

**ALCOA MUNICIPAL/REGIONAL PLANNING COMMISSION  
REGULARLY SCHEDULED MEETING  
May 18, 2023, 5:30 P.M.**

**AGENDA**

- I. Call to Order: Chairman
- II. Roll Call: Secretary
- III. Approval of Minutes: April 20, 2023
- IV. Citizen Comments:  
**Open.**
- V. Requests for Preliminary and Final Approval:
  1. **Consideration of a request by Michael Burt (owner) to replat two (2) lots into three (3) lots, located at 621 Mt. Lebanon Road (Tax ID 037 018.00 and 018.02) (Project # PLT-23-019).**
  2. **Consideration of a request by Scott Stanley (True Meridian Survey) to replat the interior property line between two (2) lots, Tanasi Inc., 3612 Williams Mill Road (Tax ID 027C A 005.00 and 005.01) (Project # PLT-23-020).**
  3. **Consideration of a request by Scott Smith to replat the interior property line between three (3) lots, Connie Zumaya and Melton Lake Properties LLC., located at 3255, 3265 and 3269 Wrights Ferry Road (Tax ID 017K A 007.00, 007.01 and 008.00) (Project # PLT-23-029).**
  4. **Consideration of a request by David Poe (Batson, Himes, Norvell & Poe) to plat all utility easements and site improvements, Alcoa Mini Storage, located at 934 Starlite Road (Tax ID 0091 011.00) (Project # PLT-21-030).**
  5. **Consideration of a request by Alan Grissom (Cannon & Cannon, Inc.) to plat all utility easements and three (3) detention pond easements, Project Pearl, located at 625 Pine Lake Drive (Tax ID 018 82.01) (Project # PLT-20-046).**
- VI. Requests for Preliminary Approval:  
**None.**
- VII. Requests for Final Approval:  
**None.**
- VIII. Miscellaneous Requests of Required Actions:
  1. **Consideration of a request by Blount County Regional Planning Commission for a recommendation on an amendment to the Blount County Zoning Regulations Article 7 for a new section which defines and regulates cluster development.**
  2. **Consideration of a request by Connie Zumaya, owner, to annex a portion of Tax ID 017K A 007.00 and 007.01, located at 3269 and 3265 Wrights Ferry Road.**

3. Consideration of a zoning assignment (Light Industrial District “F” and Buffer District “B-1”) for a portion of Tax ID 017K A 007.00 and 007.01, located at 3269 and 3265 Wrights Ferry Road.

4. Consideration of a rezoning request from Buffer District “B-1” to Light Industrial District “F” for a portion of Tax ID 017K A 008.00, located on Wrights Ferry Road.

5. Consideration of an amendment to the Residence District “B” Regulations sub-chapter of the “Zoning Ordinance” to amend setbacks and other area regulations.

6. Consideration of an amendment to the Residence District “C” Regulations sub-chapter of the “Zoning Ordinance” to amend setbacks and other area regulations.

7. Consideration of an amendment to the Definitions sub-chapter of the “Zoning Ordinance” to redefine/update definitions for yards, lots and other related terms.

IX. Concept Plan Review:  
**None.**

X. Old Business  
**None.**

XI. New Business:  
1. Consideration of a request by Steve Young (Oysk3 Architects) for site plan approval for the addition of townhome buildings, Avalon Apartments, located at 601 Avalon Drive, (Tax ID 008 076.01) (Project # DEV-23-021).  
2. Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for a reestablished site plan approval for a restaurant, Kickback Jack’s, Springbrook Farm Development, former Alcoa West Plant Property, 1139 Franck Street (Tax ID 036K A 010.01) (Project # DEV-21-041).

XII. Other Business:  
1. Informational item for ADA parking/accessibility improvements at Alcoa Little League ballfields, N Wright Road.  
2. Informational item for ADA parking/accessibility improvements at CVS Pharmacy, N Hall Road.

XIII. Adjournment: