farragut TENNESSEE

MINUTES – SEPTEMBER 19, 2024
FARRAGUT MUNICIPAL PLANNING COMMISSION

MEMBERS PRESENT
Scott Russ, Chairman
Ed St. Clair, Vice Chairman
Ron Williams, Mayor
Scott Meyer, Vice Mayor
Shannon Preston, Secretary
Noah Myers
Jeff Devlin
Jon Greene
Anna Presley, Youth Representative

MEMBERS ABSENT
Ron Pinchok

Staff Representative: Mark Shipley, Community Development Director
Holley Marlowe, Code Enforcement Officer
Chris Sheffield, Operations Manager

1. **Approval of agenda**
The staff recommended approval of the agenda 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.

2. **Approval of minutes for the August 15, 2024 meeting**
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 St. Clair and was approved unanimously. Commissioner Devlin abstained due to being absent at the August meeting.

3. **Approval of the installation of roughly 1,000 linear feet of comcast cable in new and existing two-inch conduit along a section of the south side of Parkside Drive and a section of the east side of Lakesedge Drive to service the building at 11513 Parkside Drive (Comcast, Applicant)**
The staff reviewed this item and recommended approval subject to the following conditions:
   1. All new work is to be conducted using directional boring and in consultation with the Town's engineering staff;
   2. A letter of credit is provided in an amount to be determined by the Town Engineer (this will cover the restoration of any areas that may be affected by this project);
   3. Any erosion and/or traffic control being coordinated with the Town's engineering staff;
   4. Comcast will need to provide franchise fees, as applicable to the service they are providing, of 5% to be remitted to the Town Recorder in the same manner currently provided by Charter and TDS.

Courtney Duritt and Josh Jones were present as the applicant. A motion was made by Commissioner St. Clair to follow the staff's recommendation. The motion was seconded by Commissioner Devlin and was approved unanimously.

4. **Discussion and public hearing on approval of a site plan for the Campbell Station Retail Building, Parcel 119.02, Tax Map 130, .73 Acres, Zoned C-2 (Hutchins Associates PC, Applicant)**
   The staff reviewed this item and recommended approval subject to the following conditions:
   1. Recording the plat that will combine the two affected lots;
   2. Providing an irrevocable letter of credit for erosion control and site stabilization for $6,000;
   3. Providing the drainage fee payment based on an amount determined by the Town Engineer;
   4. The retaining wall along the eastern property line must be at least 10 feet from the property line;
   5. No finished slopes can exceed 2.5:1. Please modify the plan to show compliance with this provision;
   6. Please correctly label the flood fringe and label the aquatic buffer per the recently surveyed information included on the plat that combines the two affected lots;
   7. Please provide more detail on the proposed "horizontal seam architectural metal panel" on the rear (west) elevation to verify compliance with the Town's Architectural Design Standards;
   8. Please show on the site plan how utilities are being extended to serve this new building. All new utilities must be underground;
   9. Please coordinate the fire hydrant requirement with the Fire Marshal and include on the revised site plan set;
   10. Please provide drainage calculations for Town Engineer approval;
   11. Please provide the Stormwater Maintenance Agreement.

   David Hutchins was present as the applicant. After a short discussion, a motion was made by Mayor Williams to follow the staff's recommendation. The motion was seconded by Commissioner Myers and was approved unanimously.

5. **Discussion and public hearing on approval of a site plan for a 20x20 pavilion on the open space lot (Lot 35) for the Village at Ivey Farms Subdivision, 12616 Needlepoint Drive, .77 Acres, Zoned NCC (Goodall Homes, Applicant)**
   The staff reviewed this item and recommended approval as submitted.

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

6. **Approval of utilities**
   None.

7. **Citizen forum**
   None.
   The meeting was adjourned at 7:32 p.m.

Shannon Preston, Secretary