



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

September 19, 2019

MEMBERS PRESENT

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

MEMBERS ABSENT

None

Staff Representatives: Bart Hose, Assistant Community Development Director

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

1. Citizen Forum

Two residents spoke regarding Pecos Road and its planned connection to the Ivey Farm Subdivision being developed on the property immediately to the east.

2. Approval of agenda

Staff noted that Agenda Item 5 had been withdrawn by the applicant. Staff then recommended that Agenda Item 10 be postponed.

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

3. Approval of minutes – August 15, 2019

Staff recommended approval.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner Dick and motion passed with Commissioner Myers and Vice-Mayor Povlin abstaining.

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)**
Staff recommended approval of the revised site plan and building elevations.

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

5. **Discussion and public hearing on a site plan for an 8-bay garage to be added within the parking lot at the northeastern portion of the Villages Luxury Senior Living facility, 230 Village Commons Boulevard, 23 Acres, Zoned S-1 (SITE Inc., Applicant)**
Withdrawn at the request of the applicant.

6. **Discussion and public hearing on a request for a variance from the Subdivision Regulations for the requirement to construct a sidewalk along a collector street in association with a resubdivision plat for the property at 632 Red Mill Lane, 1.96 Acres, 2 Lots, Zoned R-1 (SITE Inc., Applicant)**

Staff recommended approval of the requested variance. Staff noted that requiring the owner to construct almost 400 feet of sidewalk and related improvements for a minor two lot subdivision would not be proportional.

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

7. **Discussion and public hearing on a request for a variance from the Driveways and Other Accessways Ordinance for the distance between driveways in association with a resubdivision plat for the property at 632 Red Mill Lane, 1.96 Acres, 2 Lots, Zoned R-1 (SITE Inc., Applicant)**

Staff recommended approval of the requested variance, noting that the proposed driveway for lot 2 would be aligned with Cross Bridge Circle and that access to the lot would be restricted to that location by plat note. Staff also recommended approval of the minor resubdivision plat subject to all required certificates being signed.

A motion was made by Vice-Mayor Povlin to follow staffs' recommendation regarding the variance request. Motion was seconded by Commissioner St. Clair and motion passed unanimously. A motion was then made by Vice-Mayor Povlin to follow staffs' recommendation regarding the minor resubdivision plat. Motion was seconded by Commissioner Dick and motion passed unanimously.

8. **Discussion and public hearing on a final plat for Brookmere Phase I, Parcel 044, Tax Map 152, 430 Virtue Road, 39.54 Acres, 50 Houselots, 4 Open Space Lots, Zoned R-1/OSR (Ryan Lynch - Lynch Surveys, LLC, Applicant)**

Staff recommended approval subject to the following:

- 1) Please show all additional ROW lines and easements being dedicated to support the construction of the Virtue Road project. ROW lines and easements should reflect the proposed ROW location upon completion of the project;

- 2) Plat note #1 does not comply with the Town's requirements for final plat approval. Setting monuments (iron pins) at all corners and other points is listed as a prerequisite for final approval. Please address and correct the issue;
- 3) Please revise all CLOMR/LOMR related FIRM notes to reference changes to all mapped flood zones (100 yr. and 500 yr.) and not just the Floodway. Please also ensure that all buildable lots affected by flood zones have a minimum FFE noted on the plat. In addition, please note that the developer will be required to submit to FEMA necessary documentation and as-builts upon completion to finalize the LOMR;
- 4) Please complete all items on staff's field punchlist. All disturbed areas must be stabilized;
- 5) Please submit an irrevocable letter of credit in the sum of \$240,000 for the completion of asphalt roadway surfaces, sidewalks, and walking trail completion;
- 6) Please submit an irrevocable letter of credit in the sum of \$110,000 for maintenance of roadways, sidewalk, trail, and detention & drainage structures;
- 7) Please submit an irrevocable letter of credit in the sum of \$24,000 for the completion of landscaping per the approved landscape plan for phase 1;
- 8) Please include a copy of the recorded covenants and restrictions; and
- 9) An as-built, in a PDF format, is required for the final plat and all required improvements once finalized.

The staff then noted that the applicants were in the process of addressing these items but that they had also proposed posting a letter of credit (LOC) to cover the setting of required monuments (corner iron pins). Staff explained that the Commission has not typically accepted LOCs for corner pins but that they could if they chose to. Staff also noted that the Knoxville/Knox County MPC was apparently accepting LOCs for such required improvements. The staff then recommended that the amount and terms of any such letter of credit be subject to approval by the Town's staff.

The Commission discussed the request and the corner pin issue. They decided it was appropriate to accept a LOC in this instance.

A motion was made by Commissioner St. Clair to follow staffs' recommendation, including with respect to the requested LOC for the required monuments. The Motion was seconded by Commissioner Myers and it passed unanimously.

- 9. Discussion on a request to rezone a portion of Parcel 069, Tax Map 142 (north of the old Ingles Shopping Center), from R-1 (Rural Single-Family Residential), R-2 (General Single-Family Residential), and B-1 (Buffer) to R-4 (Attached Single-Family Residential) and R-6 (Multi-Family Residential), 32.7 Acres (John Baker/Horne Properties, Applicant)**

For discussion purposes only.

- 10. Discussion and public hearing on a request to rezone the property at 11221 Outlet Drive from C-2-R/W (Regional Commercial, Retail/Warehousing) to C-2 (Regional Commercial), 15.47 Acres (Town of Farragut, Applicant)**

Postponed at the request of applicant.

11. Approval of utilities
None.

The meeting was adjourned at 8:50.



Rose Ann Kile, Secretary