



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

July 18, 2024

MEMBERS PRESENT

Scott Russ, Chairman
Ed St. Clair, Vice Chairman
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Shannon Preston, Secretary
Jeff Devlin
Jon Greene
Anna Presley, Youth Representative

MEMBERS ABSENT

Noah Myers
Ron Pinchok

Staff Representative: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Tom Hale, Town Attorney
Chris Sheffield, Operations Manager

1. Election of Officers

A motion was made by Commissioner St. Clair to re-appoint Scott Russ as the Chairman. The motion was seconded by Mayor Williams and was approved unanimously. Chairman Russ abstained.

A motion was made by Vice Mayor Povlin to re-appoint Ed St. Clair as Vice Chairman. The motion was seconded by Mayor Williams and was approved unanimously. Vice Chairman St. Clair abstained.

A motion was made by Vice Mayor Povlin to re-appoint Shannon Preston as Secretary. The motion was seconded by Mayor Williams and was approved unanimously. Secretary Preston abstained.

2. Approval of agenda

The staff noted that Agenda Item #10 was requested for postponement by the applicant.

A motion was made by Vice Povlin to approve the agenda with Agenda Item #10 being removed. The motion was seconded by Mayor Williams and was approved unanimously.

3. Approval of minutes for the June 20, 2024 meeting

The 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 St. Clair and was approved unanimously.

4. Approval to replace existing two-inch steel gas main lines with new two-inch Medium Density Polyethylene (MDPE) plastic gas main lines along various streets in the Village Green Subdivision (KUB, Applicant)

The staff reviewed this item and recommended approval subject to the following conditions:

1. Obtaining a right of way permit through the engineering department that will cover traffic control and site restoration.
2. Other than the tie in locations, all work is to be performed using directional boring.
3. Notifying affected property owners of the project.

Colton Watson was present on behalf of KUB. Commissioners reiterated that significant outreach would be needed with affected residents due to the potential scale of disturbance on private property. A motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.

5. **Approval to add approximately 385 linear feet of new fiber optic communication cable in a new conduit and approximately 1,000 linear feet of fiber optic communication cable in an existing conduit along a portion of the east side of West End Avenue and extending to the macro cellular tower under construction in the northeast corner of the West End Center (ADB Engineering on behalf of MCI Network, Applicant)**

The staff reviewed this item and recommended approval subject to the following conditions:

1. Obtaining a right of way permit through the engineering department that will cover traffic control and site restoration.
2. Other than the tie in locations, all work is to be performed using directional boring.
3. Notifying affected property owners of the project.
4. Providing a letter of credit in an amount provided by the Town Engineer for site restoration.

Mike Majka was present on behalf of Verizon and reiterated that most of the work would be within an existing conduit. A motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Commissioner St. Clair and was approved unanimously.

6. **Discussion on the approval of the Town of Farragut Mixed Use Town Center Vision Plan (Town of Farragut, Applicant)**

This item was for discussion purposes only. Town Attorney, Tom Hale, discussed the State Law related to the application and adoption of land use related plans. The staff noted that they would coordinate with the Town Attorney on the best way to move forward with recommended action on the Vision Plan.

7. **Discussion on a request to rezone Parcel 191.1, Tax Map 130, south of Home Federal Bank off Parkside Drive, 1.57 Acres, from Office District, Three Stories (O-1-3) to General Commercial (C-1) (Turkey Creek Land Partners, LLC, Applicant)**

For discussion purposes only.

8. **Discussion and public hearing on approval of a plat of correction related to Parcel 191.1, Tax Map 130, south of Home Federal Bank off Parkside Drive, to amend the buffer strip width from 50 feet to 35 feet, 1.57 Acres, Zoned O-1-3 (Turkey Creek Land Partners, LLC, Applicant)**

The staff reviewed this item and recommended approval subject to obtaining the required signatures.

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.

9. Discussion and public hearing on approval of a plat involving the re-subdivision of Lots 1 and 2, Parcels 3.22 and 3.24, Tax Map 143, into three lots, 27.35 Acres, Zoned PCD (Biddle Farms Residential, LLC, Applicant)

The staff reviewed this item and recommended approval subject to the following conditions:

1. A completion letter of credit for surface course, sidewalk, and greenway being provided in an amount determined by the Town Engineer associated with Neptune Road.
2. The platted right of way for Neptune Road should either be consistent throughout or clear dimensions provided where the right of way varies so that it can be easily recreated in the future for ownership and maintenance purposes.
3. Obtaining all required signatures on the plat.

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.

10. Discussion on a request to amend the text of the Farragut Zoning Ordinance to permit a second dwelling unit on an existing lot of record that is greater than 1.5 acres in the Rural Single-Family Residential (R-1) Zoning District (Tyler Butler, Applicant)

Postponed at the request of the applicant.

11. Discussion on a request to rezone the property at 12715 Union Road from Rural Single-Family Residential (R-1) and General Single-Family Residential (R-2) to Agricultural (A), 8.64 Acres (Wil Glafenhain, Applicant)

For discussion purposes only.

12. 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)

The staff reviewed this item and recommended approval of Resolution 24-09.

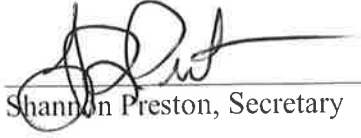
A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Commissioner St. Clair and was approved unanimously.

13. Approval of utilities

14. Citizen forum

FMPC Minutes
July 18, 2024
Page 4

The meeting was adjourned at 8:54 p.m.



Shannon Preston, Secretary