



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

November 16, 2023

MEMBERS PRESENT

Scott Russ, Chairman
Shannon Preston, Secretary
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Jon Greene
Ron Pinchok
Noah Myers
Leo Davis, Youth Representative

MEMBERS ABSENT

Ed St. Clair, Vice Chairman
Jeff Devlin

Staff Representative: Mark Shipley, Community Development Director

1. Approval of agenda

The staff recommended that the agenda be amended to remove Items 6 and 10.

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 – October 19, 2023

The staff recommended approval of the minutes as submitted.

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

3. 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)

The staff reviewed this item and recommended approval of the plat subject to the following items being addressed prior to the Town signing the plat:

1. Please complete items on the engineering site related punchlist.
2. Please complete the required landscaping, except for the street trees which will be installed as units are completed, and provide a letter of credit for \$17,500 for landscape maintenance.
3. Please coordinate with the USPS on the location for mail deliveries.
4. Please provide a letter of credit for completion of surface course, sidewalks, and stormwater basin transition from sediment basin for \$80,000.
5. Please provide a letter of credit for maintenance of the street, pedestrian facilities, and stormwater system for \$30,000. Maintenance must cover a two-year period after the improvements are completed.

6. The sign easement area may need to be enlarged to meet required setbacks or the easement removed altogether since this is on common property to be owned by the HOA.

A short discussion followed. David Presley spoke on behalf of the applicant and was okay with the staff recommendations. A motion was made by Commissioner Myers to follow the staff's recommendation. The motion was seconded by Commissioner Greene and was approved unanimously.

4. Discussion and public hearing on a re-subdivision plat of Parcels 086, 08602, 08604, and 087, Tax Map 151, 11.17 Acres, 3 Lots, Zoned C-1 (Pinnacle Land Surveying, Inc., Applicant)

The staff reviewed this item and noted that the applicant has requested a variance from the Subdivision Regulation requirement that a pedestrian facility be constructed along the frontage of an arterial street (Kingston Pike) as part of the subdivision process. The variance would only apply to the frontage of those areas that are not being developed at this time. The staff recommended approval of the variance with a plat note included which would require the pedestrian facility to be constructed when tracts are developed. This would be handled through the site plan approval process and subject to all applicable Town of Farragut requirements.

Dean Gerchar spoke as the applicant. A motion was made by Commissioner Myers to approve the variance for the reasons noted by staff. The motion was seconded by Mayor Williams and was approved unanimously.

The staff then reviewed the plat and recommended approval subject to obtaining the required signatures.

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.

5. 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)

The staff reviewed this item and noted that the applicant is proposing a right in right out access along the western portion of the development. The proposed access is within 400 feet of the proposed full access to the east (roughly 317 feet apart) and an existing residential driveway (roughly 209 feet apart) on the north side of Kingston Pike. As a result, staff noted that the Planning Commission will need to make a recommendation on the variance needed for this access from the distance between driveways requirement in the Driveways and Other Access Ways Ordinance. Since the full access will line up with the access on the north side of Kingston Pike and the proposed right in right out access would not create issues with center turn lane movements, the staff recommended approval of the variance provided the curbing used to define the access route be flared to discourage improper turns. The staff noted that TDOT would also need to approve the requested access.

Tim Dunaway was present as the applicant. Commissioners agreed that the curbed island at the access would need to be flared for both the enter and exit movements. A motion was made by Vice Mayor Povlin to approve the variance for the reasons noted by the staff. The motion was seconded by Commissioner Greene and was approved unanimously.

The staff then reviewed the site plan and recommended approval subject to the following items being addressed:

1. Please extend the walking trail to the western property line.
2. Please extend the curbing for the right in and right out so that it is much more pronounced.
3. Please provide drainage calculations showing the pervious pavers and stone meet detention requirements.
4. Please remove the property line shown in between the two entities since it is not reflected on the plat. The line shown on the plan also bisects a dumpster enclosure.
5. Please either remove or identify the linear structure shown to the southeast of the dumpster enclosure on Sheet C1.2.
6. Signs are permitted separately and will have to meet all applicable Town standards.
7. Please submit NOC.
8. Please submit TDOT permit for driveway and working on ROW.
9. Please submit drainage fee of \$2,000.
10. Please submit erosion control letter of credit for \$18,200.
11. Where are the gas, electric, telephone and cable locations?
12. Landscape plans are reviewed and approved separately by the Visual Resources Review Board.
13. All sheets must be signed and sealed.
14. FUD must sign off on the water and sewer plan sheet(s).
15. Please label the Town's required aquatic buffer and ensure that no disturbance occurs within this buffer.
16. If the 60-foot riparian buffer is not required in this case, please do not show or please clarify. Part of the parking lot and Advance Auto building are shown within the 60-foot riparian buffer.
17. The applicant will need to demonstrate that the proposed masonry will satisfy the requirements provided for in the Architectural Design Standards.

Tim Dunaway spoke on behalf of the applicant and confirmed that the buildings would have a defined cap. A color/materials board was presented, and it was confirmed that the buildings would be mostly brick requiring mortar to meet the definition of masonry in the Town's Architectural Design Standards.

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.

6. POSTPONED AT THE REQUEST OF THE APPLICANT - Discussion and public hearing on a site plan for Dunkin Farragut, 13038 Kingston Pike, 1 Acre, Zoned C-1 (Urban Engineering, Inc., Applicant)

7. Discussion and public hearing on a site plan for Dogtopia Dog Day Care, 12925 Kingston Pike, 1.1 Acres, Zoned C-1 (Chris Sharp – Urban Engineering, Applicant)

The staff reviewed this item and noted that the applicant is proposing an access that will be roughly 185 feet from the eastern edge of the right in right out access for the Mormon Temple to the west. Since the minimum separation required in the Driveways and Other Access Ways Ordinance is 400 feet for an arterial street (Kingston Pike), this would result in a variance of 215 feet. Staff noted the Commission would need to make a recommendation on the variance and reminded the Commission that a connection was not required into the Dogtopia property

from the Mormon Temple site due to topographical and logistical issues. Consequently, since the access would be reasonably situated on the property, the staff supported the variance needed for the Dogtopia access. Otherwise, the site would not have access to Kingston Pike and the tract does not front on any other streets. The staff noted that TDOT would also need to approve the requested access.

Chris Sharp spoke on behalf of the applicant and indicated that, resulting from a change made to the parking lot in response to one of the staff's remaining comments, the access would now be 170 feet from the eastern edge of the Mormon Temple access. This would result in a variance of 230 feet. The staff did not have any issue with this slight adjustment.

A motion was made by Commissioner Myers to recommend approval of the 230-foot variance for the reasons noted by the staff. The motion was seconded by Vice Mayor Povlin and was approved unanimously.

The staff then reviewed the site plan and recommended approval subject to the following items being addressed:

1. Please submit erosion control letter of credit for \$5,880.
2. Please add a dimension to verify compliance with the 10-foot setback for the retaining wall.
3. Please adjust the parking so that it meets the 70-foot setback from the centerline of Kingston Pike.
4. Please submit TDOT permit for access and working on the state ROW.
5. The trail extension to the property line will need to be covered by a recorded agreement with the owner and that runs with the land to ensure that the owner completes the extension to their property line if a larger project along Kingston Pike provides for the opportunity for such extension.
6. Where are electric, telephone and cable locations?
7. FUD must sign off on the water and sewer plan sheet(s).
8. The applicant will need to demonstrate that the proposed masonry will satisfy the requirements provided for in the Architectural Design Standards.
9. Signage will be a separate review and approval.
10. The landscape plan will need to be submitted separately for review and approval by the Visual Resources Review Board.

Chris Sharp spoke on behalf of the applicant and provided a color/materials board. He indicated that the materials proposed for the exterior would require mortar and would meet the definition of masonry in the Town's Architectural Design Standards.

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.

8. Discussion and public hearing on a site plan for an addition and parking reconfiguration for the PALS Knoxville (formerly Jones Automotive), 314 N. Watt Road, 1 Acre, Zoned C-1 (Adam White, Applicant)

The staff reviewed this item and recommended approval of the site plan subject to the following items being addressed:

1. Surveyor's stamp and signed seal needed.
2. Please label and reference the access easement the site is utilizing.

3. Please relocate the bike rack so it is not in the landscape island.
4. Please submit a letter of credit for erosion control for \$3,000.
5. Due to reduction in impervious surface, no Drainage Fee is required.
6. Please show the proposed location for the ground sign on this plan to avoid confusion.
7. Please adjust the fenced area for the equipment screening on the east end of the addition so that it does not extend into the required buffer area. No new improvements can extend into the buffer.
8. Additional landscaping should be added to the site to move it toward greater compliance (rear parking changes, buffer area, etc.).
9. Please use hardboard to match the building addition for the dumpster enclosure.

Tyler Rutherford spoke on behalf of the applicant and provided a color/materials board to show the type of brick that they are proposing to add to the two most visible building elevations.

The staff and commissioners commended the applicant for the proposed improvements to this existing facility. A question was asked about the external lighting and the need to update it to a compliant fixture. A motion was made by Commissioner Myers to approve the site plan subject to the original staff comments along with including details for any proposed external light fixtures. The motion was seconded by Vice Mayor Povlin and was approved unanimously.

9. Discussion and public hearing on a request to rezone properties currently shown as Rural Single-Family Acre Residential (R-1-S-A) to Rural Residential (R-1) (Mike Tuell, Applicant)

The staff reviewed this item and recommended approval of Resolution PC-23-12 which recommends approval of Ordinance 23-17.

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

10. POSTPONED AT THE REQUEST OF THE APPLICANT - Discussion on zoning ordinance amendment options related to a concept plan involving a mixture of different residential rental building types (Novu Residential Group, LLC., Applicant)

11. Discussion on a request to rezone the property located at 209 N. Watt Road from R-1 to C-1, 1.70 Acres (Debra Wilkerson, Applicant)

For discussion purposes only. Commissioner Myers did not participate in the discussion due to representing the applicant.

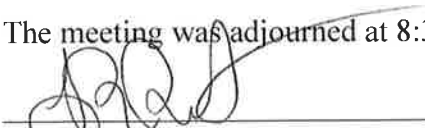
12. Approval of utilities

None.

13. Citizen forum

Three citizens spoke under citizen forum. Two regarding a First Utility District matter and one concerning the development of a transit system for the Town.

The meeting was adjourned at 8:37 p.m.


Shannon Preston, Secretary