



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

September 15, 2022

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Scott Russ, Secretary
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Jon Greene
Shannon Preston
Noah Myers
Hayley Sims, Youth Representative

MEMBERS ABSENT

Staff Representative: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Darryl Smith, Town Engineer
Sue Stuhl, Parks and Recreation Director

1. Approval of agenda

Staff recommended that Agenda Items 5 and 8 be removed from the agenda.

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

2. Approval of minutes – August 18, 2022

Staff recommended approval of the minutes as submitted.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed unanimously. Commissioner Myers abstained due to being absent at the August 18 meeting.

3. Discussion and approval of McFee Park Phase 4 improvements, including permeable paver parking lots and trailhead (Town of Farragut, Applicant)

Town Engineer, Darryl Smith, reviewed this item and recommended approval of the preliminary plans as presented. The project landscape architect, David Craig, answered questions from commissioners.

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

4. Discussion and public hearing on an ordinance to amend the Farragut Municipal Code, Appendix A., Zoning, Chapter 2., Definitions. to define Public Outdoor Recreational Field and Court Lighting, and Chapter 4., General Provisions and Exceptions, Section

XIII., Outdoor Site Lighting, Subsection A., to clarify street lighting provisions and where outdoor field and court lighting may be provided (Farragut Neighborhood Preservation Partnership, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-22-09 which recommends approval of Ordinance 22-12, subject to the following change to Section 2 of Ordinance 22-12:

SECTION 2.

The Farragut Municipal Code, Appendix A, Zoning, Chapter 4., General Provisions and Exceptions, Section XIII., Outdoor Site Lighting, Subsection A, is amended as follows:

A. Intent

It is the intent of this section to establish outdoor lighting requirements that reduce the negative effects of lighting and protect residents that may otherwise be adversely affected but at the same time address the need for adequate lighting for safety and visibility concerns. The following requirements shall apply to all developments and/or facilities, excluding single-family and two-family dwellings, street lighting (unless governed by the Subdivision Regulations), and lighting associated with public outdoor recreational field and court lighting, as defined in this ordinance. ~~These~~ **The latter** are the only locations where field and court lighting are permitted that would not otherwise comply with the pole mounted light provisions of this section. In no case, however, shall any light shine or glare to create a traffic safety hazard on any adjacent properties, rights-of-way, access easements, or driveways.

A lengthy discussion followed. Comments were provided by the applicant, the town attorney, and commissioners. Staff was asked to re-visit the text amendment and work with the applicant and town attorney on revised language. A motion was made by Vice Mayor Povlin to postpone action on Ordinance 22-12. Motion was seconded by Mayor Williams and motion passed unanimously.

5. Discussion and public hearing on approval of a final plat for Grigsby Park, Phase 1, Parcel 96, Tax Map 142, 4.64 Acres, 17 Lots, Zoned R-4 (Belle Investment Company, Inc., Applicant) (~~Removed from the agenda~~)

6. Discussion and public hearing on modifications to the site plan for Phase 1 of the Kingston Pike Villages, 13106 – 13140 Kingston Pike, Zoned PCD (SITE, Inc., Applicant)

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

- 1) The cover sheet provided does not correspond to the sheets included with this submittal and needs to be updated. Please ensure that on the updated cover sheet the owner information is still current.
- 2) Please clearly identify all curb sections where extruded curb is, if approved, being installed in lieu of curb and gutter (please highlight these areas on a plan sheet in the final submittal). Staff would recommend that curb and gutter be retained along the main traffic circulation routes and extruded curb be isolated to internal parking lot areas. This is generally what is shown on the plan sheet but there appear to be a couple of small sections where curb and gutter should remain that the applicant has shown as being extruded curb.

- 3) More detailed enlarged areas where retaining wall sections are being removed are needed. Each section should be labeled wall 17, wall 18, and wall 23 and show what was approved and what is proposed.

David Gardner spoke on behalf of the applicant and answered some questions from commissioners. A motion was then made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and motion passed unanimously.

7. Discussion and public hearing on a concept plan for the Watt Road Townhomes, Parcel 6, Tax Map 151, 421 N. Watt Road, 9.2 Acres, 30 Lots, Zoned NCC (Robert Campbell, Applicant)

Staff reviewed this item and recommended approval of the general layout elements shown on this concept plan subject to the following comments being satisfactorily addressed or understood:

- 1) This concept plan is only for the establishment of general uses and locations. Specific requirements will have to be met on the more detailed site plan and preliminary plat submittals. Some information shown on the concept plan is not in compliance with Town requirements (e.g., required landscaping between the building and parking lot, island landscaping, entry signage setbacks, building offsets, etc.).
- 2) Please correct plan note #1.
- 3) Please provide traffic lane and right of way dimensions throughout the development.
- 4) A raised crosswalk should be considered for the crossing to the east of the mail center. The mail center must be approved by the USPS.
- 5) The dumpster location should be re-visited so that it is more conveniently located for users and will be further from the property line to alleviate any potential nuisance to the abutting property.
- 6) What are the boxes shown periodically along the commercial/office building?
- 7) Final building footprints will need to be offset so that there is not more than two consecutive units with the same front building plane.
- 8) Please provide the fire apparatus access path and the required 26-foot widths if served by fire hydrants.

Robert Campbell spoke on behalf of the applicant. A short discussion followed, and a motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and passed unanimously.

8. Discussion on a concept plan for a preliminary exterior design review for a Panera Bread Restaurant, Parcel 129, Tax Map 142, west of Campbell Station Inn, Zoned C-1 (R2R Studio, LLC, Applicant) (Removed from the agenda)

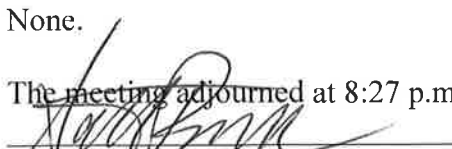
9. Approval of utilities

None.

10. Citizen forum

None.

The meeting adjourned at 8:27 p.m.


Scott Russ, Secretary