

**ALCOA MUNICIPAL/REGIONAL
PLANNING COMMISSION MINUTES
September 21, 2023
5:30 P.M.**

The Alcoa Municipal/Regional Planning Commission met in regular session on September 21, 2023, at the Alcoa Municipal Building Council Chambers. Commissioners present were Chairman Clarence Williams, Vice Chairperson Tracey Cooper, Mark Johnson, John "Rocky" Rochelle and Kathy Thompson. Jeremy Pearson and Ashley Miller were present as city staff.

APPROVAL OF MINUTES:

The minutes of the August 17, 2023, meeting were declared approved, as submitted, and requested to be filed.

CITIZEN COMMENTS:

None.

REQUESTS FOR PRELIMINARY/FINAL APPROVAL:

Consideration of a request by Ryan Lynch (Lynch Surveys) to plat all utility easements and site improvements, Chipotle Restaurant, 909 Vintage Alcoa Way, (Tax ID 046 018.03) (Project # PLT-22-032).

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

- 1) A revised plat denoting—
 - a. Addition of "Lot 3 of Final Plat of 1010 Middlesettlements Road" to "Corrective Plat of" for "Corrective Plat of Lot 3 of Final Plat of 1010 Middlesettlements Road...", with said above the project info reference;
 - b. Addition of the lot area;
 - c. Addition of all pavement markings;
 - d. Addition of the bicycle rack location;
 - e. Addition of the parking stall dimensions;
 - f. Revision to the following plat notes:
 1. Deletion of "(Office)" from front setback reference;
 2. Revision to Plat Note #12 to reference the instrument number for the "from previous plat";
 - g. Addition of the purpose of the plat as a plat note stating "The purpose of this plat is to capture the as-built site conditions and utility easements associated with this project in the form of a Plat of Correction for Lot 3 (Bl. Co. Tax ID 993A).";
 - h. Addition of the CERTIFICATE OF APPROVAL OF STREETS;
- 2) Approval of utilities, with all utilities to be underground;
- 3) Approval of engineering;
- 4) Execution of the necessary signatures and recording of plat; and,
- 5) Meeting all other city requirements.

Commissioner Johnson made a motion to approve the preliminary and final plat, subject to staff's stipulations as presented. Commissioner Cooper seconded the motion, and it passed unanimously.

Consideration of a request by Garrett Prater (Gonzalez-Strength & Associates, Inc.) to plat all utility easements and site improvements, Tidal Wave Auto Spa, 276 Hamilton Crossing Dr., (Tax ID 046K A 032.078) (Project # PLT-22-023).

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

- 1) A revised plat denoting—
 - a. Revision to the title block to state “Plat of Correction for Lot 12R2 of Hamilton Crossing...”;
 - b. Addition of centerline measurements along all public street fronts;
 - c. Addition of all public utility easements on the property, if applicable (storm, water, sanitary sewer, etc.);
 - d. Addition of all pavement markings to include the ADA parking space;
 - e. Addition of the parking stall dimensions;
 - f. Addition of the bicycle rack location;
 - g. Addition of plat notes as follows:
 1. “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 specifications for all as-built utilities, unless otherwise noted”;
 2. “Lots shall have access from the interior road system only. Lots are prohibited from access to and from Alcoa Highway (US Hwy 129) and Bessemer Street.”;
 3. “15’ utility easement, 7.5’ each side of centerline of water and sanitary sewer, as installed. If sanitary sewer is greater than 11 feet deep, easement to be 25’ in total width (12.5 feet each side of the centerline). If sewer is greater than 20 feet deep it must be engineered.”;
 4. “Recorded easement agreement for maintenance of common area and drainage systems of record at instrument BK 2081, PG 125 and as amended in DB 2249, PG 1263. Also, see cross access easements in declaration of easements and restrictions, dated November 9, 2009, of RB 2249, PG 1738.”;
 5. “Any improvements placed by the owner/developer within the utility and drainage and construction easements are subject to potential disturbance involving such activity. The owner/developer is responsible for the repair and cost of such disturbance to the improvements.”;
 6. “Lots shall have access, ingress and egress across each other (i.e., Lot 10, 11, 12R1 and 12R2).”;
 7. “Joint permanent easements for lots 11 and 12 recorded in declaration of easements and restrictions, dated November 9, 2009, of record in RB 2249, PG 1730, and now including reference to 12R1 and 12R2 by instrument of record in RB 2594, PG 1515.”;
 8. “All easements along former lot lines are released by this plat.”;
 9. “Common area open space of 12,632 square feet or 0.29 acres to be dedicated as part of this phase of development, unless otherwise approved (i.e., off-site).”;
 10. “The purpose of this plat is to capture the as-built site conditions and utility easements associated with this project in the form of a Plat of Correction for Lot 12R2 (Bl. Co. Map File 3937A).”;
 11. “All utilities shall be underground, unless otherwise approved.”;
 12. “Property is zoned “E-1” (Planned Commercial Unit Development). Required building and other setbacks shall be in conformance with current zoning regulations and per approved development plan. The building setbacks per the engineering plans are as follows:
Frontages: 40’

Side: 10'

The three (3) roofed/open canopy structures have been approved, as shown, outside of 10' Utility, Drainage and Construction Easement, with said easement also serving as a perimeter landscaping/open space buffer.”;

- h. Revision to CERTIFICATE OF SURVEY ACCURACY to reflect a Category IV survey based on the GPS reference notes;
- 2) Approval of utilities;
- 3) Approval of engineering;
- 4) Approval of stormwater management, including stormwater management easements;
- 5) Execution of necessary signatures and recording of plat; and,
- 6) 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 Ryan Lynch (Lynch Surveys) to replat Block C of Clover Ridge Phase I, Lots 7-9, 1708, 1710, 1712 Mountain Quail Circle, (Tax ID 046J C 017.00) (Project # PLT-21-006).

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

- 1) Submittal of a revised drawing in the form of a plat denoting—
 - a. Identification of all as-built conditions, including, but not limited to, the individual driveways and sidewalks, and the water line along Middlesettlements Road;
 - b. Rewording “Block C – Lots 7-9” of title to “Block C into Block C-R – Lots 1-3”;
 - c. Revision of Plat Notes as follows:
 1. Rewording of Plat Note 6 to state “The purpose of this plat is to resubdivide Clover Ridge Plat 1, Block C into Block C-R, Lots 1-3 for establishment of zero lot lines.” (Note that current purpose as written references in error Block U, Lots 84-87);
 2. Addition of “, except under buildings (i.e., zero lot lines)” to end of first sentence, Plat Note 7;
 3. Rewording of Plat Note 9 to state ““These Lots are currently zoned General Business District “E” for this Block C-R. Building setbacks are as platted for this special exception use granted by the Alcoa Board of Zoning Appeals on April 12, 2021. Please contact City of Alcoa Planning for setback verifications.”;
 4. Deletion of Plat Note 10 concerning the construction of sidewalks, as said has now occurred for this Block C-R and the entirety of the Middlesettlements Road frontage for this overall subdivision;
 5. Addition of note stating that “All residential units are to be a minimum of two (2) stories in conformance with Alcoa Board of Zoning Appeals Special Exception granted on April 12, 2021.”;
 6. Addition of note stating that “A Landscape Buffer Easement (40 feet in width) is located along the road frontages of Middlesettlements Road and Harvest Lane, with the exception of Lot 141 and Lot 142, for landscape buffer and common open space purposes only of which no habitable structures shall be placed.”;
 7. Addition of note stating that “All common areas within this development are privately owned and shall be privately maintained. The rights of ingress and egress

are granted for utility operations and maintenance. All common areas shown hereon are to be dedicated to and maintained by the Clover Ridge Homeowners Association, Inc. and subject to the Declaration of Covenants, Restrictions and Easements Clover Ridge Subdivision recorded on February 21, 2023, RB 2732, PG 2166-2186 in the Blount County Register of Deeds Office. Landscape buffer as identified hereon shall also remain in place and be maintained by the Clover Ridge Homeowners Association, Inc. for the benefit of Clover Ridge Subdivision, Phases 1 and 2”;

- d. Addition of “/Common Open Space Easement” to “Front Yard Building Setback/Landscape Buffer” for Front Yard Building Setback/Landscape Buffer/ Common Open Space Easement”;
 - e. Addition of Phase I Plat Note #'s 12, 14 and 15 verbatim;
 - f. Addition of Phase I notation concerning Alcoa Board of Zoning Appeals granted special exception for this residential use;
 - g. Addition of shading or similar treatment for identification of sign easement, with “Proposed” to be removed from label;
 - h. Addition of “-R” to “Block C” for “Block C-R”, with Lots 7, 8 and 9 to be replaced with Lots 1, 2 and 3 (Note that this action represents a replat of Block C for the creation of three lots/Lots 1, 2 and 3);
 - i. Addition of revision date to revision block following this submittal to capture the need for revision;
- 2) Approval of utilities;
 - 3) Approval of engineering;
 - 4) Approval of stormwater management, including stormwater management easements;
 - 5) Execution of necessary signatures and recording of plat; and,
 - 6) Meeting all other city requirements.

Commissioner Cooper made a motion to approve the preliminary and final plat, subject to staff's stipulations as presented. Commissioner Johnson seconded the motion, and it passed unanimously.

REQUESTS FOR PRELIMINARY APPROVAL:

None.

REQUESTS FOR FINAL APPROVAL:

None.

MISCELLANEOUS REQUESTS OF REQUIRED ACTIONS:

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

Item deferred at the request of the applicant.

CONCEPT PLAN APPROVAL:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for site plan approval for grading and roadway plans for Pellissippi Place Phase II North Entrance Road, (Tax ID 037 016.11) (Project # DEV-23 -039).

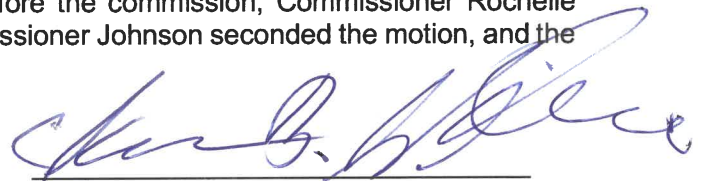
Item deferred at the request of the applicant.

OTHER BUSINESS:

None.

ADJOURNMENT:

There being no further business to come before the commission, Commissioner Rochelle made a motion to adjourn the meeting. Commissioner Johnson seconded the motion, and the meeting was adjourned at 5:39 p.m.



Chairperson, Alcoa Regional/Municipal
Planning Commission


Secretary