

**ALCOA MUNICIPAL/REGIONAL
PLANNING COMMISSION MINUTES
March 16, 2023
5:30 P.M.**

The Alcoa Municipal/Regional Planning Commission met in regular session on March 16, 2023, at the Alcoa Municipal Building Council Chambers. Commissioners present were Chairman Clarence Williams, Tracey Cooper, Mark Johnson, John Rochelle and Kathy Thompson. Jeremy Pearson and Ashley Miller were present as city staff.

APPROVAL OF MINUTES:

The minutes of the February 16, 2023, 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:

Consideration of a request by Lisa Ketrow, owner, to annex Tax ID# 037C A 008.00, located at 2738 East Broadway Avenue.

Staff advised that the item was at the request of the owner and precipitated by interest in the future development of the property. Staff noted that the request for annexation was previously deferred at the request of the owner at the September 16, 2021, meeting. As in 2021, it was pointed out by staff that the property was currently undeveloped. Staff added that the former single-story, multi-family dwelling was demolished. Staff further advised that the property was located within the city's adopted Urban Growth Boundary and was easily attachable from East Broadway Avenue. Staff informed that the property was designated as Office/Commercial on the Future Land Use Plan/Map. Staff recommended adoption of PC Resolution 2023-21, recommending the annexation and a plan of services (Exhibit B) to the Alcoa Board of Commissioners.

Commissioner Johnson made a motion to adopted PC Resolution 2023-21. Commissioner Cooper seconded the motion, and it passed unanimously.

Consideration of a zoning assignment (General Business District "E") for Tax ID# 037C A 008.00, located at 2738 East Broadway Avenue.

Staff advised that the item was related to the above annexation request by Ms. Ketrow. Staff explained that the property was designated as Office/Commercial on the Future Land Use Plan/Map, and the surrounding plan of development in the general area was a mix of single-family detached residential and commercial. In keeping with the Future Land Use Plan/Map and public infrastructure that is already in place to support commercial along this corridor, staff advised that General Business District "E" was the most appropriate zoning district given

the commercial context of the corridor. Staff recommended adoption of PC Resolution 2023-22, which recommends the zoning assignment of General Business District "E" to the Alcoa Board of Commissioners.

Commissioner Rochelle made a motion to adopted PC Resolution 2023-22. Commissioner Johnson seconded, and the motion passed unanimously.

Consideration of a request by the Blount County Planning and Development Office on an amendment to the Blount County Zoning Regulations, Article 13, temporarily removing cluster development from the Zoning Regulations for a period of six (6) months from the definitions.

Staff advised that this item was back before them due to the fact the Blount County zoning regulations extended into the City of Alcoa's Planning Region and Urban Growth Boundary (i.e., the county maintained its zoning powers within the city's growth territory). It was noted by staff that the commission had reviewed similar items back at the September 15, 2022, and January 19, 2023, meetings. At this time, staff informed that the request was to amend a certain provision of the Blount County Zoning Ordinance. Staff also informed the amendment was to temporarily remove the definition of cluster development for a period of six (6) months. Staff recommended PC Resolution 2023-23, which recommended the removal of Cluster development definition from the Blount County Zoning Ordinance for a period of six (6) months to the Blount County Commission. It was noted by staff that the recommendation continued to include a statement on the felt need for further study at the Blount County level.

Commissioner Johnson made a motion to adopted PC Resolution 2023-23. Commissioner Rochelle seconded the motion. Discussion occurred related to the six (6) month timeframe. Chairman Williams called for a vote. Commissioners Cooper, Johnson, Rochelle and Williams voted aye, with Commissioner Thompson voting nay. The motion passed.

Consideration of a request to amend the Foundation Survey Requirements.

Staff advised this item was precipitated by staff and represented an effort to reduce a property owners need for a foundation survey, but only in cases where certain criteria did not apply. Specifically, and among other criteria, staff pointed out a survey was required if a building or other structure was within 10 feet of a required setback. Staff added that this requirement impacted most properties. It was pointed out by staff that the need for a foundation survey was an important step to aid to ensure that an encroachment was addressed early on by the homeowner or contractor without great expense and to avoid title issues down the road (i.e., lender issues, issues impacting the sale of the property to another, disputes between property owners, etc.). At the request of the Chief Building Official, staff advised that the requirement was proposed to be reduced to two (2) feet. The existing 10 feet requirement was felt by staff to be excessive. Staff recommended adoption of PC Resolution 2023-24, recommending the amendment to the Alcoa Board of Commissioners.

Commissioner Thompson made a motion to adopted PC Resolution 2023-24. Commissioner Cooper seconded the motion, and it passed unanimously.

Consideration of a request to amend the Exterior Building Design provisions.

Staff advised that in effort to improve the city's Exterior Building Design provisions, with respect to how existing structures on sites were handled for expansions or copied for new builds, staff was proposing to incorporate language for historical expression and context considerations. Staff further advised that these considerations would be permissible to factor into the decision making that which already existed or was being favored if copying a notable building within the city was desired. Staff recommended adoption of PC Resolution 2023-25, recommending the amendment to the Alcoa Board of Commissioners.

Commissioner Johnson made a motion to adopted PC Resolution 2023-25. Commissioner Thompson seconded the motion, and it passed unanimously.

CONCEPT PLAN APPROVAL:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Consideration of a request by Derick Jones (Sterling Engineering, Inc.) for site plan approval for additional service buildings and surface parking for vehicles, Doug Justus Auto Center, located at 872 Mimosa Heights Drive, (Tax ID# 018 009.00) (Project # DEV-23-010).

This item was deferred at the request of the applicant.

Consideration of a request by Mark Driver (Landmark Engineers and Surveyors, LLC) for site plan approval for a new storage building and surface parking, Leonard USA, located at 3262 Airport Highway (Tax ID# 017 084.02) (Project # DEV-21-043).

This item was deferred at the request of the applicant.

Consideration of a request by Brent Wood (S&ME, Inc.) for site plan approval for UT Federal Credit Union, Springbrook Farm Development, located at the corner of Tesla Boulevard, Centennial Park Boulevard and Pauling Street (Tax ID# 036K A 005.00) (Project # DEV-23-011).

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

- 1) A revised site plan denoting—
 - a. Revision to the zoning district to be Planned Commercial Unit Development District "E-1";
 - b. Addition of the percentage and acreage for the lot coverage on Sheet C5.0;
 - c. Revision to the site data table to incorporate lot coverage calculations for impervious parking surface, as well as site's total impervious surface as a percent (%) coverage);
 - d. Revision to the parking data table to incorporate the parking calculations and include the calculations for bicycle parking;
 - e. Addition of \$200 fine to the ADA parking signage detail;
 - f. Addition of a detail reflecting the tie-in of the sidewalk along Centennial Park Boulevard to the existing sidewalk at Tesla Boulevard;

- g. Removal of existing shed on the plan sheets, as the shed does not exist;
 - h. Addition of "Match to Existing" where drive is to connect to adjoining hotel site currently under construction;
- 2) Revised exterior building elevations that have:
 - a. All ground mounted equipment shown to be adequately screened from public view from public roadways, with screening to be denoted via vegetation;
 - b. Verification on that all elevations are maintaining the 5% widow areas;
 - c. Addition of a bar scale to the elevation pages;
 - 3) Approval of engineering, including, but not limited to, stop bars, crosswalks, etc.;
 - 4) Approval of stormwater management and addition of associated easements (where applicable);
 - 5) Approval of soils management plan;
 - 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);
 - 7) Incorporating plan for exterior lighting consistent with Springbrook Farm fixtures and temperature matrix, with Springbrook Farm required pole and fixture detail included;
 - 8) Approval by Fire for access/circulation;
 - 9) Approval of landscaping plan by Alcoa Tree Board;
 - 10) Approval of solid waste/dumpster location, pad and screening by Public Works and Engineering;
 - 11) Installation of ADA accessible sidewalk, to city specifications, along the property's private road/common driveway frontage (Note that the necessary truncated domes shall be incorporated, with repairs to be made to any existing sidewalk adjoining the property that may be damaged during construction. Additionally, note the sidewalks along Centennial Park Boulevard and Pauling Street denoted to be constructed by others shall be installed prior to the contractor for this project requesting a Certificate of Occupancy.);
 - 12) Review and approval of 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;
 - 13) Meeting all other city requirements (including securing the necessary for site grading and building construction, as well as review and approval of building plans).

Commissioner Rochelle made a motion to approve the site plan, including the exterior building elevations, subject to the staff's stipulations as presented. Commissioner Cooper seconded the motion, and it passed unanimously.

OTHER BUSINESS:

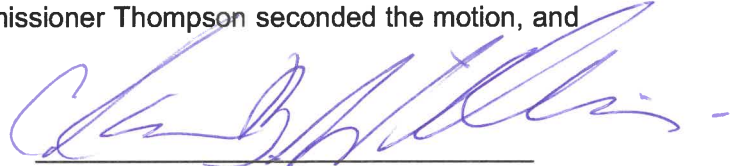
Informational item for rough grading requested to occur on commercial outparcel located at the corner of Topside Road and McBath Road, and part of the Ardmore Apartments greater concept plan previously approved, 2034 Topside Road (Tax ID# 017 027.00).

Staff advised that the item was for informational purposes only and was intended to make the commission aware of this work requested to occur. It was noted that engineering was currently working with the developer for the release of a grading permit for rough grading only. It was also noted that a detailed development plan would be forthcoming for approval at a later date.

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ADJOURNMENT:

There being no further business to come before the commission, Commissioner Johnson made a motion to adjourn the meeting. Commissioner Thompson seconded the motion, and the meeting was adjourned at 5:50 p.m.



Chairperson, Alcoa Regional/Municipal
Planning Commission


Secretary