

REZONING STATUS

Rob & Samuel-

The Alcoa Municipal Regional Planning Commission will meet Thursday, November 20, 2025, at 5:30 pm at the Alcoa Municipal Building in the Council Room located on the second floor. Please find below staff's recommendation to the planning commission:

Consideration of a request to rezone property from Office District "O-3" to Light Industrial District "F" and Open Space District "OS", located at 1413 Topside Road (Tax ID 008 080.01). Please be advised that the property owner is requesting the rezoning for this property, being the previous location of S&ME's office. Please know the property is currently zoned Office District "O-3" and the request is to rezone the parcel to Light Industrial District "F". When looking at the overall area, the parcel to the south and across Topside Road are already zoned Light Industrial District "F", as this general area around Singleton Station Road has been transitioning to a light industrial node over the past several years.

A small portion of the parcel does fall within the 100-year special flood hazard area of Polecat Branch. Similar to when zoning was applied to the parcel across Topside Road, the 100-year special flood hazard area needs to be designated as Open Space District "OS".

Staff recommends adoption of PC Resolution 2026-09, which recommends the described rezoning from Office District "O-3" to Light Industrial District "F" and Open Space District "OS" by adoption of the same by ordinance by the Alcoa Board of Commissioners.

Please let us know if you have any questions.

Best regards.

Brandon Altman
City Planning Technician
City of Alcoa Planning and Codes
223 Associates Boulevard
Alcoa, TN 37701
Office: 865-380-4730
baltman@cityofalcoa-tn.gov

