



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

October 17, 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. Staff also reminded Commissioners of an upcoming training session on October 31st at the Town Hall related to planning, zoning, and property rights.

2. Approval of agenda

Staff noted that Agenda Item 9 had been postponed by the applicant and recommended that it be removed from the agenda.

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

3. Approval of minutes – September 19, 2019

Staff recommended approval.

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

4. Discussion and public hearing on a final plat for the Enclave at Sheffield, 6.72 Acres, 21 Lots, Zoned R-1/OSR (iLend, Applicant)

Staff reviewed this item and recommended approval subject to the following comments being addressed:

- 1) Please complete all remaining engineering field items;
- 2) Please obtain required signatures;
- 3) Please provide a completion letter of credit for sidewalks and landscaping in the amount of \$35,000;
- 4) Please provide a 2-year maintenance letter of credit for the roadway, sidewalks, greenway and drainage infrastructure in the amount of \$20,000; and
- 5) Please provide a replacement erosion control letter of credit. The amount will be determined by the Town Engineer based on the condition of the site when the plat is ready to be signed.

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

5. Discussion and public hearing on a site plan for renovations to the Smart Bank at 11216 Kingston Pike, 1 Acre, Zoned C-1/MUTC (Barber McMurry, Applicant)

Staff reviewed this item and recommended approval subject to the following comments being addressed:

- 1) Zoning notes on cover sheet reference Knox County not Town of Farragut, please correct sheet and anywhere else it may appear on plans;
- 2) The site is being remodeled, including changes to the parking and circulation. The parking isle width and three of the parking spaces on the south side of the building do not meet minimum standards for full sized car parking (the spaces are affected by a brick screening wall bump-out). Since the existing screen wall is being removed, the new screen wall must be constructed so as to not lessen parking space dimensions; and
- 3) The landscape plan approval will have to be applied for separately via MGO (it is not part of the site plan approval process).

A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner Povlin and motion passed unanimously with the exception of Commissioner Kile that abstained.

6. Discussion and public hearing on a resubdivision plat for the Furrow Family Partnership, Parcels 154.05-154.10, Tax Map 130 along Outlet Drive, 20.06 Acres, Zoned OD-RE/E (Land Development Solutions, Applicant)

Staff reviewed this item and recommended approval subject to the following comments being addressed:

- 1) Note 12, Minimum floor elevation ..., should be revised to also reference Town's Sinkhole Ordinance. E.g. "Other provisions may apply, see Town Ordinance"; and
- 2) Please obtain required signatures.

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 a site plan for the Top Golf, 11400 Outlet Drive, 15.73 Acres, Zoned OD-RE/E (Land Development Solutions, Applicant)

Staff reviewed this item and recommended approval subject to the following comments being addressed:

- 1) All site plan sheets (including lighting) must be properly signed and sealed. These plans are for construction purposes;
- 2) All external lighting will have to be field verified by the Town staff and the footcandle compliance verified by an electrical engineer prior to the issuance of a Certificate of Occupancy;
- 3) A drainage permit fee of \$11,330 must be paid prior to the issuance of a grading permit;
- 4) Erosion control letter of credit for \$101,500 (from grading plan approval) is needed;
- 5) Please provide the NOC; and
- 6) When the final retaining wall designs are determined those will need to be presented to the Planning Commission. This will not hold up site plan approval or the issuance of a grading permit.

After a brief discussion, a representative from Top Golf asked if staff comment #6 could be handled by the Town staff unless there was a concern over the retaining wall designs.

A motion was made by Commissioner Povlin to follow staffs' recommendation with the exception of eliminating comment #6 and authorizing the retaining wall designs to be approved by Town staff. Staff could then update the Commission on the final designs. Motion was seconded by Mayor Williams and motion passed unanimously.

8. Discussion and public hearing on a site plan for Admiral Landing, 11321 Kingston Pike, 1.19 Acres, Zoned C-1/MUTC (Urban Engineering, Applicant)

Staff reviewed this item and recommended approval subject to the following comments being addressed:

- 1) Light pole height cannot exceed 28 feet, please revise;
- 2) The corner sidewalk to the main tenant space is still the only pedestrian connection to this site from the fronting sidewalks. Are there other opportunities? Limiting pedestrian access from the public sidewalks to only the main tenant space could impact the other tenant spaces when the main space is not open and could hinder the Town's walkability goals for the town center area. The potential for sidewalk connections is impacted by the proposed location of a transformer just to the NW of the building;
- 3) One parking lot terminal island does not meet the minimum 5-foot width requirement, please correct and ensure all islands and similar features meet minimum standards;
- 4) Please provide an architectural view from above for portion of the building proposed to house the food trucks;

- 5) Please ensure that the Access and Parking Easement Agreement references the site plan that will ultimately be approved for this project;
- 6) Please provide location of fire line feed from water main;
- 7) Please ensure that all ADA ramps have compliant elevations;
- 8) Please provide an erosion control letter of credit for \$10,000;
- 9) A drainage permit fee of \$824 must be paid prior to the issuance of a grading permit;
- 10) Please provide a copy of the NOC.

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

- 9. Discussion and public hearing on a preliminary plat for Grigsby Park, Phase I, Parcel 96 and a portion of Parcel 96.01, Tax Map 142, 4.636 Acres, 15 units, Zoned R-4 and FPD (Grigsby Park, LLC, Applicant)**
Postponed.

- 10. Discussion on an amendment to the Farragut Zoning Ordinance to provide for a Medium Density Multi-Family Zoning District (Town of Farragut, Applicant)**
For discussion purposes only.

- 11. Approval of utilities**
None.

The meeting was adjourned at 8:32.

A handwritten signature in cursive script that reads "Rose Ann Kile". The signature is written in dark ink and is positioned above a horizontal line.

Rose Ann Kile, Secretary