farragut

MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

July 18, 2019

MEMBERS PRESENT	**MEMBERS ABSENT**
Rita Holladay, Chairman	
Ed St. Clair, Vice-Chairman	
Ron Williams, Mayor	
Scott Russ	
Noah Myers	
Betty Dick	
Rose Ann Kile	
Jon Greene	
Louise Povlin	

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director
David Smoak, Town Administrator

Chairman Holladay called the meeting to order at 7 p.m.

1. **Citizen Forum**
   Chairman Holladay and Vice-Chairman St. Clair noted that long time Planning Commission Chairman Robin Hill recently passed away. Chairman Holladay also reminded Commissioners of some upcoming training with MTAS. Mayor Williams welcomed Scott Russ as the new Planning Commissioner.

2. **Approval of agenda**
   Motion was made by Mayor Williams to approve the agenda. Motion was seconded by Commissioner Myers and motion passed unanimously.

3. **Approval of minutes – June 20, 2019**
   Commissioner Kile noted a typo on Agenda Item 10. Subject to this being corrected, a motion was made by Commissioner St. Clair to approve the minutes. Motion was seconded by Mayor Williams and motion passed unanimously with the exception of Commissioner Povlin who abstained due to being absent at the June meeting.

4. **Election of Officers**
   A motion was made was made by Commissioner St. Clair to re-appoint Rita Holladay as Chairman. Motion was seconded by Mayor Williams and motion passed unanimously.

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, national origin, age, sex, or disability pursuant to Title VI of the civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting.

A motion was made by Commissioner Povlin to re-appoint Ed St. Clair as Vice-Chairman. Motion was seconded by Mayor Williams and motion passed unanimously.

For the position of Secretary, motions were made and seconded for both Rose Ann Kile and Jon Greene. By a vote of 5 to 3 Rose Ann Kile was selected.

5. **Appointment of Youth Representative**
A motion was made by Commissioner Povlin to nominate Melanie Cionfolo as the Planning Commission youth representative. Motion was seconded by Mayor Williams and the motion passed unanimously.

6. **Discussion and public hearing on a site plan for a small cell support structure at 11473 Parkside Drive (MasTec/AT&T Mobility, Applicant)**
Staff reviewed the project and recommended approval subject to the following:
   1) Please ensure that no pedestrian facilities, other utilities, irrigation, or landscaping will be affected. If any areas are affected, please restore those to their pre-construction condition and ensure that all affected areas are completely stabilized (the Planning Commission may consider requiring a letter of credit to ensure that this occurs);
   2) Please ensure that notification is provided to any affected entities prior to initiating work;
   3) Please obtain a right of way permit from the Town. Please coordinate erosion control measures (if needed) with the Town staff. A pre-construction meeting will be required prior to initiating work. This will need to be coordinated with the Town's engineering staff;
   4) Staff will ask the Town Attorney to prepare an agreement similar to the Zayo project for the shared use of a light pole;
   5) Please coordinate old pole transport to Public Works with Public Works Director;
   6) Please ensure that proper traffic control measures are in place and affected entities are notified; and
   7) Please provide an as-built of the fiber line placement to the Town once the project is complete.

   A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner Povlin and motion passed unanimously.

7. **Discussion and public hearing on a site plan for drive-through lane and building exterior modifications at the ORNL Federal Credit Union at 11405 Municipal Center Drive, 1 Acre, Zoned C-1/MUTC (Design Collaborative, Applicant)**
Staff reviewed the project and noted that the remaining comments included:
   1) Please provide verification that the minimum masonry percentage is satisfied (or not at least not reduced) in relation to this project;
   2) Please use discrete, earth tone colors on the ATM canopies and drive-through area. Staff does not support using bright colors in the drive-through area.

   After a long discussion, a motion was made by Commissioner Myers to approve the site plan subject to the remaining staff comments being addressed and the designed blue corner of the building being re-visited with the Planning Commission at a future meeting due to it being incompatible with the colors promoted in the Mixed-Use Town Center area.

Motion was seconded by Mayor Williams. Motion passed 8-1, with Commissioner Povlin voting in opposition.

8. **Discussion and public hearing on amendments to the C-1 Mixed-Use Town Center portion of the Farragut Zoning Ordinance as applied to drive-throughs and menu boards on existing developments with drive-throughs that pre-date the Mixed-Use Town Center land use designation (McDonald's USA, LLC, Applicant)**
   Staff reviewed this item and recommended approval of Resolution PC-19-07 which recommends approval of Ordinance 19-23. Some minor language modifications were noted by Commissioner Kile. A motion was made by Commissioner Povlin to approve Resolution PC-19-07 with the modifications suggested by Commissioner Kile being made. Motion was seconded by Mayor Williams and motion passed unanimously.

9. **Discussion and public hearing on amendments to Chapters 2, 3, and 4 of the Farragut Zoning Ordinance related to the creation of the Outlet Drive Regional Entertainment and Employment District (OD-RE/E) that will replace the C-2-R/W District (RealtyLink, Applicant)**
   Staff reviewed this item and recommended approval of Resolution PC-19-09 which recommends approval of Ordinance 19-24. Some minor language modifications were noted by Commissioner Kile. A motion was made by Commissioner St. Clair to approve Resolution PC-19-09 with the modifications suggested by Commissioner Kile being made. Motion was seconded by Commissioner Kile and motion passed unanimously.

10. **Discussion and public hearing on amendments to the Farragut Zoning Map for Parcels 154.06, 154.07, 154.08, 154.09, 154.10, 176.01, and 176.02, Tax Map 130 along the Outlet Drive corridor from C-2 and R-2 to OD-RE/E, Approximately 36 Acres (RealtyLink, Applicant)**
    Staff reviewed this item and recommended that Ordinance 19-25 be amended to exclude Parcel 176.01, Tax Map 130 due to the property being largely shown as open space on the future land use map. After a discussion, a motion was made by Commissioner St. Clair to approve Resolution PC-19-10 as submitted by the applicant. It was noted that the zoning change would not affect compliance with the Sinkhole Ordinance. Motion was seconded by Commissioner Kile and motion passed unanimously.

11. **Discussion on a concept for Admirals Landing (a redevelopment of the Old Phillips 66 Gas Station), 11321 Kingston Pike, 1.19 Acres, Zoned C-1/MUTC (Doug Justus, Owner)**
    For discussion purposes only.

12. **Discussion and public hearing on a resolution governing Planning Commission procedures as applied to the number of significant comments that remain on plans intended to come before the Commission and how to address approval subject to's that are not taken care of in a timely manner**
    Staff recommended approval of Resolution PC-19-08. A motion was made by Commissioner Povlin to approve Resolution PC-19-08 with a couple of very minor language changes. Motion was seconded by Chairman Holladay and motion passed unanimously.

13. **Approval of utilities – TDS fiber extension along Station West Drive to service 11304 Station West Drive**

    Staff recommended approval subject to the following:

    1) Please obtain a right of way permit from the Town. Please coordinate erosion control measures (if needed) with the Town staff;
    2) Please restore any affected areas to their pre-construction condition and ensure that all affected areas are completely stabilized;
    3) Please ensure that proper traffic control measures are in place and affected entities are notified; and
    4) Please provide an as-built of the fiber line placement to the Town once the project is complete.

    A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner Povlin and motion passed unanimously.

The meeting was adjourned at 9:55.

Rose Ann Kile

Rose Ann Kile, Secretary