



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

November 18, 2021

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Scott Russ, Secretary
Jon Greene
Noah Myers
Michael Bellamy
Hank Standaert, Youth Representative

MEMBERS ABSENT

Shannon Preston

Staff Representatives: Mark Shipley, Community Development Director

1. Approval of agenda

Staff recommended that Agenda Item #7 be removed from the agenda at the request of the applicant. Also, staff recommended adding in place of Agenda Item #11, consideration of the creation of a steering committee to assist staff in updating the Pedestrian and Bicycle Plan and assisting with the formulation of proposed cross sections for collector and arterial streets. If such a committee is desired, the Commission may consider appointing a representative(s) at their next meeting.

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

2. Approval of minutes – October 21, 2021

Staff recommended approval of the minutes as submitted.

A motion was made by Vice Mayor Povlin to approve the minutes as submitted. Motion was seconded by Mayor Williams and passed unanimously.

3. Discussion and public hearing on a final plat for the Brookmere Subdivision, Phase 4, 18.8 Acres, 11 Lots, Zoned R-1/OSR (Lynch Surveys, LLC, Applicant)

Staff reviewed this item and recommended approval subject to the following comments being satisfactorily addressed as verified by Town staff:

- 1) Please ensure that the plat reflects the easement agreement developed in consultation with the Town Attorney for the connector street between Reverence Run Lane and West Kingsgate Road. The agreement will need to be recorded and referenced on the final plat.
- 2) Please check with Knox County Addressing about naming the public access easement between Reverence Run Lane and West Kingsgate Road and include the name on the revised plat and on street signage.
- 3) Are any drainage easements needed beyond the termination of the drainage easement on Lot 113?

- 4) Please dimension the public access easement and the pipeline easement.
- 5) Please remove reference to a 10-foot building setback for Lots 115 and 116. Frontage on the access easement is a front yard for setback purposes and the minimum setback is 20 feet (for the house and side entry garages).
- 6) Please submit a drainage fee payment for \$440.
- 7) Please complete all site items on staffs' punchlist.
- 8) Please ensure that there is a reasonably accessible route to the stormwater detention basin for maintenance purposes and include this as an access easement.
- 9) Please obtain all required signatures.
- 10) Please provide a site completion and street and drainage maintenance letter of credit in an amount provided by the Town Engineer.

After a short discussion, a motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and passed unanimously.

4. Discussion and public hearing on a site plan for outdoor seating associated with the Farragut Gateway Restaurant at 103 S. Campbell Station Road, Zoned C-1 (Jacob Ogle, Applicant)

Staff reviewed this item and recommended approval subject to the decorative string lights meeting Town requirements.

After a short discussion, a motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and passed unanimously.

5. Discussion and public hearing on a site plan for improvements mostly on the property at 13127 Kingston Pike in association with the Ag-Pro (formerly Farragut Lawn and Tractor) at 13131 Kingston Pike, Zoned C-1 (Stewart Ritchie, Applicant)

Staff reviewed this item and recommended approval subject to the following comments being satisfactorily addressed as verified by Town staff:

- 1) The existing structures on 13127 Kingston Pike cannot be used as part of this site plan approval. Any future use of either structure will require a new site plan for consideration by the Planning Commission and full compliance with any applicable Town requirements.
- 2) Please submit a drainage fee payment for \$1,100.
- 3) Please submit an irrevocable letter of credit for erosion control for \$10,000.
- 4) Please verify if an NOC from TDEC is needed.
- 5) Please submit TDOT permit for entrance and work on state ROW.
- 6) Please adjust the lighting plan to reflect the amended detention basin location.
- 7) A landscape plan will be required and will need to be approved by the VRRB.

After a short discussion, a motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Bellamy and passed unanimously.

6. Discussion and public hearing on a site plan for an expansion to the dining room area at the Big Kahuna Wings, 12828 Kingston Pike, 1.38 Acres, Zoned C-1 (R2R Studio, LLC., Applicant)

Staff reviewed this item and recommended approval subject to the following comments being satisfactorily addressed as verified by Town staff:

- 1) Please provide revised fire flow calculations from the 2018 IFC, including new square footage. Please provide fire hydrant locations and existing flow data.
- 2) Please include a detail of the proposed screen fencing. Should a material be used that would last longer than wood?

A short discussion ensued regarding screen fence material. The owner asked if wood fencing could be used on the back of the building for the mechanical unit screening due to the likelihood that the fence would be hit by vehicles. In the other areas where fence screening is proposed, a more durable material, such as hardie board, would be used. Commissioners agreed with this approach and the revised site plan would need to include the appropriate details for each screen type.

With this understanding, a motion was made by Vice Mayor Povlin to approve the site plan subject to the staffs' remaining comments being addressed. Motion was seconded by Commissioner Myers and passed unanimously.

7. **Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 4., Section XIII. – Outdoor site lighting, to allow for ballfield lighting that is custom designed not to affect neighboring properties (Jeff Jordan, Applicant) – POSTPONED BY APPLICANT**

8. **Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section XXIV., B., 7., e., to provide for sign related amendments associated with regional recreational and entertainment facilities and clarification related to the master sign for a unified development, as provided for in the Outlet Drive Regional Entertainment and Employment District (ARCO Murray Construction, Applicant)**

Staff reviewed this item and recommended approval of Resolution PC-21-16, which recommends approval of Ordinance 21-19.

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

9. **Discussion and public hearing on updates to the Farragut Municipal Code, Appendix A – Zoning, Chapter 4., Section XIII. – Outdoor site lighting (Town of Farragut, Applicant)**
Staff reviewed this item and recommended approval of Resolution PC-21-17, which recommends approval of Ordinance 21-20.

After a short discussion a motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and passed unanimously.

10. **Discussion and public hearing on a resolution to adopt site related requirements that must be satisfactorily completed prior to a final plat being considered for approval by the Planning Commission (Town of Farragut, Applicant)**

Staff reviewed this item and recommended approval of Resolution PC-21-15 with the following minor modifications:

- 1) Replace “should any items in red be incomplete, the final plat will be requested for removal from the next Planning Commission agenda” with “should any items in red be incomplete, the final plat will be requested for postponement.”

- 2) Clarify that the Planning Commission may allow sidewalks to be constructed after final plat approval along the frontage of non-house lots if such lots have planned improvements. This would cover clubhouse areas, mail kiosks, and similar structures. The current language only exempts, at the time of plat approval, sidewalks that would be required in front of house lots.

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

11. Approval of utilities

Since there were no utilities for consideration, under the approval of the agenda the Planning Commission added in place of Agenda Item #11, consideration of the creation of a steering committee to assist staff in updating the Pedestrian and Bicycle Plan and assisting with the formulation of proposed cross sections for collector and arterial streets.

Vice Mayor Povlin indicated that she would want to serve on the committee and had a couple of citizens in mind that she would ask about serving. Commissioner Russ also expressed an interest in serving on the steering committee. A motion was made by Vice Mayor Povlin to move forward with establishing the steering committee with her serving as a Planning Commission representative. Motion was seconded by Mayor Williams and passed unanimously with Commissioner Russ also agreeing to serve on the committee.

12. Citizen forum

None.

The meeting adjourned at 8:17 p.m.



Scott Russ, Secretary