

**ALCOA MUNICIPAL REGIONAL
PLANNING COMMISSION MINUTES**
January 15, 2026
5:30 P.M.

The Alcoa Municipal Regional Planning Commission met in regular session on January 15, 2026, at the Alcoa Municipal Building Council Chambers. Commissioners present were Chairman Tracey Cooper, John "Rocky" Rochelle, Bruce Applegate, and Kathy Thompson. Jeremy Pearson, Ashley Miller, Megan Brooks, and Brandon Altman were present as city staff.

APPROVAL OF MINUTES:

The minutes of the December 18, 2025, meeting were declared approved, as submitted, and requested to be filed.

CITIZEN COMMENTS:

None.

REQUESTS FOR PRELIMINARY/FINAL APPROVAL:

None.

REQUESTS FOR PRELIMINARY APPROVAL:

None.

REQUESTS FOR FINAL APPROVAL:

None.

MISCELLANEOUS REQUESTS OF REQUIRED ACTIONS:

Public hearing and requested adoption for consideration of a request to amend the City of Alcoa's Major Thoroughfare Plan/Map (Wheeler Road).

The public hearing was opened and closed without comment. Staff recommended adoption of PC Resolution 2026-12, recommending to the Alcoa Board of Commissioners that Wheeler Road be classified as a Major Collector by amending the Alcoa Major Thoroughfare Plan/Map.

Commissioner Thompson made a motion to adopt PC Resolution 2026-12. Commissioner Applegate seconded the motion, and it passed unanimously.

CONCEPT PLAN APPROVAL:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Consideration of a request by Tim Shaw (Hagen Engineering) for site plan approval for a multi-family development, 273 units, Views at Topside Apartments, located at 1528 Topside Road (Tax ID 008 099.15 & 099.13) (Project #DEV-26-001).

This item was deferred at the request of the applicant.

Consideration of a request by Dallas Monroe (West Properties II, LLC) for site plan approval for parking area modifications associated with a commercial building renovation, a single-tenant to multi-tenant conversion, former Team Health, located at 3429 Regal Drive (Tax ID 017 080.01) (Project #DEV-26-002).

Staff recommended site plan approval, subject to the following:

- 1) Submittal of a revised site plan denoting—
 - a. Addition of hatching to parking space west of proposed “RAMP” (i.e., to denote as no parking, as backout movements from this space will be limited);
 - b. Addition of hatching to partial remaining parking space and one full space remaining east of proposed “RAMP” (i.e., to denote as no parking);
 - c. Update to parking table to account for above changes, with required parking for proposed uses based on total gross floor areas to be added to table as well (i.e., general office use at 1 space per 300 square feet of gross floor for all tenant spaces, with exception of 1 space per 250 square feet of gross floor area for West Chevrolet labeled space/the West Chevrolet space will represent personal services and repair/**Combined office square footage = 43,680/Personal services and repair oriented square footage = 11,594/Total parking required = 193**);
- 2) Approval of engineering including, but not limited to, pavement markings and review of any drainage modifications, etc.;
- 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., review of building plans for issuance of a building permit, to include building trades and signage permits, etc.).

Commissioner Rochelle made a motion to approve the site plan, subject to staff's stipulations as presented. Commissioner Applegate seconded the motion. Discussion ensued related to fire requirements precipitated by the repair uses and presence of automotive lifts, as the proposal for the West Chevrolet tenant exceeded the Business Occupancy classification identified. Mr. Steve West, managing member of West Properties II, LLC, was present and questioned whether fire approval was possible as presented. Mr. Pearson advised that, as presented, the proposed use of West Chevrolet's tenant space would represent a change of occupancy. Mr. Pearson advised that this change in occupancy precipitates additional fire code requirements, one of which pertains to a turnaround requirement that would necessitate a change in the site layout for a revised site plan approval. Discussion ensued about possible changes to the site layout, but ultimately Mr. West was advised to collaborate with Fire Marshall Kevin Freeman regarding compliance with the fire code. After the discussion, Chairman Cooper called for the vote. The motion passed unanimously.

OTHER BUSINESS:

Calendar year-end reporting of planning commission 2025 agenda items.

Staff provided an informational report of all items reviewed by the Planning Commission during the 2025 calendar year. As this was simply an informational item, no vote or action was necessary.

ADJOURNMENT:

There being no further business to come before the commission, Commissioner Rochelle made a motion to adjourn the meeting. Commissioner Applegate seconded the motion, and the meeting was adjourned at 5:54 p.m.



Chairperson, Alcoa Municipal Regional
Planning Commission



Secretary