



MINUTES

FARRAGUT MUNICIPAL PLANNING COMMISSION

October 17, 2024

MEMBERS PRESENT

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

MEMBERS ABSENT

Jon Greene

Staff Representative: Mark Shipley, Community Development Director
Holley Marlowe, Code Enforcement Officer
Chris Sheffield, Operations Manager
Darryl Smith, Town Engineer
David Smoak, Town Administrator

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 September 19, 2024 meeting

The staff recommended approval of the minutes as submitted.

A motion was made by Commissioner St. Clair to follow the staff's recommendation. The motion was seconded by Commissioner Myers and was approved unanimously. Commissioner Pinchok abstained due to being absent at the September meeting.

3. Discussion and approval of moving the meeting time for the Farragut Municipal Planning Commission from 7:00 p.m. to 6:00 p.m.

A motion was made by Commissioner St. Clair to approve changing the meeting time from 7:00 p.m. to 6:00 p.m. The motion was seconded by Commissioner Pinchok and was approved unanimously.

4. Discussion and public hearing on approval of a site plan for the Echo Suites Hotel, 11244 Outlet Drive, Parcel 154.02, Tax Map 130, west of the Cotton Eyed Joes, 3.1 Acres, Zoned OD-RE/E (Cox Universal Group, Applicant)

The staff reviewed this item and noted some discussion items that were mentioned during the October 1 staff/developer meeting. One was the proposed access and the other was how to address stormwater detention. The staff noted that the applicant was proposing to use the old, abandoned access that was used by West Park Inn. The access is approximately 110 feet to the west of the nearest access to the northeast and the Driveways and Other Access Ways Ordinance requires a minimum distance of 400 feet between access points along arterial streets, like Outlet Drive. Thus, the applicant was requesting a variance of 290 feet due to topography (the property steeply drops off Outlet Drive along the western portion of the lot) and the desire to centralize the access for this lot and a new lot to be created to the east.

The staff indicated that this would require separate action prior to acting on the site plan. The staff noted that they did not support the access in the proposed location due to potential conflicts in the center turn lane and, at a minimum, the access should be shifted to the west to help lessen this conflict.

The other item mentioned for discussion was stormwater detention. It was noted that the applicant's designers consider the existing conditions from which stormwater detention is measured to be based on the impervious surface of the old hotel and parking lot. The development would reduce the impervious coverage by about 25% and an area of permeable pavers were being provided to address the Town's low impact development requirements and would also capture some stormwater runoff. The Town Engineer commented that the stormwater should be detained to the pre-development stormwater detention which would be prior to development of the old hotel.

To initiate discussion, a motion was made by Commissioner Devlin to recommend approval. The motion was seconded by Commissioner Meyer. A long discussion ensued. Grant Berry and Phillip Cox spoke on behalf of the applicant. The Town Engineer, Darryl Smith, also discussed both the access and stormwater detention items.

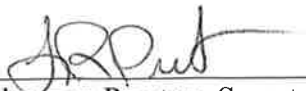
Access. Regarding the access, commissioners were not in support of the applicant's request to use the existing abandoned access. Commissioner Devlin withdrew his original motion. A motion was made by Commissioner Myers to move the access to the point where the nearest portion of the applicant's access, excluding the turning radius, would be at least 200 feet from the nearest portion of Corporate Point Way to the northeast. Thus, the variance would be 200 feet due to topography associated with the steep slopes along the western portion of the frontage along Outlet Drive. The motion was seconded by Mayor Williams and was unanimously approved. The access variance would now go the Board of Mayor and Aldermen for their approval.

Site Plan. Regarding the site plan, the staff reviewed the remaining items with the most significant being stormwater detention. It was noted that a couple of projects in the past few years have been given some relief on stormwater detention due to the development creating reductions in impervious coverage. A motion was made by Commissioner Myers to follow the staff's recommendation but, on the detention, have a design modification and updated drainage calculations that would show stormwater being detained to at least 50% of the pre-development (pre-hotel) condition. Commissioner Myers also noted that he would support reversing the building if necessary to accommodate the Planning Commission's approval without having to come back to the Planning Commission. The motion was seconded by Mayor

Williams and was approved unanimously. The remaining staff comments that, in addition to the stormwater detention comment, were conditions of approval include:

- 1. The access being shown on the site plan, as ultimately approved through the access variance process.*
 - 2. Please provide a letter of credit for \$27,300 for erosion control and site stabilization.*
 - 3. Please provide payment for a \$3,000 drainage permit.*
 - 4. FUD must sign off on the final site plan set that will be stamped for approval.*
 - 5. The site plan should reference that the re-subdivision plat will include a general area along the western property line for a possible joint access with the adjacent property should that be desired in the future.*
 - 6. All signage must be applied for, reviewed for compliance, and approved separately.*
- 5. 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)**
For discussion purposes only.
- 6. Discussion on a request for an amendment to the text of the Farragut Zoning Ordinance to allow a drive through lane to be permitted for a financial and real estate service in the Mixed-Use Town Center planning area of the General Commercial (C-1) Zoning District (Long, Ragsdale & Waters, P.C., Applicant)**
For discussion purposes only.
- 7. Discussion on the Town's existing requirements and potential updates related to Customary Home Occupations, as provided for in Chapter 4, Section VI., of the Farragut Zoning Ordinance**
For discussion purposes only.
- 8. Discussion on general plans, the Comprehensive Land Use Plan and the Mixed-Use Town Center area, and the adoption of the Mixed-Use Town Center Vision Plan**
For discussion purposes only.
- 9. Approval of utilities**
None.
- 10. Citizen forum**
None.

The meeting was adjourned at 11:02 p.m.


Shannon Preston, Secretary