

ALCOA, TENNESSEE
Friday, March 24, 2023

The Board of Commissioners of the City of Alcoa, Tennessee, met in a called session in the Commission Chambers at the City of Alcoa on Friday, March 24, 2023, at 11:15 a.m.

On roll call the following city officials were present: Mayor Tanya Martin, presiding; Commissioners Steve Biggar, Tracey Cooper, and Eddie Hall. Also present were City Manager Mark Johnson, City Attorney Stephanie Coleman, and Recorder Kim Wade. Commissioner Josh Blair was absent when the following proceedings were had and done, to-wit:

It being 11:16 a.m., the Mayor declared the public hearing open for creating a Plan of Services for certain property identified as Tax Parcel 071.00, Tax Map 017, located on Mimosa Heights Drive (Jellybean Properties, LLC Property)(PC Res 2023-15)(Public Hearing – 03/24/2023). There being no one present to protest or discuss the matter, the Mayor declared the hearing closed.

It being 11:16 a.m., the Mayor declared the public hearing open for amending the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to assign the Zoning District General Business District “E” to Tax Parcel 071.00, Tax Map 017, located on Mimosa Heights Drive (Jellybean Properties, LLC Property)(PC Res 2023-16)(Public Hearing – 03/24/2023). There being no one present to protest or discuss the matter, the Mayor declared the hearing closed.

It being 11:17 a.m., the Mayor declared the public hearing open for amending the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to rezone Tax Parcels 016.09, 016.10 and 016.11, Tax Map 037, from Limited Restriction District “I” to Mixed Use District “E-3”, located on Old Knoxville Highway at Pellissippi Place, Phase II (Industrial Development Board Property)(PC Res 2023-18)(Public Hearing – 03/24/2023). There being no one present to protest or discuss the matter, the Mayor declared the hearing closed.

It being 11:17 a.m., the Mayor declared the public hearing open for amending Title 14 of the Alcoa Municipal Code, Zoning and Land Use Control, Sign Ordinance (Provisions for Electronic Changeable Copy Signs)(PC Res 2023-19)(Public Hearing – 03/24/2023). There being no one present to protest or discuss the matter, the Mayor declared the hearing closed.

It being 11:18 a.m., the Mayor declared the public hearing open for amending Title 14 of the Alcoa Municipal Code, Zoning and Land Use Control Regulations, Zoning Ordinance, Planned Commercial Unit Development “E-1” (Uses On Review for Vehicle Oriented Retail and/or Service and Self-Storage)(PC Res 2023-20)(Public Hearing – 03/24/2023).

At this time, City Manager Mark Johnson spoke prior to discussion on the topic and introduced Philip Wilson and Austin Wilson with RealtyLink, LLC/TN ALCOA PRIMARY, LLC, two primary Springbrook Farm property developers in attendance. Mr. Johnson went on to say that he had received a formal written request from the developers asking for the Board to defer the second reading on the ordinance associated with this public hearing and PC Resolution 2023-20. Their objective is now to withdraw intentions to develop space for a car wash in Springbrook Farms, but they are questioning the ordinance with respect to restrictions of vehicle charging stations.

At this time, Mr. Philip Wilson with RealtyLink/TN ALCOA PRIMARY, LLC based in Greenville, South Carolina, addressed the Commission and expressed his desire that his company continue to maintain a good relationship and true partnership with the City of Alcoa in the development of Springbrook Farms. He respectfully requested a continuance on the ordinance to verify restrictions with respect to vehicle charging stations, as well as have open communication on any matters that directly affect them going forward.

At this point Mr. Taylor Forrester, attorney with the firm of Long, Ragsdale & Waters, P.C. located in Knoxville, Tennessee representing Mr. Philip Wilson and his company TN ALCOA PRIMARY, LLC addressed the Commission. Mr. Forrester reiterated Mr. Wilson's appeal for an improved line of communication. He echoed Mr. Wilson's statement that for a partnership to be successful, they would need to have a seat at the table and requested that there be open dialogue in all concerns related to the project. He too requested that this ordinance be deferred to give his clients a chance to review use restrictions.

There being no further discussion, the Mayor declared the hearing closed.

A motion was made by Commissioner Cooper and seconded by Commissioner Biggar to receive and file from the Alcoa Regional Planning Commission PC Resolution 2023-25 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, General Provisions (Exterior Building Design).

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Tracey Cooper
Eddie Hall

Nays: None

Absent: Josh Blair

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so taken.

A motion was made by Commissioner Cooper and seconded by Commissioner Hall that an ordinance, the caption of which follows, be passed on first reading: AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, AMENDING TITLE 14 OF THE ALCOA MUNICIPAL CODE, ZONING AND LAND USE CONTROL, GENERAL PROVISIONS (EXTERIOR BUILDING DESIGN) (PC Res 2023-25) (Public Hearing – 04/11/2023).

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Tracey Cooper
Eddie Hall

Nays: None

Absent: Josh Blair

First Reading: Motion passed.

A motion was made by Commissioner Cooper and seconded by Commissioner Biggar that an ordinance, the caption of which follows, be passed on second reading: AN ORDINANCE CREATING A PLAN OF SERVICES FOR CERTAIN PROPERTY IDENTIFIED AS TAX PARCEL 071.00, TAX MAP 017, LOCATED ON MIMOSA HEIGHTS DRIVE (JELLYBEAN PROPERTIES, LLC PROPERTY) (PC Res 2023-15) (Public Hearing – 03/24/2023).

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Tracey Cooper
Eddie Hall

Nays: None

Absent: Josh Blair

Motion passed. Thereupon the ordinance was given number 23-570 and enrolled in the Ordinance Book.

A motion was made by Commissioner Hall and seconded by Commissioner Cooper that a resolution, the caption of which follows, be adopted: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALCOA BY ANNEXING INTO THE CITY PROPERTY IDENTIFIED AS TAX PARCEL 071.00, TAX MAP 017, LOCATED ON MIMOSA HEIGHTS DRIVE (JELLYBEAN PROPERTIES, LLC PROPERTY) (PC Res 2023-15) (Public Hearing – 03/24/2023).

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Tracey Cooper
Eddie Hall

Nays: None

Absent: Josh Blair

Motion passed. The resolution was given number R23-447 and enrolled in the Resolution Book.

A motion was made by Commissioner Cooper and seconded by Commissioner Biggar that an ordinance, the caption of which follows, be passed on second reading: AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO ASSIGN THE ZONING DISTRICT GENERAL BUSINESS DISTRICT “E” TO TAX PARCEL 071.00, TAX MAP 017, LOCATED ON MIMOSA HEIGHTS DRIVE (JELLYBEAN PROPERTIES, LLC PROPERTY) (PC Res 2023-16) (Public Hearing – 03/24/2023).

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Tracey Cooper
Eddie Hall

Nays: None

Absent: Josh Blair

Motion passed. Thereupon the ordinance was given number 23-571 and enrolled in the Ordinance Book.

A motion was made by Commissioner Hall and seconded by Commissioner Biggar that an ordinance, the caption of which follows, be passed on second reading: AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO REZONE TAX PARCELS 016.09, 016.10 AND 016.11, TAX MAP 037, FROM LIMITED RESTRICTION DISTRICT “I” TO MIXED USE DISTRICT “E-3”, LOCATED ON OLD KNOXVILLE HIGHWAY AT PELLISSIPPI PLACE, PHASE II (INDUSTRIAL DEVELOPMENT BOARD PROPERTY) (PC Res 2023-18) (Public Hearing – 03/24/2023).

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Tracey Cooper

Eddie Hall

Nays: None

Absent: Josh Blair

Motion passed. Thereupon the ordinance was given number 23-572 and enrolled in the Ordinance Book.

A motion was made by Commissioner Cooper and seconded by Commissioner Hall that an ordinance, the caption of which follows, be passed on second reading: AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, AMENDING TITLE 14 OF THE ALCOA MUNICIPAL CODE, ZONING AND LAND USE CONTROL, SIGN ORDINANCE (PROVISIONS FOR ELECTRONIC CHANGEABLE COPY SIGNS) (PC Res 2023-19) (Public Hearing – 03/24/2023).

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Tracey Cooper
Eddie Hall

Nays: None

Absent: Josh Blair

Motion passed. Thereupon the ordinance was given number 23-573 and enrolled in the Ordinance Book.

At this time, City Manager Mark Johnson relayed to Mayor Martin a recommendation made by staff that second reading on Business Item 8 regarding PC Resolution 2023-20, be deferred to review the provisions as they relate to vehicle charging stations and report back at a later date.

A motion was made by Mayor Martin and seconded by Commissioner Cooper that an ordinance, the caption of which follows, be postponed: 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, ZONING ORDINANCE, PLANNED COMMERCIAL UNIT DEVELOPMENT “E-1” (USES ON REVIEW FOR VEHICLE ORIENTED RETAIL AND/OR SERVICE AND SELF-STORAGE)(PC Res 2023-20)(Public Hearing – 03/24/2023).

After a general discussion, a motion was made by Commissioner Cooper and seconded by Commissioner Biggar to appoint Mr. Matthew C. Haralson to the Blount Memorial Hospital Board of Directors for a three (3) year term.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar
Tracey Cooper
Eddie Hall

Nays: None

Absent: Josh Blair

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so taken.

There being no further business, a motion was made by Commissioner Cooper and seconded by Commissioner Biggar that the meeting be adjourned.

On roll call the vote was as follows:

Yeas: Tanya Martin
Steve Biggar

Tracey Cooper
Eddie Hall

Nays: None

Absent: Josh Blair

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so taken.

The meeting adjourned at 11:37 a.m.

Approved April 11, 2023.

/s/ Tanya Martin
Mayor

ATTEST:

/s/ Kimberly Wade
Recorder