

ZONING INFO FROM JULY 2019

The property is in Blount County and is zoned S: Suburbanizing (low density residential). Blount County has indicated they would not approve any other rezoning request. To get the property rezoned will require annexation into the City of Alcoa as outlined below – by Jeremy Pearson who is the City Planner with the City of Alcoa - along with the process in which that entails:

As this property is located within the City of Alcoa Urban Growth Boundary, a request for annexation may certainly be filed for study by the Alcoa Municipal/Regional Planning Commission (ARPC). Once received, the ARPC would provide a recommendation to the Alcoa Board of Commissioners. This property is anticipated to develop in the future as commercial/office, per the City's Future Land Use Plan/Map. As part of the annexation study, the zoning assignment would be considered by separate action. Additionally, a plan of services would be recommended. The zoning recommendation would likely be General Business District "E", as the property in its current boundary configuration is greater than 1,000 feet from an interstate interchange. Again, the zoning assignment would be studied further.

The Alcoa Board of Commissioners would consider by ordinance the plan of services and zoning assignment on two separate readings, which would also include public hearings. The annexation would be considered by resolution at the time of the second readings. To file for an annexation consideration, please submit a letter (signed by the legal owner(s)) to my attention by the first working day of any given month the applicant wishes to be heard. The letter should be addressed to the below. It may also be dropped off at the Planning and Codes Department. Please follow-up if mailed. The letter should include the Blount County Tax ID, address and a reason for the request.

ZONING INFO FROM OCTOBER 2020

Regarding Tax ID 017 013.00 (The James Prigmore Property, c/o Rita P Campbell), the response provided to you on July 9, 2019, remains accurate. To answer the below questions emailed to me on October 2, 2020, please refer to the following:

- a. Can the owner of this property have it annexed into the City without a site plan and/or any intended/specific use? **Yes, a property may be considered for annexation without a plan of development. The Alcoa Municipal/Regional Planning Commission (ARPC) would first hear such a request and then recommend an action to the Alcoa Board of Commissioners (BOC) for their consideration. The BOC consideration would be heard on two (2) separate readings and include a public hearing. Meetings of both the ARPC and BOC are held regularly each month.**
- b. If not, then what is required? **N/A**
- c. If so, then what zoning will the property be given? **Please refer to my below response provided on July 9, 2019. The zoning recommendation would likely be General Business District "E", as the property in its current boundary configuration is greater than 1,000 feet from an interstate interchange. Again, the zoning assignment would be studied further. If existing conditions are premature to support commercial (i.e., inadequate infrastructure, lot layouts/sizes, etc.), a property may be temporarily held under the assigned zoning classification of Limited Restriction District "I". This is a low density agricultural type of zoning. This property is anticipated to develop in the future as commercial/office, per the City's Future Land Use Plan/Map, as pointed out previously.**

d. If so, then does that give them immediate access to sewer? Sewer is stipulated as follows, per the City of Alcoa plan of services:

Sewers

(1) Existing sewer service will be charged at inside city rates on the effective date of annexation, where available.

(2) Extension of the necessary sewer lines to serve this parcel will be as per environmental necessity, engineering feasibility, and the financial feasibility as the city dictates. Any extension of sanitary sewer to this property will otherwise be the responsibility and cost of the applicant.

Please contact Simon deVente' (Assist. Public Works and Engineering Director/Chief Engineer for Water/Sewer) at 865-380-4800 to discuss sewer availability and options. Simon is cc'd.

e. If not, then what is required? See the above under (d).

If you should have any additional questions, or need clarification, please let me know.

Sincerely,
Jeremy

SEWER INFO FROM JULY 2019

Once the above has been accomplished then the property would have access to sewer and estimated costs for getting sewer to the property are outlined below – by Simon deVente who is the Assistant Director/Chief Engineer for the Public Works & Engineering Department for the City of Alcoa –

According to Simon - Estimating for this is somewhat involved since only about a 1/3 of the property can be served with gravity sanitary sewer. To serve the upper 1/3, closest to Topside Rd, takes about 710 feet of gravity line at an average depth of 13 feet – based on recent cost this would be ~\$140,000. The other 2/3 thirds would have to be pumped – exactly how is dependent on what goes on the property. Potentially the remaining could be served by a low pressure sanitary collection system.