



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

June 20, 2024

MEMBERS PRESENT

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

MEMBERS ABSENT

Louise Povlin, Vice Mayor

Staff Representative: Mark Shipley, Community Development Director
David Smoak, Town Administrator

1. Approval of agenda

The staff recommended that agenda item #5 be removed from the agenda.

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

2. Approval of minutes – May 16, 2024

The staff recommended approval of the minutes as submitted.

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

3. Appointment of Youth Representative

A motion was made by Commissioner St. Clair to nominate Anna Presley as the Youth Representative for the next fiscal year. The motion was seconded by Commissioner Myers and was approved unanimously.

4. Discussion of a Town of Farragut Wayfinding Schematic Design Plan (Town of Farragut, Applicant)

Hallie Riddle, Town of Farragut Tourism Manager, introduced representatives from Guide Design Studio to review the current status of the comprehensive wayfinding program that they are working on for the Town. This item was for discussion purposes only.

5. Request for approval for sidewalk and street improvements to Admiral Road and portions of Sonja Drive (Town of Farragut, Applicant)

Removed from the agenda.

6. Discussion and public hearing 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 and recommended approval of Resolution PC-24-06 which recommends approval of Ordinance 24-10 to the Board of Mayor and Aldermen.

A motion was made by Commissioner St. Clair to follow the staff's recommendation. The motion was seconded by Commissioner Pinchok and was approved unanimously.

7. Discussion and public hearing on a site plan for a new hotel concept for the property at 11320 Outlet Drive (formerly approved as a Skore Hotel), 4.34 Acres, Zoned OD-RE/E (Land Development Solutions, Applicant)

The staff reviewed this item and recommended approval subject to an erosion control letter of credit being provided to account for the modified site plan. It was also noted during discussion that the plans needed to reflect the updated room count where this information was listed on the plans.

A short discussion ensued, and a motion was made by Mayor Williams to follow the staff's recommendation. The motion was seconded by Commissioner Pinchok and was approved unanimously.

8. 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)

This item was for discussion purposes only. The applicant presented a development option with a day care facility as part of the overall project. Commissioners were receptive to this use and it being in the project. Commissioner Myers asked the applicant to look at moving the building near Kingston Pike so that the parking would be south of the building. The applicant indicated that they would look at this.

9. Discussion and public hearing 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 and recommended approval of Resolution PC-24-07 which recommends approval of Ordinance 24-11 to the Board of Mayor and Aldermen.

A short discussion ensued, and Commissioner Greene mentioned a concern with the last two sentences in Section (e) which related to the "Required qualifications for preparers of traffic impact studies" and proposed some different language. After further discussion, the proposed language in Section (e) was removed. With this modification to Ordinance 24-11, a motion was made by Commissioner Myers to recommend approval of Resolution PC-24-07. The motion was seconded by Commissioner Devlin and was approved unanimously.

10. Discussion and public hearing on approval of the Town of Farragut Mixed Use Town Center Vision Plan (Town of Farragut, Applicant)

The staff reviewed this item and the non-clerical changes that were made since the May Planning Commission meeting. The staff recommended approval of Resolution PC-24-08 which recommends approval of Ordinance 24-13.

A motion was made by Commissioner Myers follow the staff's recommendation. The motion was seconded by Commissioner Greene. A lengthy discussion ensued, and several people spoke regarding the Vision Plan. The comments were mostly focused on the Vision Plan being adopted as an ordinance rather than approved as a plan. The staff reviewed the rationale for adopting this as an ordinance and some of the commissioners agreed that having this adopted as an ordinance made sense and would give the concepts in the plan more credibility and viability. However, given the concerns that were raised, a revised motion was made by Commissioner Myers to rescind his motion and instead move to postpone until the Town Attorney could be consulted on the best manner to adopt the Vision Plan. The amended motion was seconded by Commissioner St. Clair and was approved unanimously.

- 11. Discussion and public hearing on amendments to the Future Land Use Map in the Comprehensive Land Use Plan Update involving the following locations: 1) Updating the land purchased by Knox County Schools off Boring Road to reflect a Civic/Institutional land use designation, 2) Updating the land purchased by the Town of Farragut off McFee Road to reflect a Parks and Recreation land use designation, 3) Updating the areas that are currently shown as Medium Density Residential and Low Density Residential south and east of the Ford property and the Park Place Subdivision to reflect a Very Low Density Residential land use designation, and 4) Updating the areas that are currently shown as Medium Density Residential along a portion of Concord Road to reflect a Low Density Residential land use designation in the northern portion and a Civic/Institutional land use designation for the Pleasant Forest Cemetery and the area abutting the cemetery to the north (Town of Farragut, Applicant)**

For discussion purposes only.

- 12. Approval of utilities**

None.

- 13. Citizen forum**

None.

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


Shannon Preston, Secretary