



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

May 16, 2024

MEMBERS PRESENT

Scott Russ, Chairman
Ed St. Clair, Vice Chairman
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Shannon Preston, Secretary
Noah Myers
Jeff Devlin
Jon Greene
Ron Pinchok

MEMBERS ABSENT

Leo Davis, Youth Representative

Staff Representative: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Bart Hose, Assistant Community Development Director
Darryl Smith, Town Engineer

1. Approval of agenda

The staff recommended approval of the agenda as submitted.

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 – April 18, 2024

The staff recommended approval of the minutes as submitted.

A motion was made by Mayor Williams to follow the staff's recommendation. The motion was seconded by Commissioner Myers and was approved unanimously except for Commissioner Preston who abstained due to being absent at the April 18 meeting.

3. Request for approval of design plans for the Turkey Creek Greenway and improvements to abutting portions of Turkey Creek Road (Town of Farragut, Applicant)

Town Engineer, Darryl Smith, introduced this item and Jason Elliott with LDA Engineering reviewed the plan. Some citizens spoke and a general discussion with the project engineer ensued.

Several concerns were raised ranging from utilities and driveway grades to previous action taken by commissioners on sidewalk provisions along Turkey Creek Road. Commissioners expressed a need for more information and clarifications related to the project. A motion was made by Commissioner St. Clair to defer action on this item until additional information could be provided. The motion was seconded by Vice Mayor Povlin and was approved unanimously.

4. Discussion and public hearing on approval of a new Stormwater Management Control Ordinance to replace Chapters 103 and 111 of the Farragut Code of Ordinances (Town of Farragut, Applicant)

Town Engineer, Darryl Smith, presented this item and recommended approval of Resolution PC-24-03 which recommends approval of Ordinance 24-07 to the Board of Mayor and Aldermen.

A short discussion ensued, and 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.

5. Discussion and public hearing on a request to amend the Future Land Use Map for Parcels 070 and 072, Tax Map 142, between the Waverly Court Subdivision and Baldwin Park Subdivision, 341 Boring Road, from Open Space Cluster Residential to Very Low Density Residential, 12 Acres (Homestead Land Holdings, Applicant)

The staff reviewed this item and recommended approval of Resolution PC-24-04.

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.

6. Discussion and public hearing on a request to amend the Zoning Map for Parcels 070 and 072, Tax Map 142, between the Waverly Court Subdivision and Baldwin Park Subdivision, 341 Boring Road, from R-1 and R-2 to R-3, 12 Acres (Homestead Land Holdings, Applicant)

The staff reviewed this item and recommended approval of Resolution PC-24-05 which recommends approval of Ordinance 24-08.

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.

7. Discussion and public hearing on amendments to sign related provisions associated with the Mixed-Use Town Center area (JA Fielden, Applicant)

Bart Hose, Assistant Community Development Director, reviewed this item and reviewed several provisions in Ordinance 24-06 where additional input from the commissioners was needed. A lengthy discussion ensued.

Commissioners provided input on the staff's remaining items that needed additional guidance. A motion was made by Vice Mayor Povlin to modify the applicable provisions in Ordinance 24-06 as follows:

- 1. For canopy signs, establishing that the maximum individual letter or character height of the main lettering or characters to be used on the sign could be no more than 1.3 to one for each linear foot of exterior building wall height located behind and providing a backdrop for the sign, up to a maximum of a 24-foot-high wall.*
- 2. For canopy signs, removing the language regarding the sign obscuring windows located on a wall behind the sign.*
- 3. For perpendicular projecting signs, major, changing the permitted projection from the building wall, including mounting brackets and similar components, from 48 inches to 36 inches from the building wall.*

4. *For perpendicular projecting signs, major, the sign lighting may be internal face lit or halo/reverse lit but shall not include lighting types/styles which create glare, as described in the Town's Outdoor Site Lighting requirements.*
5. *For perpendicular projecting signs, major, if a backer panel is used, the panel may be any color provided for or similar to those included in the Town's adopted color palette for building trims and accent colors.*

The motion was seconded by Commissioner Myers and was approved unanimously.

8. Discussion on a request to amend the Farragut Zoning Map for Parcel 15402, Tax Map 130, west of the Cotton Eyed Joe's, from C-2 to OD-RE/E, 3.1 Acres (Cox Universal Group, Applicant)

The staff reviewed this item. The item was for discussion purposes only.

9. Discussion on an amendment to the development concept plan for the commercial portion of the Kingston Pike Village/Farragut Junction Planned Commercial Development (PCD) project at the southwest intersection of Kingston Pike and S. Watt Road (Daniel Smith, Applicant)

The staff reviewed this item. The item was for discussion purposes only.

10. Discussion on amendments to the Farragut Code of Ordinances, Chapter 22 - Article 5. Driveways and Other Access Ways, Section 22-147. Traffic Impact Study Requirements, to provide for additional considerations for pedestrians and bicyclists (Town of Farragut, Applicant)

The staff reviewed this item. The item was for discussion purposes only.

11. Discussion of a draft Vision Plan for the Town Center portion of the Town (Town of Farragut, Applicant)

The staff reviewed this item. The item was for discussion purposes only.

12. Approval of utilities

None.

13. Citizen forum

None.

The meeting was adjourned at 11:06 p.m.


Shannon Preston, Secretary

