



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

August 15, 2019

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Rose Ann Kile, Secretary
Scott Russ
Betty Dick
Jon Greene
Melanie Cionfolo, Youth Representative

MEMBERS ABSENT

Noah Myers
Louise Povlin

Staff Representatives: Mark Shipley, Community Development Director

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

1. Citizen Forum

Staff welcomed Melanie Cionfolo as the new youth representative.

2. Approval of agenda

Staff recommended that Agenda Items 4 and 11 be postponed.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

3. Approval of minutes – July 18, 2019

Staff recommended approval.

A motion was made by Commissioner Kile to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed unanimously.

4. Discussion and public hearing on a revised site plan for drive-through lanes and building exterior modifications at the ORNL Federal Credit Union at 11405 Municipal Center Drive, 1 Acre, Zoned C-1/MUTC (Design Collaborative, Applicant)
Postponed at the request of the applicant.

5. Discussion and public hearing on amending action taken by the Planning Commission on June 21, 1990 in relation to approval subject to's associated with final plat approval of Unit 4 of the Sweet Briar Subdivision (Town of Farragut, Applicant)

Staff recommended that the Planning Commission remove the conditions imposed on June 21, 1990 regarding approval of the final plat for Unit 4 of the Sweet Briar Subdivision in relation to recreational facilities to be constructed on Lot 57.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Commissioner Greene and motion passed unanimously.

6. Discussion and public hearing on a site plan for a generator and associated screening at the Summit View Nursing Home, 12823 Kingston Pike, 5 Acres, Zoned C-1 (Falconnier Design Company, Applicant)

Staff recommended that the service/mechanical/utility area (including the replacement generator) be screened to the Town's requirements as shown on the applicant's full screening option. Staff noted that the generator would be painted brown to match colors on the nursing home building.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed unanimously.

7. Discussion and public hearing on an amendment to the preliminary plat for the Enclave at Sheffield (Phase 4) to adjust the location of the sidewalks and minor property line adjustments (iLend Inc., Applicant)

Staff recommended approval of the modifications to the preliminary plat.

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

8. Discussion and public hearing on a final plat for Sassafras Meadows, 524 Dixon Road, 27.28 Acres, 4 Lots, Zoned R-1 (Lemay and Associates, Applicant)

Staff recommended approval subject to a street maintenance letter of credit being provided to the Town based on a dollar amount calculated by the Town Engineer and satisfactory completion of any remaining engineering field items.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed unanimously.

9. Discussion and public hearing on a grading plan for portions of the TN Knoxville/Furrow Property along Outlet Drive, Parcels 154.06, 154.07, 154.08, 154.09 and 154.10, Tax Map 130, roughly 24.07 Acres, Zoned C-2 (Land Development Solutions, Applicant)

Staff recommended approval subject to the following:

- 1) Please add a dimension from the retaining wall to the Outlet Drive right of way to demonstrate setback compliance;
- 2) Please submit NOC;
- 3) Please submit irrevocable letter of credit for erosion control of \$101,500; and
- 4) Please schedule a pre-construction meeting to review trees that may need an arborist assessment to ensure survivability.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed unanimously.

10. Discussion and public hearing on a grading plan for portions of 11153 and 11157 Kingston Pike, Zoned C-1 and FPD (Crossroads West Properties, Applicant)

Staff recommended approval subject to the following:

- 1) Please submit irrevocable letter of credit for erosion control of \$12,500.

A motion was made by Commissioner Kile to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

11. Discussion and public hearing on a preliminary plat for Phase I of Grigsby Park, Parcel 96 and 96.01, Tax Map 142, Grigsby Chapel Road across from the Wyndham Hall Subdivision, 4.636 Acres, 15 Lots, Zoned R-4 (Grigsby Park, LLC, Applicant)

Postponed due to incomplete submittal.

12. Discussion on options for amendments to the Farragut Zoning Ordinance in relation to providing for medium and high-density multi-family zoning districts to be consistent with the Comprehensive Land Use Plan (Town of Farragut, Applicant)

For discussion purposes only.

13. Approval of utilities

None.

The meeting was adjourned at 8:05.



Rose Ann Kile, Secretary