CENTRAL PARK
BOULEVARD**

**Not For
Construction
For Review
Only**

CERTIFICATE OF ACCURACY
I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey exceeding 1:10,000 and that this survey was done in compliance with current Minimum Standards of Practice for the State of Tennessee.
Edd D. Miller Date: 4/30/26
Registered Land Surveyor
Tennessee Certificate No. 2033

Project:
3530 Central Park Blvd
3530 Central Park Blvd
Topsoil LLC
Alcoa, Tennessee

**LAND
DEVELOPMENT
SOLUTIONS**

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 865-671-2281

Drawing Description:
Existing Conditions

Revision	Date



Drawn By	
Checked	
Approved	
JOB No.	2025075
1"=20'	2-02-2026
Scale	Date

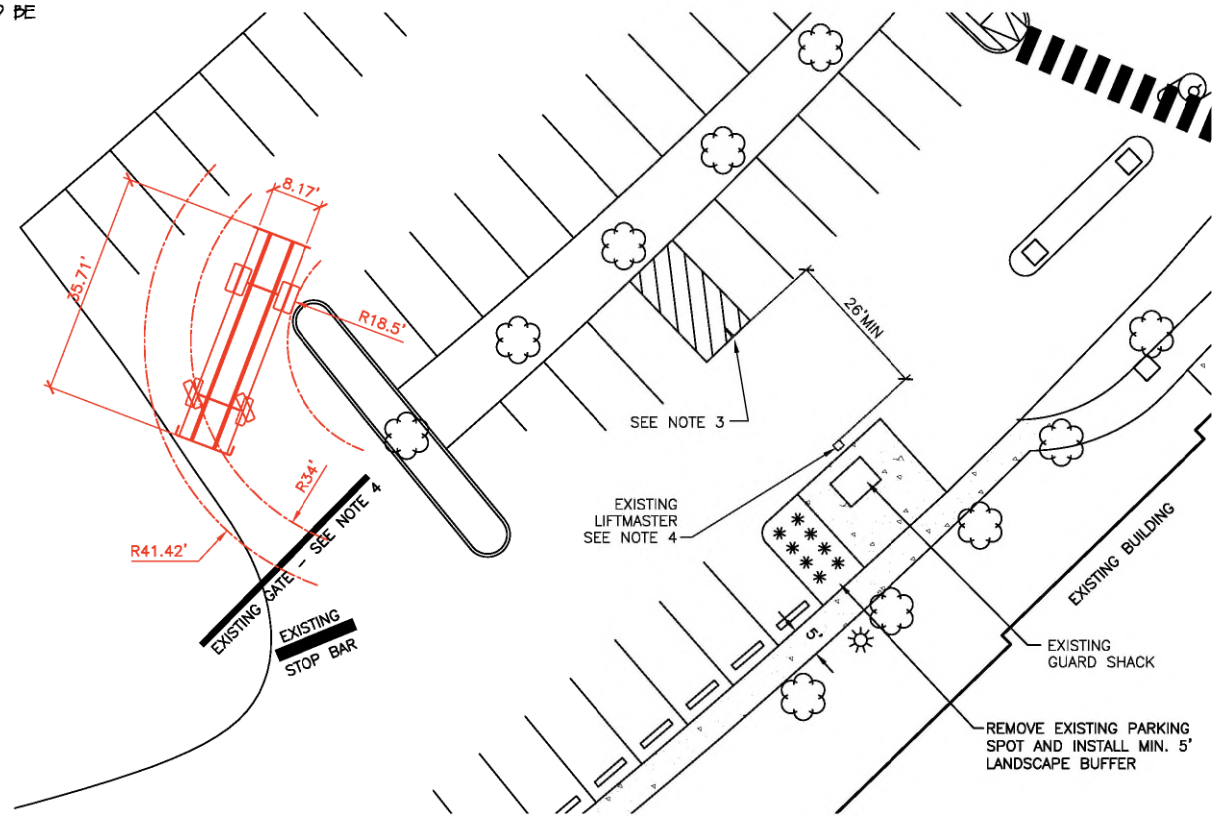
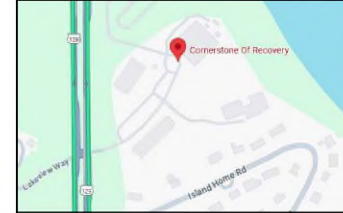
C001
Sheet No.

GENERAL PROJECT NOTES

1. BEST & ASSOCIATES ARCHITECTS HAS REVIEWED AND MODIFIED THIS DRAWING ONLY FOR SPECIFIC PURPOSES RELATED TO THE CURRENT SCOPE OF WORK. RESPONSIBILITY IS LIMITED TO THOSE MODIFICATIONS AND DOES NOT EXTEND TO THE ORIGINAL DESIGN, DATA, OR ASSUMPTIONS PREPARED BY OTHERS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. REMOVE EXISTING PARKING SPOT AND INSTALL NEW KEYPAD LEAVING MINIMUM 26' CLEARANCE BETWEEN FACE OF KEYPAD AND EDGE OF LIFTMASTER.
4. ALL GATES MUST HAVE CLICK-TO-ENTER CAPABILITIES AVAILABLE AT ALL TIMES FOR EMERGENCY VEHICLE ACCESS.
5. A MINIMUM 5 FT. OPEN SPACE ISLAND IS TO BE MAINTAINED WHERE PARKING TERMINATES.

SITE INFORMATION & LOCATION MAP

OWNER: CORNERSTONE OF RECOVERY
 ADDRESS: 4726 AIRPORT HWY, LOUISVILLE, TN 37111
 PHONE: (865) 926-3755
 PROPERTY INFO: MAP 009 PARCEL 10.00 ZONE: C-1



LANDSCAPE SCHEDULE			
SYMBOL	PLANT	PLANTING SIZE	SIZE AT MATURITY
GRAND COVER			
*	VARIGATED LIRIOPE (LIRIOPE MUSCARI "VARIEGOTA")	1 GALLON @ 15" OC	12"

1 SITE PLAN
 C100 SCALE: 1" = 20'

Best & Associates Architects
 1401 MARKETPLACE DRIVE, MARYSVILLE, TN 37053
 PHONE: 865-977-5400 FAX: 865-963-9308

CORNERSTONE OF RECOVERY
ALCOA, TENNESSEE

REVISIONS
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 DATE: 1/14/20
 SCALE: 1" = 20'
 DESCRIPTION: SITE PLAN

SHEET
C100



GreshamSmith.com
 2095 Lakeside Centre Way
 Suite 210
 Knoxville, TN 37922
 865.521.6777

ROADWAY IMPROVEMENTS

WERNER AVENUE

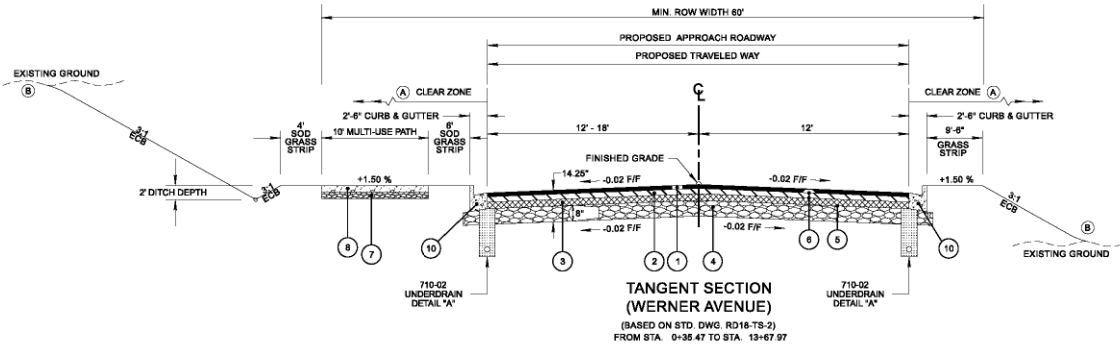
BLOUNT COUNTY, TENNESSEE

SEALED BY

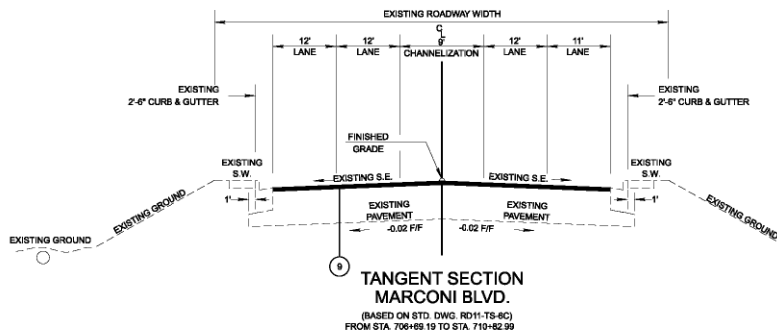
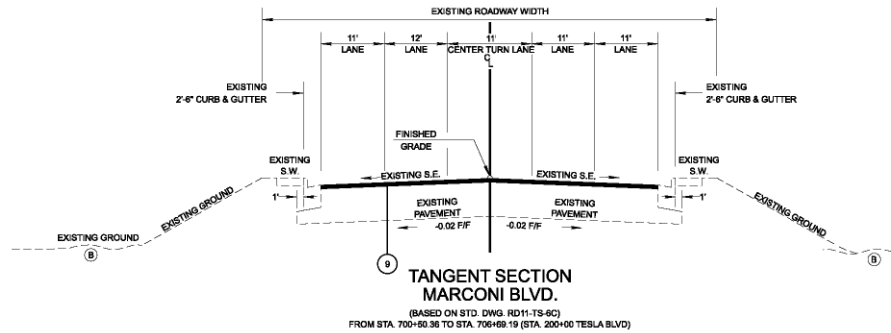
TYPICAL SECTIONS
 &
 PAVEMENT SCHEDULE

2B

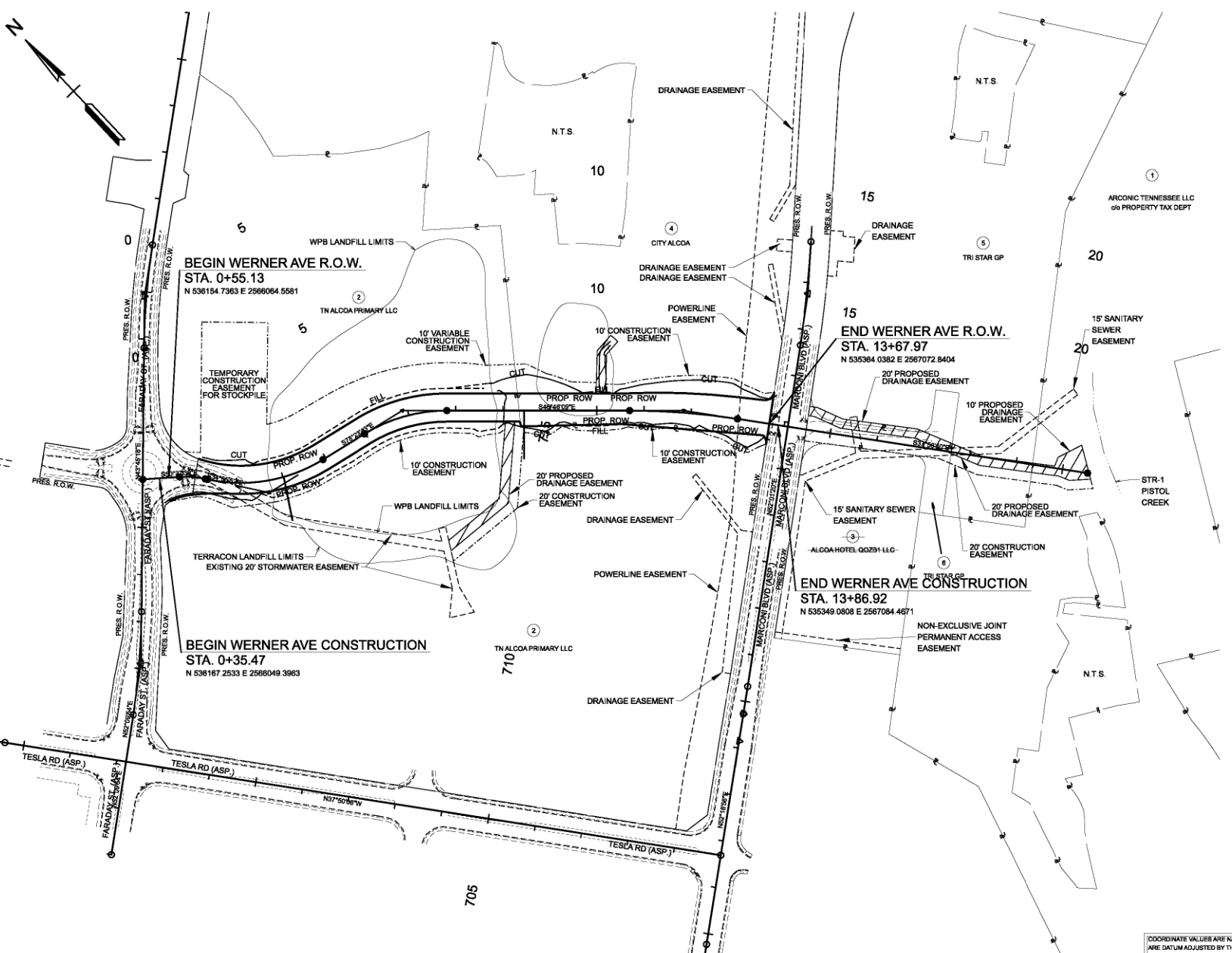
PROJECT: 47853.02
 YEAR: 2026



- (A) SEE STANDARD DRAWING 6-CZ-1 FOR CLEAR ZONE CRITERIA. SEE THE "ROADSIDE DESIGN GUIDE", AASHTO, 2011, FOR FURTHER INFORMATION REGARDING CLEAR ZONES.
- (1) MEDIAN CURBS WILL BE SLOPING CURBS. VERTICAL CURBS WILL NOT BE PERMITTED.



2/23/2026 1:36:41 PM C:\TMP\PIW\SE\0017083\025131-SHT-TYPICAL SECTIONS AND PAVEMENT SCHEDULE.DGN



ROADWAY IMPROVEMENTS
 WERNER AVENUE
 BLOUNT COUNTY, TENNESSEE

SEALED BY

PROPERTY MAP

3A

SCALE: 1"=100'
 PROJECT: 47653.02
 YEAR: 2025

COORDINATE VALUES ARE NAD 83 (2011).
 ARE DATUM ADJUSTED BY THE FACTOR
 OF 1.0009, AND TIED TO ITRM ALL
 ELEVATIONS ARE REFERENCED TO THE
 NAVD 1988 USING THE 2012B MODEL.

2/23/2025 1:41:54 PM
 C:\TMP\PW\SEID0173083\025131-SIT-PROPERTY MAP.DGN



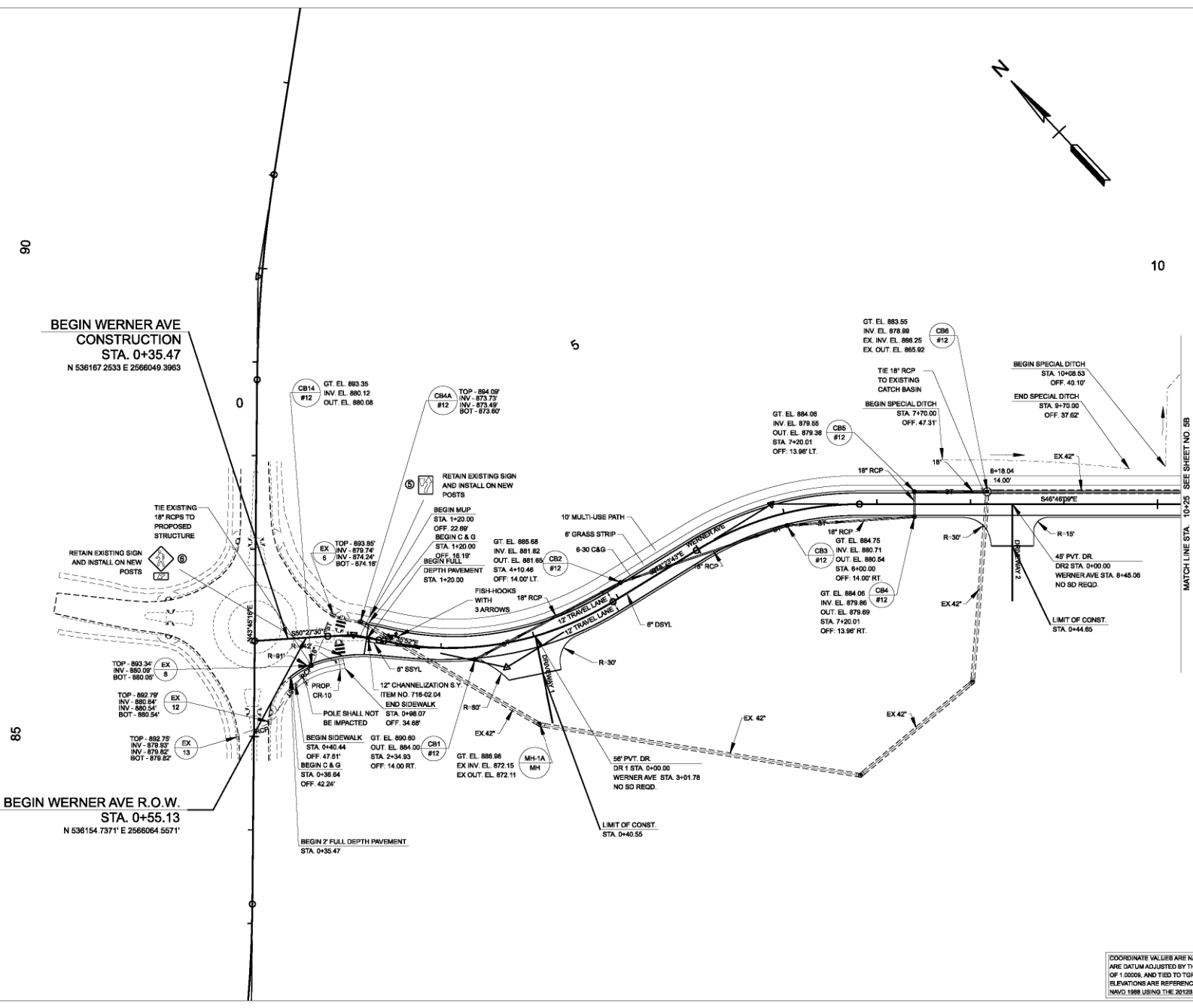
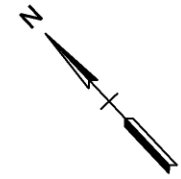
GreshamSmith.com
2095 Lakeside Centre Way
Suite 210
Knoxville, TN 37922
865.521.6777

ROADWAY IMPROVEMENTS
WERNER AVENUE
BLOUNT COUNTY, TENNESSEE

SEALED BY

PROPOSED LAYOUT
B.O.P. STA. 10+25

4B SCALE: 1"=50'
PROJECT: 47653.02
YEAR: 2026



COORDINATE VALUES ARE NAD 83 (2011).
ARE DATUM ADJUSTED BY THE FACTOR
OF 1.0000, AND TIED TO TURN ALL
ELEVATIONS ARE REFERENCED TO THE
NAVD 1988 USING THE 2012B MODEL.

2/23/2026 4:43:13 PM
C:\TMP\PW\SE\00170683\025131-SHT-PROPOSED LAYOUT.DGN



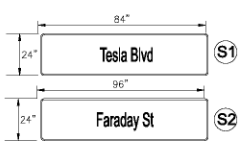
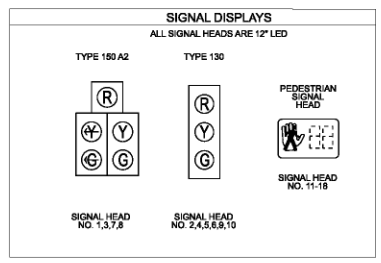
GreshamSmith.com
2095 Lakeside Centre Way
Suite 210
Knoxville, TN 37922
865.521.6777

ROADWAY IMPROVEMENTS
WERNER AVENUE
BLOUNT COUNTY, TENNESSEE

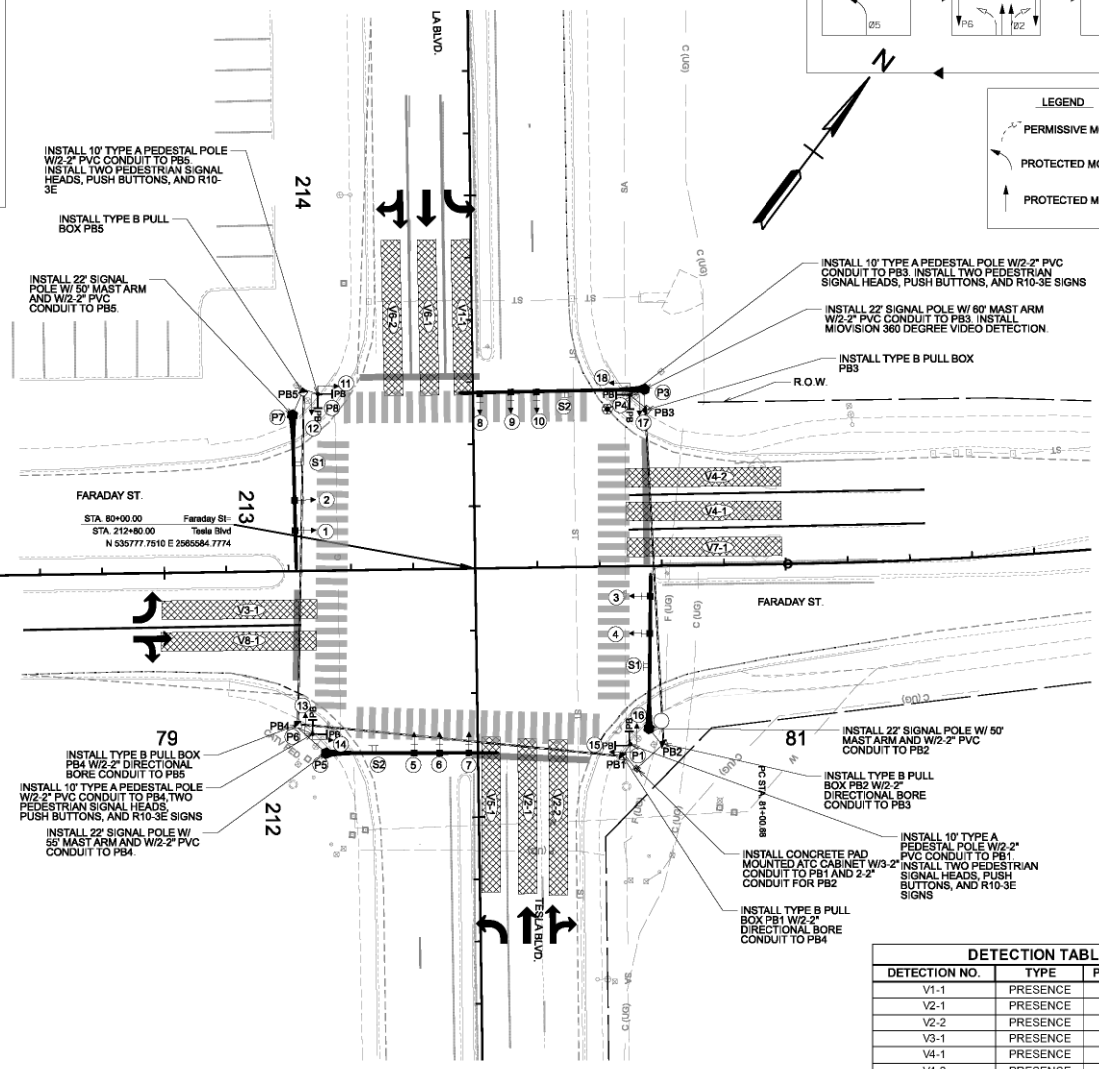
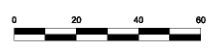
SEALED BY

SIGNAL LAYOUT
SIG-4

SCALE: 1"=20'
PROJECT: 47853.02
YEAR: 2026



- 12" U.C. LETTERS
- 9" L.C. LETTERS
- WHITE LETTERING
- GREEN BACKGROUND



DETECTION TABLE

DETECTION NO.	TYPE	PHASE	SIZE
V1-1	PRESENCE	1	6X50
V2-1	PRESENCE	2	6X50
V2-2	PRESENCE	2	6X50
V3-1	PRESENCE	3	6X50
V4-1	PRESENCE	4	6X50
V4-2	PRESENCE	4	6X50
V5-1	PRESENCE	5	6X50
V6-1	PRESENCE	6	6X50
V6-2	PRESENCE	6	6X50
V7-1	PRESENCE	7	6X50
V8-1	PRESENCE	8	6X50

FLASH OPERATION - FARADAY ST AND TESLA DR

PHASE	1	2	3	4	5	6	7	8
FLASH	R	Y	R	R	R	Y	R	R

2/23/2026 3:29:32 PM C:\TMP\PIW\SEID0017314\025131-SIT-PROPOSED SIGNAL SHEETS.DGN



GreshamSmith.com
 2095 Lakeside Centre Way
 Suite 210
 Knoxville, TN 37922
 865.521.6777

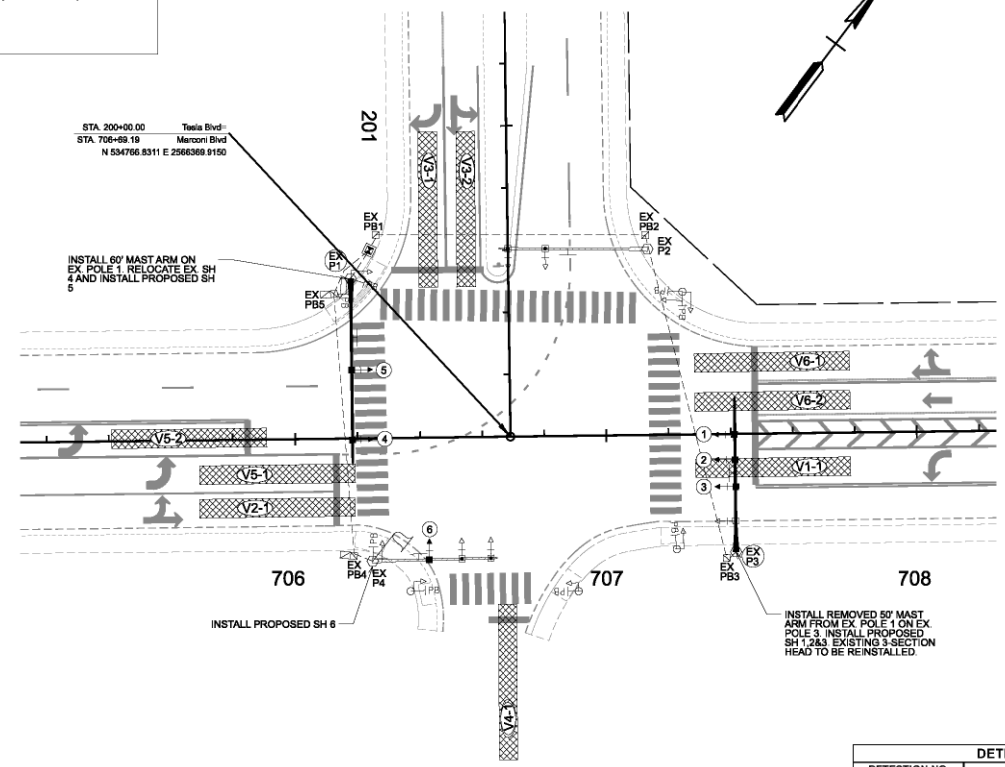
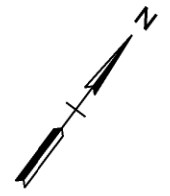
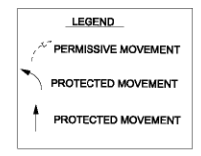
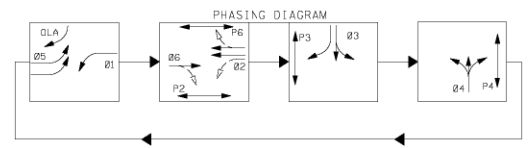
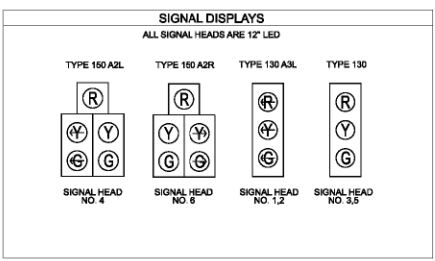
ROADWAY IMPROVEMENTS
 WERNER AVENUE
 BLOUNT COUNTY, TENNESSEE,

SEALED BY

SIGNAL DETAILS

SIG-6

SCALE: 1"=20'
 PROJECT: 47653.02
 YEAR: 2026



DETECTION TABLE

DETECTION NO.	TYPE	PHASE	SIZE
V1-1	PRESENCE	2	6X50
V2-1	PRESENCE	2	6X50
V3-1	PRESENCE	3	6X50
V3-2	PRESENCE	3	6X50
V5-1	PRESENCE	5	6X50
V5-2	PRESENCE	5	6X50
V6-1	PRESENCE	6	6X50
V6-2	PRESENCE	6	6X50

FLASH OPERATION - MARCONI BLVD. AND TESLA BLVD.

PHASE	1	2	3	4	5	6
FLASH	Y	Y	R	R	Y	Y

COORDINATE VALUES ARE NAD 83 (2011).
 ARE DATUM ADJUSTED BY THE FACTOR
 OF 1.0000, AND TIED TO TORN. ALL
 ELEVATIONS ARE REFERENCED TO THE
 NAVD 1988 USING THE 2012B MODEL.

2/23/2026 3:29:50 PM C:\TMP\PIW\SE\0017314\05131-SIT-PROPOSED SIGNAL SHEETS.DGN