



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

October 19, 2023

MEMBERS PRESENT

Ed St. Clair, Vice Chairman
Shannon Preston, Secretary
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Jon Greene
Ron Pinchok
Noah Myers
Jeff Devlin
Leo Davis, Youth Representative

MEMBERS ABSENT

Scott Russ, Chairman

Staff Representative: Mark Shipley, Community Development Director
Eric Schindler, Assistant Town Engineer

1. Approval of agenda

The staff recommended that the agenda be amended to remove Items 4, 6, 7, and 8.

A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.

2. Approval of minutes – September 21, 2023

The staff recommended approval of the minutes as submitted.

A motion was made by Mayor Williams to follow the staff's recommendations. The motion was seconded by Vice Mayor and was approved unanimously with the exception of Commissioners Myers and Pinchok abstaining since they were absent at the September meeting.

3. Discussion and public hearing on a recommendation to the Board of Mayor and Aldermen concerning a traffic calming application on St. John Court in Prestwick Place Subdivision

Eric Schindler reviewed this item and recommended approval.

A motion was made Commissioner Myers to follow the staff's recommendation. The motion was seconded by Vice Mayor Povlin and was approved unanimously.

4. Discussion and public hearing on a final plat for Grigsby Park, Phase 1, Parcel 096, Tax Map 142, 4.64 Acres, 14 Lots, Zoned R-4 (Belle Investment Company, Applicant)

Postponed due to incomplete field items.

5. Discussion and public hearing on a final plat for 11715 Grigsby Chapel Road, 2.46 Acres, 4 Lots, Zoned R-1 (Lynch Surveys, LLC., Applicant)

The staff reviewed this item and noted that the applicant has requested a variance from the 10% open space requirement. The staff indicated that this would need to be acted on separately and recommended approval since, as provided for in the Subdivision Regulations, this is an in-fill area that has no contiguous area available for additional incremental subdivision.

A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Commissioner Greene and was approved unanimously.

In terms of the plat, the staff recommended approval subject to the following:

1. Please clarify how the driveway will be jointly maintained by all property owners. Staff assumes there will be a separate recorded easement agreement. If so, please reference.
2. How will each of these proposed lots be tied into and serviced from the existing water and sewer infrastructure? KGIS only shows a water main on the opposite side of Grigsby Chapel Road and a single sewer stub to the property from the Holly Oaks Subdivision. Is this correct and do you plan an individual service line to those existing facilities for each lot? Any utility line (main) extensions beyond individual service lines would require planning commission review and approval.
3. Please keep the proposed access easement at least 10 feet from the front property/right of way line to avoid potential conflicts with standard 10-foot utility and drainage easement along the front line.
4. The eastern leg of the existing circular drive must be removed before the Town can sign off on the final plat since this is an existing noncompliant condition that was to be removed when the property was further subdivided. The remainder of the driveway should be shifted to the south to achieve alignment with the driveway that will service Lots 2-4. That work may be performed later since only the access point is an existing noncompliant condition.
5. Please update Note 10 to be access only and note the width or as shown for clarity. Please also clarify that the only access for the four lots is the existing access that lines up with Altamira Drive.
6. Please provide the standard lot line utility and drainage easements.
7. Please provide setback notes and/or reference to zoning.
8. Please verify that the area shown as a closed contour in the southeast corner of Lot 4 is not a sinkhole.
9. How will deliveries, trash service, etc., be accommodated with the long joint access driveway? This would be another reason (in addition to aesthetics) for having a shared right in right out access midway between Altamira and Deanwood.

Russ Rackley spoke on behalf of the applicant. Some discussion ensued. Mr. Rackley noted that, in relation to comment #2, the water and sewer lines would be extended only by service lines. Mr. Rackley also requested that, in relation staff comment #4, only the circular drive portion within the right of way be removed for now and the curbing re-installed and the remainder of the circular drive removed later when additional work was conducted on the property. The staff indicated that the main objective for now was that the second access point was removed so it could not be used, and the only access point would be the one that will line up with Altamira Drive. Some discussion also occurred regarding staff comments 8 and 9.

Regarding comment #4, Commissioners were okay with only the right of way portion of the noncompliant circular drive being removed for now. Commissioners were also in support of removing staff comments # 8 and 9. With these modifications to the staff's recommendations,

a motion was made by Vice Mayor Povlin to approve the plat subject to the amended staff recommendations. The motion was seconded by Commissioner Myers and was approved unanimously.

6. **Discussion and public hearing on a re-subdivision plat of Parcels 08602 and 08604, Tax Map 151, 6.16 Acres, 2 Lots, Zoned C-1 (Pinnacle Land Surveying, Inc., Applicant)**
Postponed.

7. **Discussion and public hearing on a site plan for Dollar General and Advance Auto Parts, Parcel 08602, Tax Map 151, 3.05 Acres, Zoned C-1 (JMB Investment Company, Applicant)**
Postponed.

8. **Discussion and public hearing on a site plan for Dunkin Farragut, 13038 Kingston Pike, 1 Acre, Zoned C-1 (Urban Engineering, Inc., Applicant)**
Postponed.

9. **Discussion and public hearing on a request to amend the Farragut Zoning Ordinance to address buffer strip requirements where an adjacent property is shown as non-residential on the Future Land Use Map (Schaad Companies, Applicant)**
The staff reviewed this item and recommended approval of Resolution PC-23-11 which recommends approval of Ordinance 23-16.

A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Commissioner Devlin and was approved unanimously.

10. **Discussion on a request to rezone properties currently shown as Rural Single-Family Acre Residential (R-1-S-A) to Rural Residential (R-1) and to amend the Farragut Zoning Ordinance to remove the R-1-S-A as a zoning district (Mike Tuell, Applicant)**
For discussion purposes only.

11. **Discussion on a concept plan involving a mixture of different residential rental building types for purposes of determining if there is support for recommending associated amendments to the Farragut Zoning Ordinance (Novu Residential Group, LLC., Applicant)**
For discussion purposes only.

12. **Discussion on the status of the Development Plan for Phase II of the Kingston Pike Village at the southwest intersection of Kingston Pike and S. Watt Road and a vote on a phasing plan for the multi-family portion of the project**
Commissioners provided input on a concept presented by the applicant for the non-multifamily portion of the PCD project. It was noted that drive-through businesses are required to be internal to a PCD development and the applicant would need to remember that when marketing the property.

Commissioners also were okay with the Town staff approving appropriate phasing for the occupancy of the multi-family buildings and ensuring that the public will be completely separated from all areas of construction. This is what was administered with the Overlook at Campbell Station project and will likely be applied to the Town Center at Biddle Farms.

13. Approval of utilities

None.

14. Citizen forum

None.

The meeting was adjourned at 9:07 p.m.

A handwritten signature in black ink, appearing to read 'Shannon Preston', is written over a horizontal line.

Shannon Preston, Secretary