



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

December 16, 2021

Farragut Town Hall - Board Room

7:00 p.m.

For questions, please e-mail Mark Shipley at mshipley@townoffarragut.org or Bart Hose at bhose@townoffarragut.org.

- 1. Approval of agenda**
- 2. Approval of minutes – November 18, 2021**
- 3. Discussion on a zoning map amendment to rezone Parcel 6, Tax Map 151, 421 N. Watt Road, from General Commercial (C-1) to Neighborhood/Convenience Commercial (NCC), 9.22 Acres (Robert Campbell & Associates, Applicant)**
- 4. Approval of utilities**
- 5. Citizen forum**

Public Comment Protocol

The Planning Commission welcomes and invites Farragut residents to participate in public meetings. At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the Planning Director or other designated staff member. This time is set aside specifically for comments on items that are not on the Planning Commission regular agenda for the meeting. Each speaker will be given five (5) minutes to speak on his/her topic.

During the regular agenda portion of the meeting there may be an allowance for public comment for each agenda item. The Chairman may recognize individuals for public comment based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment;
2. Any Farragut resident, property owner, or business owner interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn in to the Planning Director or other designated staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;

**11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |
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It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting



4. Public comment shall be limited to five (5) minutes per individual. Time for public comment may be amended at the discretion of the Chairman. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; each speaker should have their own original viewpoint;
6. Comments shall address issues, not individuals or personalities;
7. Comments may support or oppose issues or measures, but the motives of those with differing views shall not be questioned or attacked;
8. Personal attacks and malicious comments shall not be tolerated;
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five (5) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.



**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

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion on a zoning map amendment to rezone Parcel 6, Tax Map 151, 421 N. Watt Road, from General Commercial (C-1) to Neighborhood/Convenience Commercial (NCC), 9.22 Acres (Robert Campbell & Associates, Applicant)

INTRODUCTION AND BACKGROUND: This discussion item involves a request to rezone an approximately 9.2-acre tract, Parcel 6, Tax Map 151, located at 421 N. Watt Road from a General Commercial (C-1) district designation to the Neighborhood/Convenience Commercial (NCC) district designation. The request is being made to support the development of a proposed mixed-use development containing a combination of commercial and office uses with residential townhomes. The applicants have submitted a concept plan for the proposed project that was discussed at the most recent staff/developer meeting.

DISCUSSION: As noted, the property in question contains approximately 9.2 acres and is currently undeveloped. It fronts on North Watt Road within the Town and extends westward into Loudon County, where it also has frontage along Harrison Lane. The existing land use in the immediate area is predominantly rural/low density residential, however, the Watt Road interstate interchange area is located just over the ridge to the north, while the Town's Mayor Bob Leonard Park along with a few small-scale commercial uses are located along N. Watt Road a short distance to the south.

The Town's Land Use Plan for the Watt Road Corridor was reevaluated several years ago, and the Future Land Use Map was amended to include several areas for potential Mixed Use Neighborhood development with associated residential densities not to exceed 8 dwelling units per acre. This included the property in question. The applicant's request for Neighborhood/Convenience Commercial (NCC) zoning would be consistent with the current Future Land Use Map and the Mixed-Use Neighborhood land use designation. Any future development site plan or subdivision proposal submitted for the property would, of course, have to meet the NCC zoning district's standards and all other applicable Town requirements.



Proposed Future Land Use Map

Proposed Rezoning Area

**C-1 (General Commercial) to NCC
(Neighborhood/Convenience Commercial)**

Legend

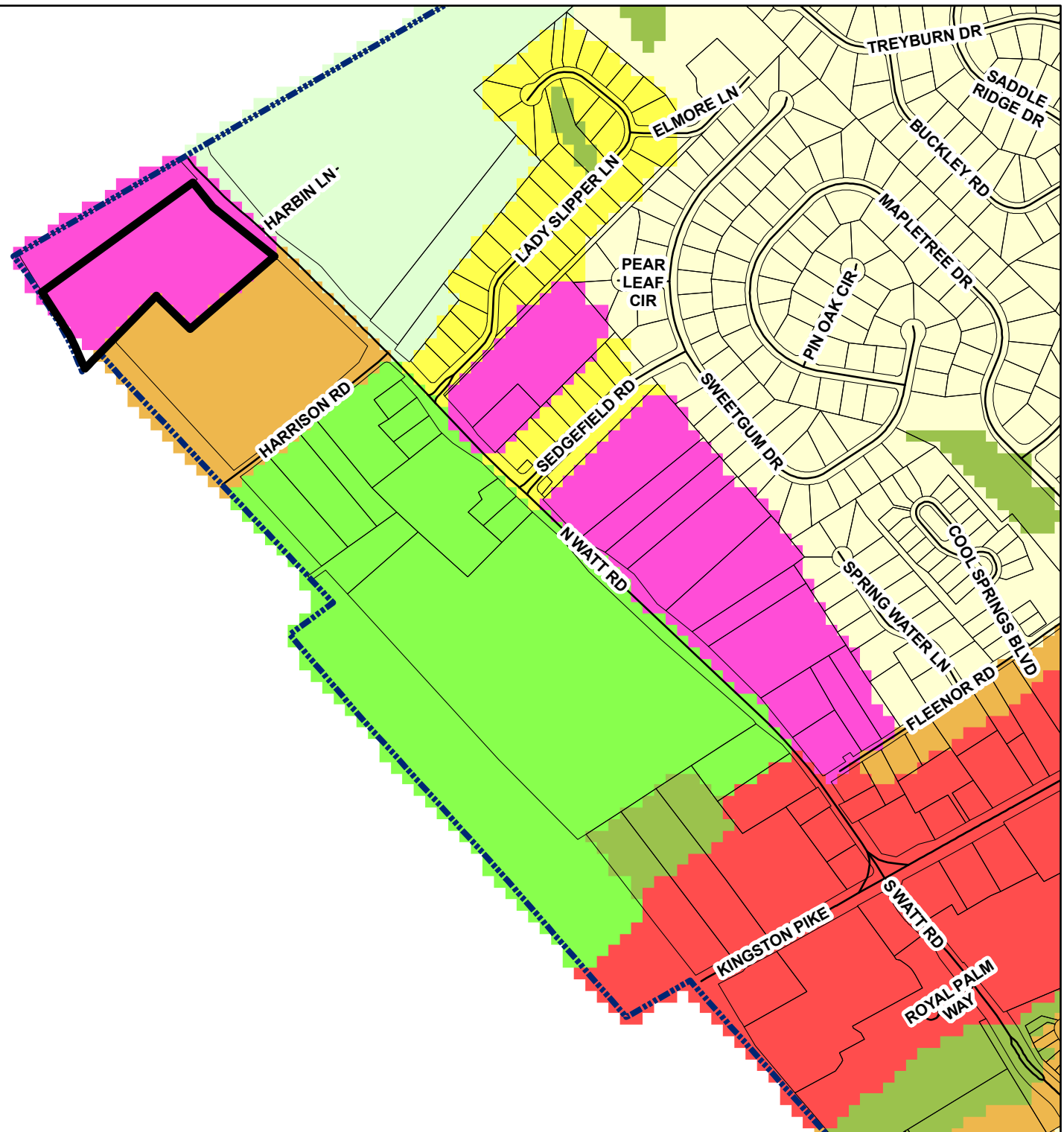
-  Subject Property
-  Streets
-  Parcels

Future Land Use

-  Commercial
-  Open Space
-  Parks and Rec
-  Open Space Cluster Residential
-  Very Low Density Residential (2-4 DUs / Acre)
-  Low Density Residential (3-6 DUs / Acre)
-  Med Density Residential (6-8 DUs / Acre)
-  Mixed Use Neighborhood (6-8 DUs / Acre)



1 in = 650 ft





Zoning Map

Proposed Rezoning Area

C-1 (General Commercial) to NCC
(Neighborhood/Convenience Commercial)

Legend

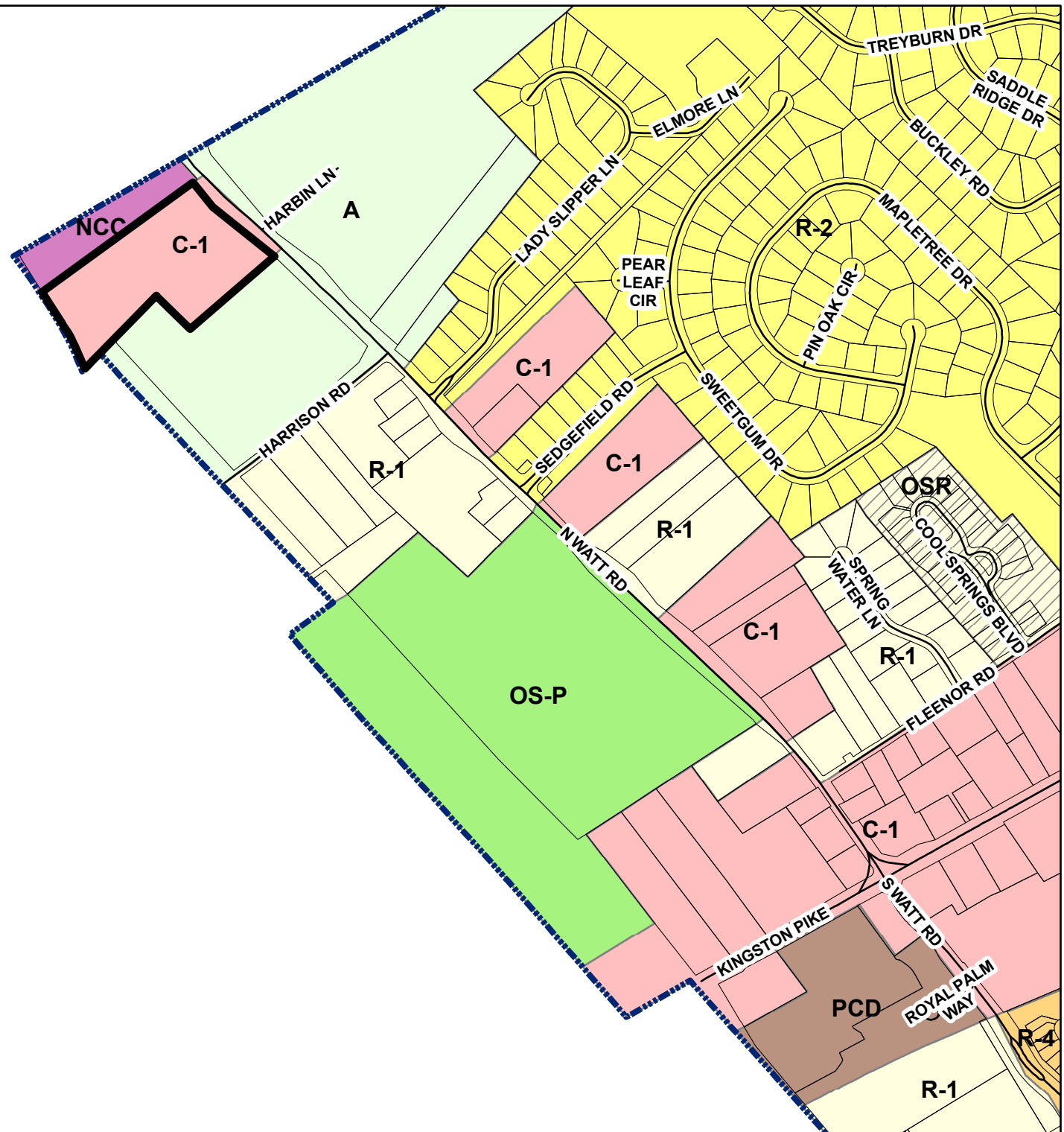
- Subject Property
- Streets
- Parcels

Current Zoning

- A,
- OS-P, Open Space/Park
- R-1, Rural Single-Family
- R-2, General Single-Family
- R-4, Attached Single-Family
- R-1/OSR, Open Space Residential
- Neighborhood/Convenience
- C-1, General Commercial
- PCD, Planned Commercial

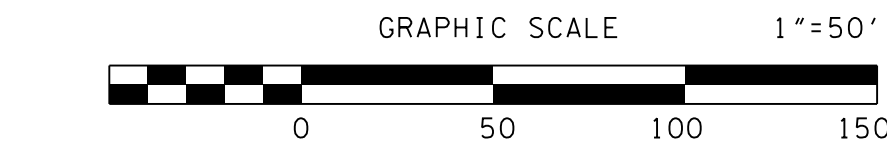


1 in = 650 ft



LEGEND

- EIP EXISTING IRON PIN
- IRON PIN SET "N" ROD W/CAP
- MANHOLE
- LIGHT POLE
- SIGN
- W.V. WATER VALVE
- P/T/C POWER/TELEPHONE
- GUY WIRE
- W.M. WATER METER
- SURVEY CONTROL POINT/BENCHMARK
- SF x SF x SF x SF SILT FENCE
- CE CONSTRUCTION EXIT
- PI STORM DRAIN INLET PROTECTION
- OP STORM DRAIN OUTLET PROTECTION
- OVERLAND DRAINAGE PATTERN
- MA EROSION CONTROL MATTING
- CD ROCK CHECK DAM
- 1150 EXISTING GRADE
- 1150 PROPOSED GRADE



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

WATT ROAD TOWNHOMES
FARRAGUT, TN

CONCEPT PLAN
GENERAL LAYOUT

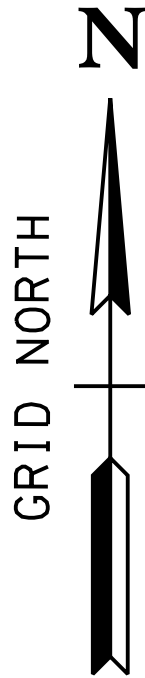
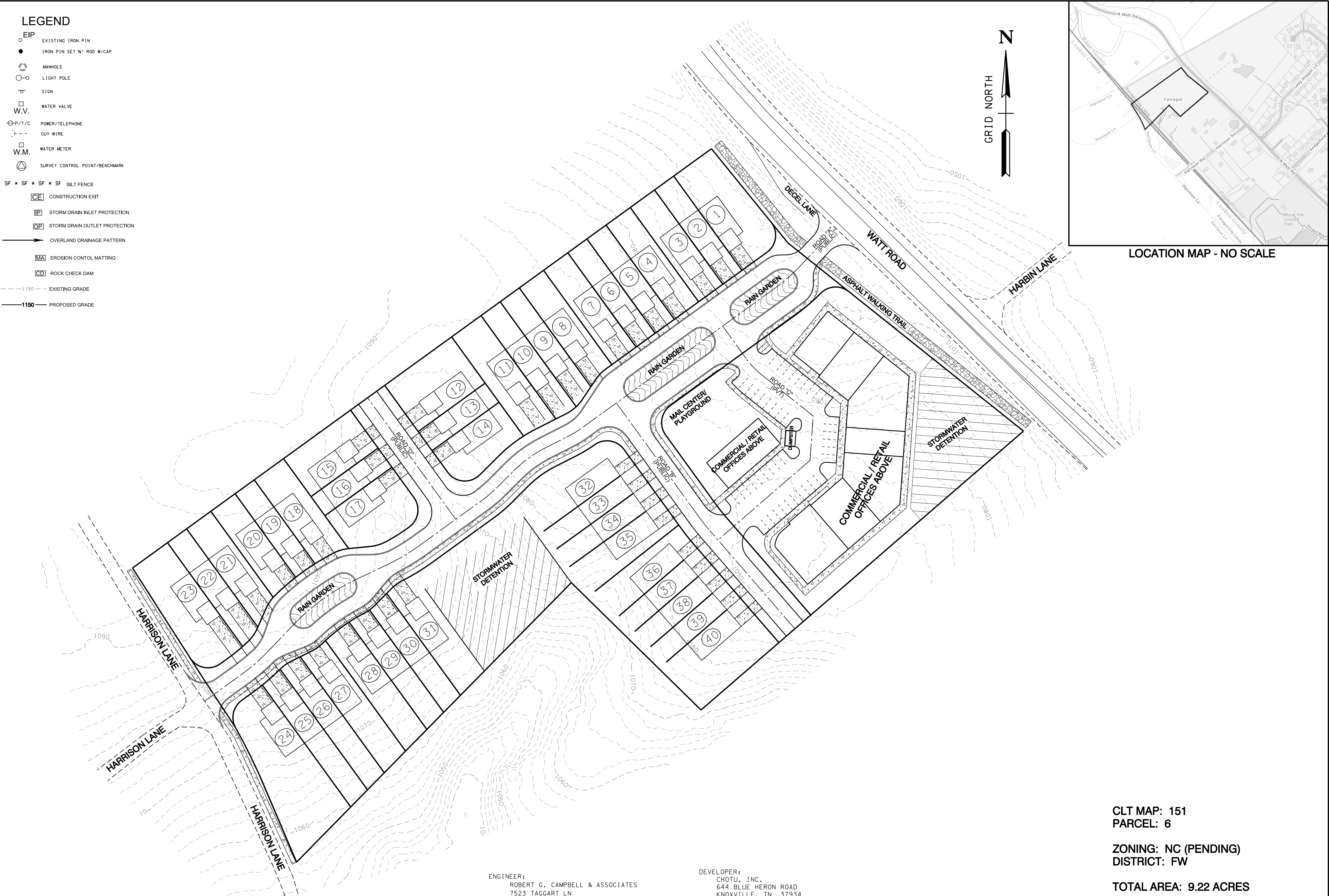
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DRAWN BY GMT	DATE 11-22-21	FILE NO. 21106	OF 4 SHEETS

CLT MAP: 151
PARCEL: 6

ZONING: NC (PENDING)
DISTRICT: FW

TOTAL AREA: 9.22 ACRES

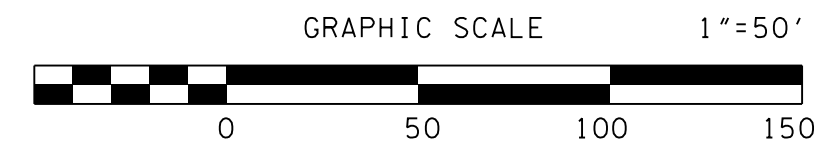
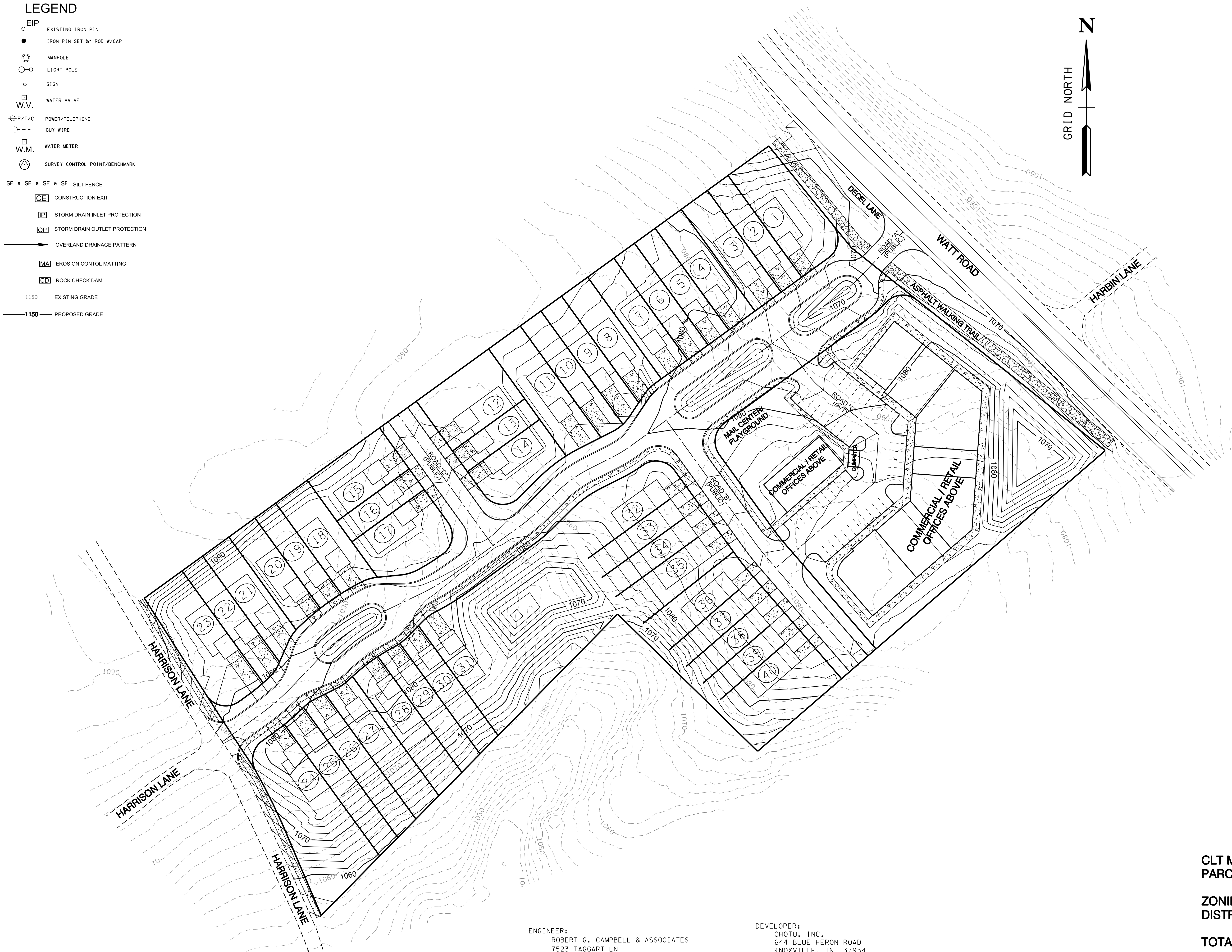
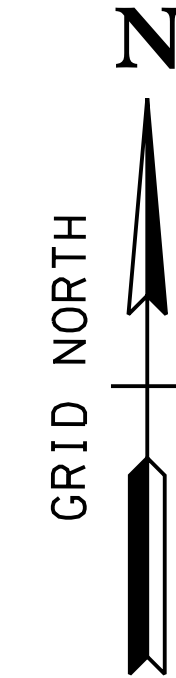
DEED REFERENCE: 20051121-0045393



LOCATION MAP - NO SCALE

LEGEND

- EIP EXISTING IRON PIN
- IRON PIN SET "N" ROD W/CAP
- MANHOLE
- LIGHT POLE
- SIGN
- W.V. WATER VALVE
- P/T/C POWER/TELEPHONE
- GUY WIRE
- W.M. WATER METER
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- CD ROCK CHECK DAM
- 1150 EXISTING GRADE
- 1150 PROPOSED GRADE



ENGINEER:
ROBERT G. CAMPBELL & ASSOCIATES
7523 TAGGART LN
KNOXVILLE TN, 37938
(865) 947-5996

DEVELOPER:
CHOTU, INC.
644 BLUE HERON ROAD
KNOXVILLE, TN 37934
EDDIE KHERANI
865-966-3100

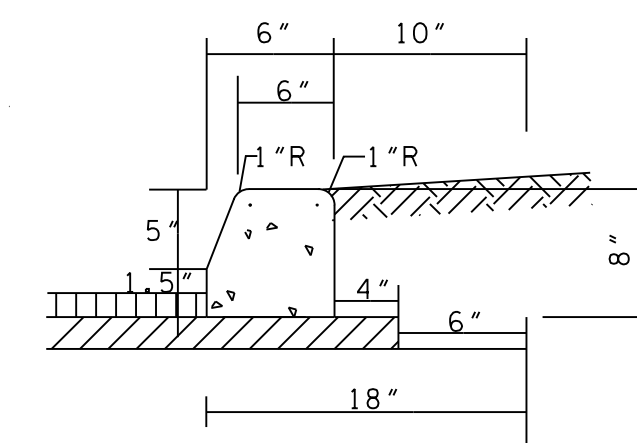
CLT MAP: 151
PARCEL: 6

ZONING: NC (PENDING)
DISTRICT: FW

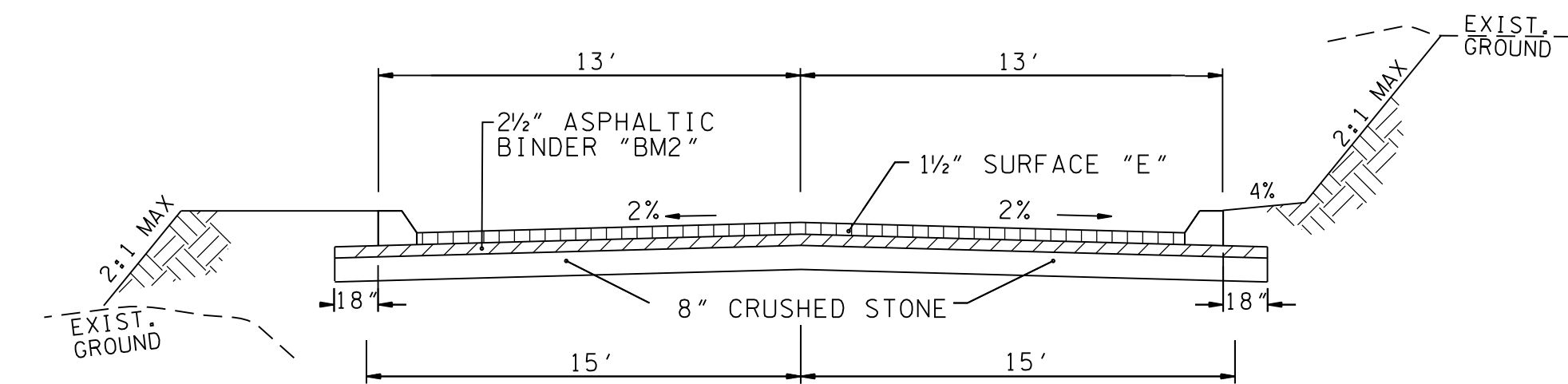
TOTAL AREA: 9.22 ACRES

DEED REFERENCE: 20051121-0045393

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STANDARD DETAIL 6" EXTRUDED CURB

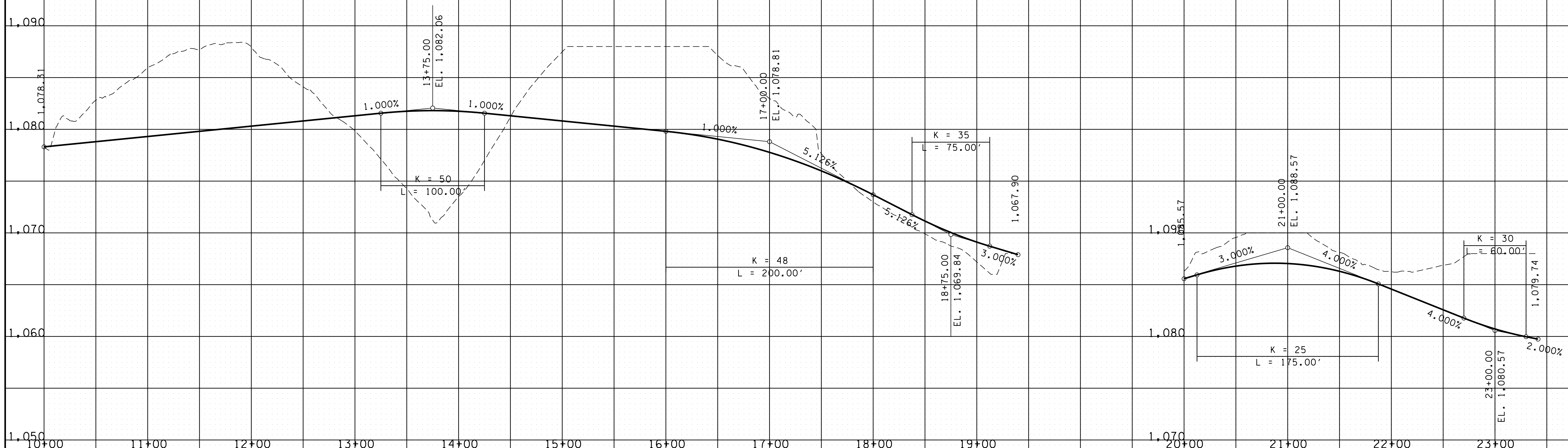


TYPICAL 2 LANE STREET
PRIVATE DRIVES

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

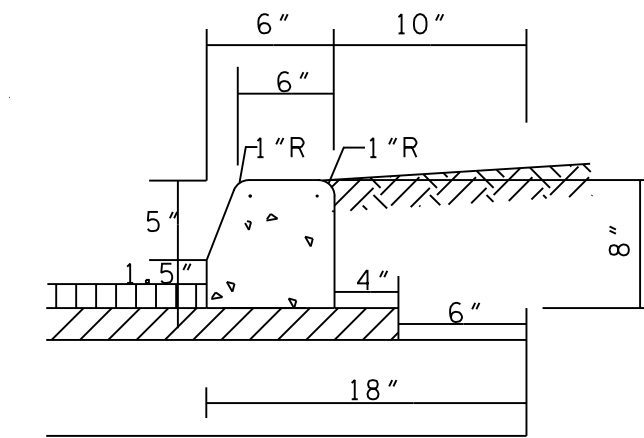
• "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



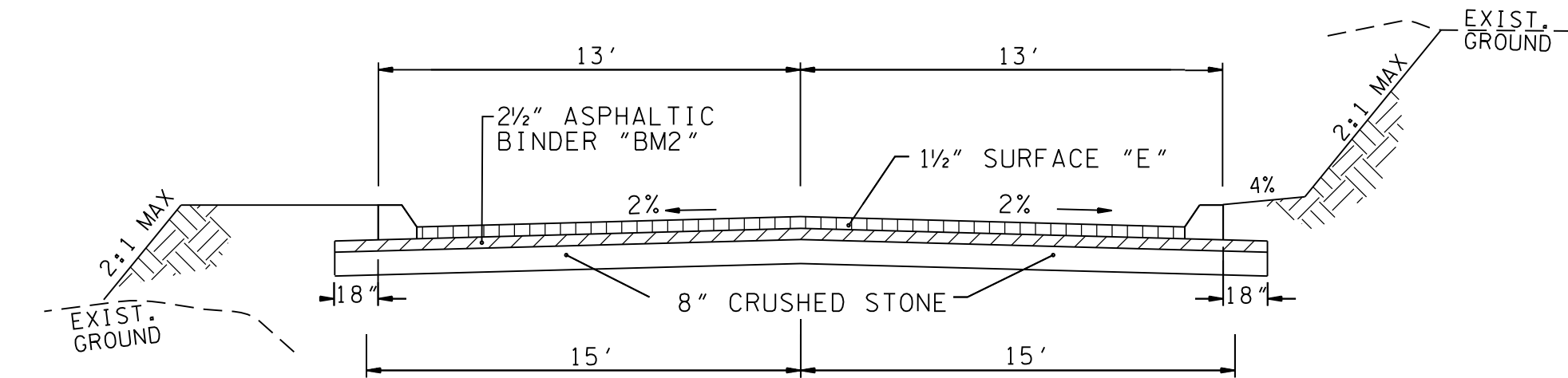
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11/22/2011 09:53:17 AM

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STANDARD DETAIL 6" EXTRUDED CURB

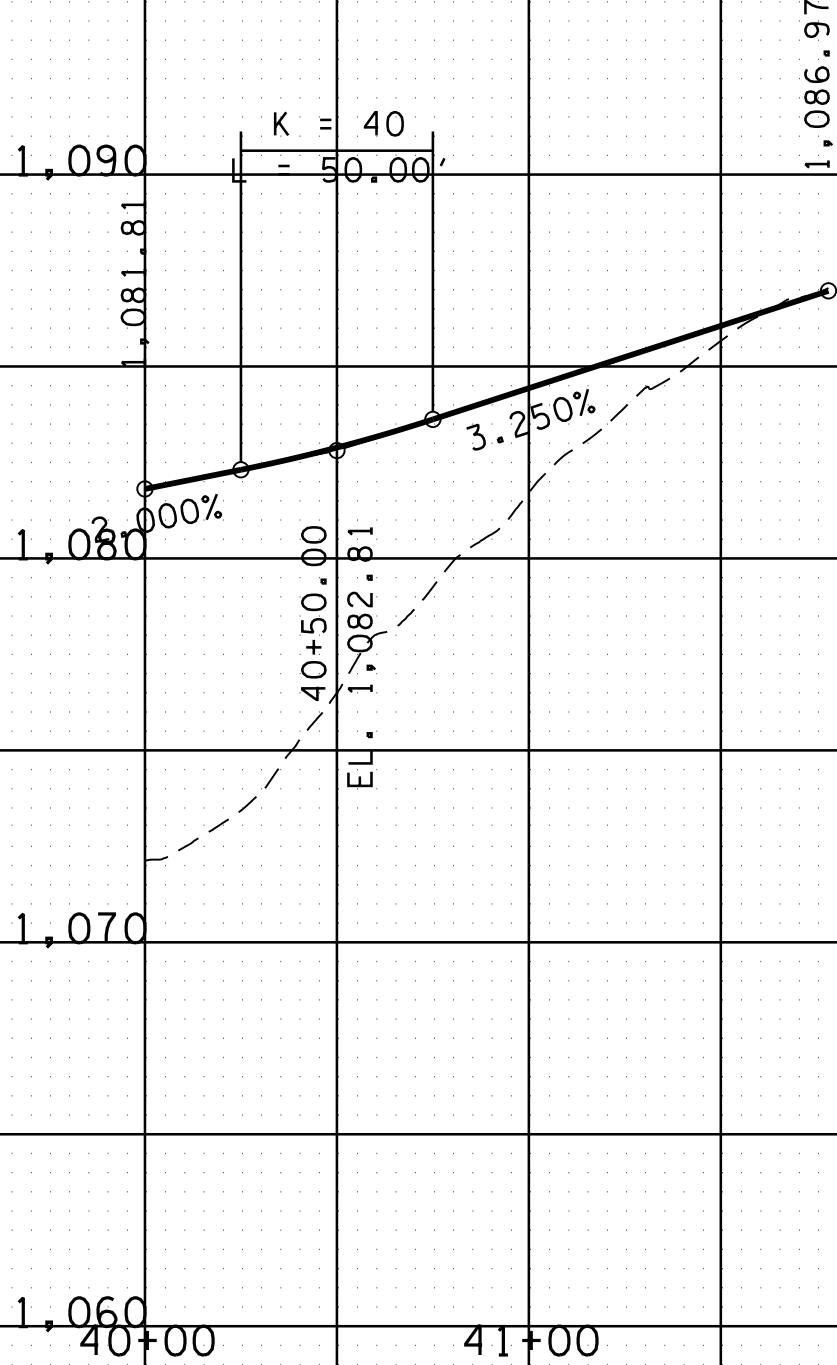
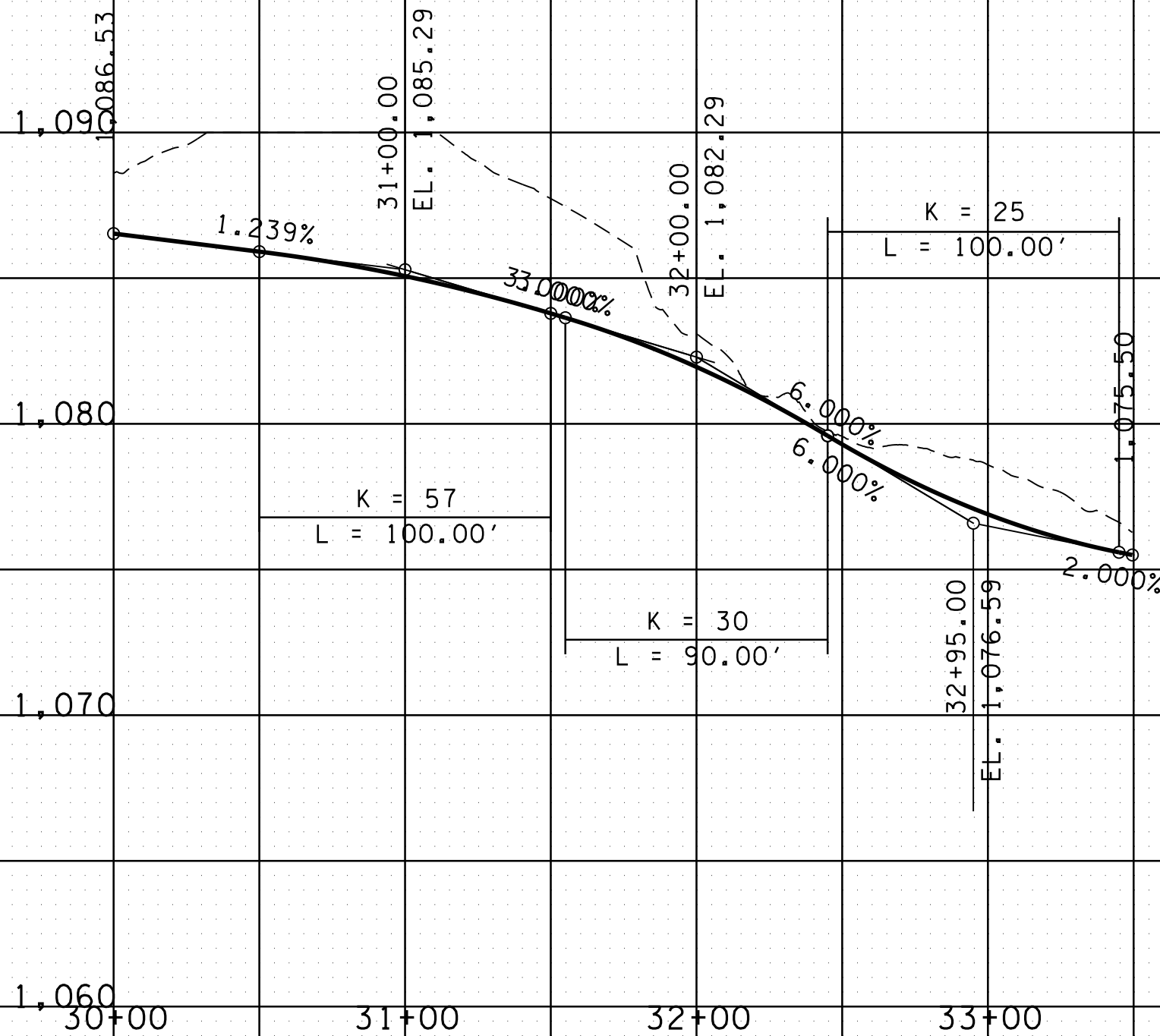


TYPICAL 2 LANE STREET
PRIVATE DRIVES

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FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

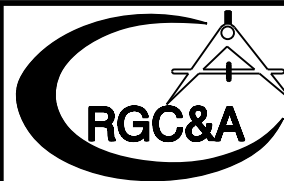
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REVISIONS				



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

WATT ROAD TOWNHOMES
FARRAGUT, TN

CONCEPT PLAN
ROAD PROFILES

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