



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

October 15, 2020

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin
Scott Russ
Jon Greene
Betty Dick
Noah Myers
Michael Bellamy

MEMBERS ABSENT

Staff Representatives: Mark Shipley, Community Development Director

This meeting was conducted through a remote Webex session due to Governor Lee's orders and the Knox County Health Department's orders regarding the COVID-19 pandemic.

Chairman Holladay called the meeting to order at 7 p.m. and provided background on why the meeting was being conducted through Webex and where it may be viewed.

1. Approval of agenda

Staff recommended approval of the agenda as submitted.

A motion was made by Mayor Williams to approve the agenda as presented. Motion was seconded by Commissioner Povlin and motion passed 9-0 through a roll call vote.

2. Approval of minutes – September 17, 2020

Staff recommended approval of the minutes as submitted.

A motion was made by Mayor Williams to approve the minutes as submitted. Motion was seconded by Commissioner Myers and motion passed 9-0 through a roll call vote.

3. Discussion and public hearing on a request for a comcast cable line installation along the south side of Parkside Drive west of JCPenney and terminating at 11416 Grigsby Chapel Road (Fulghum, MacIndoe and Associates, Applicant)

Staff reviewed this item and recommended approval subject to the following conditions:

- 1) Please obtain a right of way permit from the Town and satisfy any field related requirements from the engineering staff;

- 2) Please restore any affected areas to their pre-construction condition and ensure that all affected areas are completely stabilized;
- 3) Please notify any affected property owners;
- 4) Please ensure that proper traffic control measures are in place; and
- 5) Please provide an as-built of the fiber installation to the Town once the project is complete.

After an initial motion and second was made, commissioners discussed this item and Commissioner Myers asked if a letter of credit should be provided similar to what has been required for some other recent utility projects. Based on feedback from other commissioners, a motion was made by Commissioner St. Clair to follow staffs' recommendation with the exception of adding as a 6th condition "Providing a letter of credit to ensure any disturbed areas are corrected with the dollar amount to be determined by the Town Engineer." Motion was seconded by Mayor Williams and motion passed 9-0 through a roll call vote.

4. Discussion and public hearing on a re-subdivision plat for the property located at 204 Boring Lane, Parcel 074.00, Tax Map 142, Zoned R-1, 7.57 Acres (Benjamin Moorman, Applicant)

Staff reviewed this item and noted that the applicant has requested a variance from the Subdivision Regulations to not construct a pedestrian facility along the Boring Road frontage. Staff indicated that separate action would be needed on the variance. Staff recommended approval of the variance due to the minor nature of the subdivision and the amount of frontage along which the pedestrian facility would be required. Approval of the variance would also be consistent with similar minor re-subdivisions on non-local streets that have been approved by the Planning Commission. Staff indicated that they have verified that a plat note has been added to indicate that the pedestrian facility requirement will be re-visited by the Planning Commission if any additional re-division of the property is proposed.

Commissioners discussed the variance request and Commissioner Myers asked that the location of the property be clarified by including a reference to the tax map and parcel. Staff indicated that this would be updated in the minutes. A motion was made by Commissioner Povlin to approve the variance for the reasons noted by staff. Motion was seconded by Commissioner St. Clair and motion passed 9-0 through a roll call vote.

Staff then recommended approval of the plat subject to obtaining required signatures.

A motion was made by Commissioner Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed 9-0 through a roll call vote.

5. Discussion and public hearing on a rezoning of the property at 933 McFee Road from Agricultural (A) to Open Space Residential Overlay (R-1/OSR), 7 Acres (Rackley Engineering, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-20-15 which recommends approval of Ordinance 20-22.

A motion was made by Commissioner Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed 9-0 through a roll call vote.

6. Discussion and public hearing on an amendment to the Farragut Municipal Code, Appendix A., Zoning, Chapter 4., Section XXIX, - Grand Opening Special Events Permit, to provide for different sign related provisions (Town of Farragut, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-20-16 which recommends approval of Ordinance 20-23.

Commissioners reviewed the item and Commissioner Bellamy asked that Section C., 8. be amended to change the phrase "good condition" to "same condition as issued." Staff and commissioners were in agreement with the proposed modification. A motion was made by Commissioner Povlin to approve Resolution PC-20-16 with the modification recommended by Commissioner Bellamy. Motion was seconded by Commissioner Myers and motion passed 9-0 through a roll call vote.

7. Discussion on a request to amend Appendix A – Zoning, Chapter 3., Specific District Regulations, Section XII., General Commercial District (C-1), B., 3., as it relates to the outdoor display and or storage of general farm implements and lawn care equipment, riding lawn mowers, and related accessories (Farragut Lawn and Tractor, Applicant)

For discussion purposes only.

8. Approval of utilities

None

9. Citizen Forum

Staff read into the record citizen comments that were submitted for items that were not on the agenda.

The meeting was adjourned at 9:04 p.m.


Scott Russ, Secretary