



PLANNING AND CODES DEPARTMENT

223 Associates Boulevard, Alcoa, Tennessee 37701-1948

Office: (865) 380-4730 Fax: (865) 380-4744

May 22, 2019

Mr. Tim Williamson
945 Crescent Drive
Louisville, TN 37777

Subject: *Consideration of a request by Tim Williamson to annex Tax ID 018 015.00, being a single-family residence located at 945 Crescent Drive (Alcoa Urban Growth Boundary/Planning Region)*

Consideration of zoning assignment for Tax ID 018 015.00, Tim Williamson Property, located at 945 Crescent Drive (General Business District "E")

Dear Mr. Williamson:

The Alcoa Municipal/Regional Planning Commission met in regular session on May 16, 2019, to consider your request for annexation of the above referenced. An accompanying plan of services and zoning assignment were also considered.

Please be advised that PC Resolution 2019-26 was adopted, recommending that the property be annexed and an outlined plan of services be adopted by the Alcoa Board of Commissioners. In association with the annexation request, as mentioned above, an assignment of zoning was also considered. Please further be advised that PC Resolution 2019-27 was also adopted, recommending the zoning assignment of General Business District "E" to the Alcoa Board of Commissioners for adoption of the same.

The Alcoa Board of Commissioners will consider the plan of services and zoning assignment on first reading Tuesday, June 11, 2019, at 7:00 p.m., in the Council Chambers (2nd floor) of the Alcoa Municipal Building. The Alcoa Municipal Building is located at 223 Associates Boulevard, Alcoa, TN 37701. A resolution for annexation of the property will then be heard before the Alcoa Board of Commissioners at the same location on Friday, June 28, 2019, at 8:15 a.m., which will also include the seconding reading and public hearing for the plan of services and zoning assignment. Please find attached PC Resolutions 2019-26 and 2019-27 for your records.

If you have any questions, or need further explanation, please contact me.

Sincerely,

Jeremy Pearson
City Planner

Attachments (2)

A RESOLUTION TO THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA RECOMMENDING APPROVAL OF THE PLAN OF SERVICES FOR AND ANNEXATION INTO THE CITY OF ALCOA PROPERTY LOCATED AT 945 CRESCENT DRIVE, TAX PARCEL 015.00, TAX MAP 018 (TIM WILLIAMSON PROPERTY)

WHEREAS, pursuant to Tennessee Codes Annotated §6-51-102, the City of Alcoa requested that the Alcoa Municipal/Regional Planning Commission study and report on the Plan of Services for a certain portion of property, identified by the Blount County Property Assessor as Tax Parcel 015.00, Tax Map 018 and more particularly identified in the map attached hereto as Exhibit A (Tim Williamson Property), being proposed for annexation into the corporate limits of the City of Alcoa, and said study having been made and the report attached hereto as Exhibit B;

WHEREAS, the study of the Plan of Services by the Alcoa Municipal/Regional Planning Commission shows that the Plan of Services and timing for implementation would be sufficient and beneficial to the Tim Williamson Property and community, and are comparable to services delivered to all citizens of the City of Alcoa, should annexation be approved;

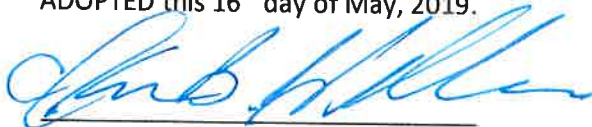
WHEREAS, the Alcoa Municipal/Regional Planning Commission has determined that the City of Alcoa has the ability and intent to benefit the said area by rendering municipal services, as stated in the Plan of Services contained herein and that annexation would be desirable; and,

NOW, THEREFORE, BE IT RESOLVED by the City of Alcoa Municipal/Regional Planning Commission as follows:

SECTION 1. The Alcoa Municipal/Regional Planning Commission does recommend to the Board of Commissioners of the City of Alcoa approval of the Plan of Services attached hereto as Exhibit B for and annexation of the Tim Williamson Property identified as Tax Parcel 015.00, Tax Map 018 and more particularly identified in the map attached hereto as Exhibit A, and 2.63 acres, more or less.

SECTION 2. The Secretary of the Alcoa Municipal/Regional Planning Commission certifies a copy of this Resolution to the Board of Commissioners of the City of Alcoa.

ADOPTED this 16th day of May, 2019.



Chairman, Alcoa Municipal/Regional
Planning Commission

ATTEST:



Secretary, Alcoa Municipal/Regional
Planning Commission

REPORT OF THE ALCOA MUNICIPAL/REGIONAL PLANNING COMMISSION ON THE PLAN OF SERVICES FOR PROPERTY PROPOSED FOR ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF ALCOA, PROPERTY LOCATED AT 945 CRESCENT DRIVE, IDENTIFIED AS TAX PARCEL 015.00, TAX MAP 018 (TIM WILLIAMSON PROPERTY)

WHEREAS, Tennessee Codes Annotated §6-51-102 requires that a plan of services be adopted by the governing body of a city prior to passage of a resolution of annexation; and,

WHEREAS, the City of Alcoa is proposing annexation of certain property identified as Tax Parcel 015.00, Tax Map 018, and on the 16th day of May, 2019, the City of Alcoa requested the Alcoa Municipal/Regional Planning Commission to study and report on the Plan of Services to be provided to the Tim Williamson Property in the event of annexation.

NOW, THEREFORE, THE STUDY HAVING BEEN MADE, BE IT REPORTED by the Alcoa Municipal/Regional Planning Commission as follows:

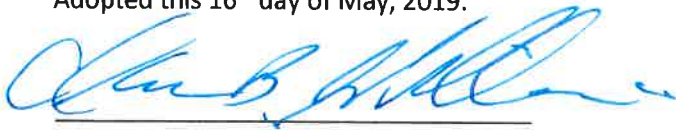
The following Plan of Services for the area bounded as described above are sufficient and beneficial to the Tim Williamson Property and community and are comparable to the services provided to all citizens of the City of Alcoa:

- A. Police
Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.
- B. Fire
Fire protection by the present personnel and the equipment for the Alcoa Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.
- C. Water
 - (1) Water for domestic and fire suppression services use will be charged at city rates, supplied from existing city lines where available on the effective date of annexation, and thereafter from new lines as extended or improved in accordance with current policies of the city and after payment of appropriate costs.
 - (2) Installation of water lines and fire hydrants will be within thirty-six (36) months, the time estimated to be required to install adequate water lines and fire hydrants in the annexed area or to negotiate optional arrangements with existing utilities.
- D. 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.

- E. Solid Waste Collection
Solid waste collection service in compliance with current city policies provided within the city will be extended to the annexed area within one week after the effective date of annexation.
- F. Street Construction and Repair
No public streets are included in this annexation.
- G. Schools and Impact on School Attendance Zones
This annexation will not negatively impact school attendance zones.
- H. Inspection Services
Any inspection services now provided by the city (building, plumbing, and housing) will begin on the effective date of annexation.
- I. Planning and Zoning
The planning and zoning jurisdiction of the city will extend to the area on the effective date of annexation. City planning will thereafter encompass the annexed area.
- J. Recreational Facilities and Programs
The Blount County Recreation and Parks Commission manage all recreation programs and park land in the county. Commission standards, practice, and budget will determine expansion of programs to meet the needs of city residents.
- K. Street Name Signs and Street Lighting
Street signs and the need for street lighting (when applicable) will be assessed upon the effective date of annexation.
- L. Electric Power
Electric power will continue to be provided at present rates, in compliance with the prevailing rules, regulations and policies of the city. Residential electric power is provided at equivalent rates inside or outside the city.

SECTION 2. This report shall be made an exhibit to the Planning Commission Resolution recommending to the Board of Commissioners of the City of Alcoa adoption of the Plan of Services upon approval of annexation of the Tim Williamson Property.

Adopted this 16th day of May, 2019.



Chairman, Alcoa Municipal/Regional
Planning Commission

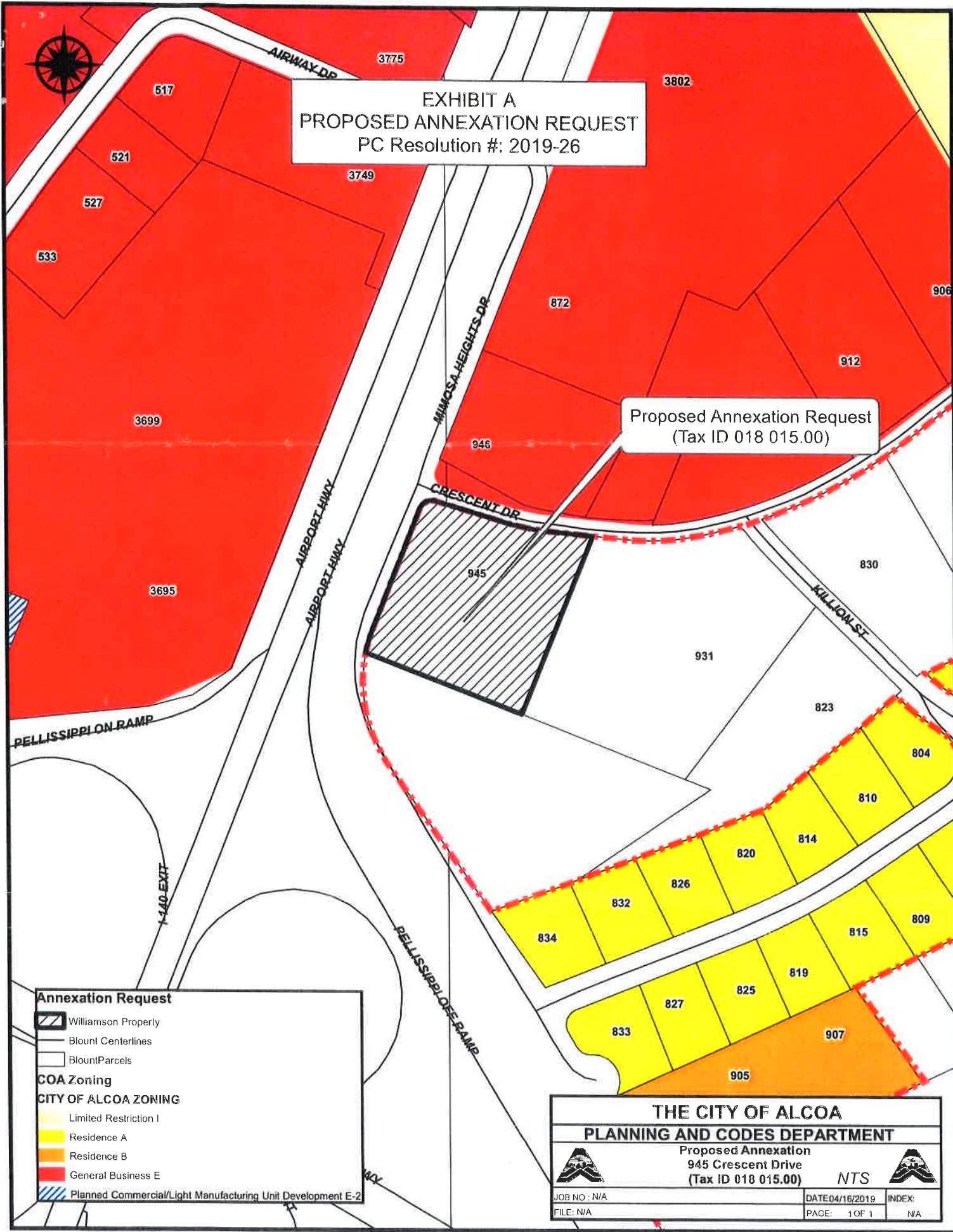
ATTEST:



Secretary, Alcoa Municipal/Regional
Planning Commission

EXHIBIT A
 PROPOSED ANNEXATION REQUEST
 PC Resolution #: 2019-26

Proposed Annexation Request
 (Tax ID 018 015.00)



Annexation Request

- Williamson Property
- Blount Centerlines
- Blount Parcels

COA Zoning
CITY OF ALCOA ZONING

- Limited Restriction I
- Residence A
- Residence B
- General Business E
- Planned Commercial/Light Manufacturing Unit Development E-2

THE CITY OF ALCOA
PLANNING AND CODES DEPARTMENT

Proposed Annexation
 945 Crescent Drive
 (Tax ID 018 015.00) NTS

JOB NO : N/A	DATE: 04/16/2019	INDEX:
FILE: N/A	PAGE: 1 OF 1	N/A

Tim Williamson
945 Crescent Drive,
Louisville, TN 37777

April 29, 2019

Jeremy Pearson, AICP
City Planner
City of Alcoa Planning and Codes
223 Associates Boulevard
Alcoa, TN 37701

I, Tim Williamson, am requesting that the Alcoa Municipal Regional Planning Commission consider the annexation of my the property identified as Tax ID 018 015.00, 945 Crescent Drive. I am making this request so that a future commercial development within the Alcoa city limits could be considered under the General Business District "E" zoning. As I understand the process, the necessary utility services to be extended to the property for the future development of the property will be at the developer's expense.

You may contact me by phone at (904) 509-3947, or by email at timrw61@gmail.com.

Yours Truly

	<small>dotloop verified 05/01/19 2:35 PM EDT P08M-9IJQ-5Y0B-FCTO</small>
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Tim Williamson