farragut
TENNESSEE

MINUTES

FARRAGUT MUNICIPAL PLANNING COMMISSION

November 21, 2024

MEMBERS PRESENT
Scott Russ, Chairman
Louise Povlin, Vice Chairman
Ron Williams, Mayor
Shannon Preston, Secretary
Noah Myers
Jeff Devlin
Ron Pinchok
Jon Greene
Anna Presley, Youth Representative

MEMBERS ABSENT
Scott Meyer, Vice Mayor

Staff Representative: Mark Shipley, Community Development Director
Chris Sheffield, Operations Manager

Vice Chairman Appointment
With Ed St. Clair retiring, commissioners acted on electing a new vice chairman.

A motion was made by Mayor Williams to nominate Louise Povlin as vice chairman. The motion was seconded by Commissioner Myers and was approved unanimously except for Commissioner Povlin who abstained.

1. **Approval of agenda**
The staff noted that Agenda Item #6 was requested for postponement by the applicant. With this amendment to the agenda, the staff recommended approval of the agenda.

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.

2. **Approval of minutes for the October 17, 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 Myers and was approved unanimously. Commissioner Greene and Vice Chairman Povlin abstained.

3. **Discussion and public hearing on approval of a re-subdivision plat and a variance to not construct a sidewalk along the frontage of Lot D-2R2 at this time in association with 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 that action would need to be taken on both the variance request and the plat. The staff recommended to approve the variance request to not construct a pedestrian facility along the frontage of Lot D-2R2 at this time. The pedestrian facility would be constructed along the frontage of Lot D-2R2 when that parcel develops as part of the site plan approval process. A note with this clarification was added to the plat.

Phillip Cox was present on behalf of the applicant. A motion was made by Vice Chairman Povlin to follow the staff's recommendation on the variance for the reason noted. The motion was seconded by Commissioner Greene and was approved unanimously.

The staff recommended approval of the plat subject to obtaining the required signatures.

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

4. **Approval of a right of way plan for Comcast cable on an existing aerial system from Kingston Pike along Concord Road and ending at the FUD wastewater treatment facility at 1051 Concord Road (Comcast, Applicant)**
   The staff reviewed this item and recommended approval subject to the following conditions:

   1. A right of way permit being obtained from the Town's engineering department. This would include any erosion control, traffic and traffic signal coordination, and utility location markings where boring is involved.
   2. No open trench installation. All non-aerial work must be with directional boring to a depth of at least 36 inches.

   Joshua Jones was present on behalf of the applicant. After a short discussion, 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. **Discussion and public hearing 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)**
   The staff reviewed this item and recommended approval of Resolution PC-24-17 which recommends approval of Ordinance 24-19 to the Board of Mayor and Aldermen.

   A motion was made by Vice Chairman Povlin to approve Resolution PC-24-17. The motion was seconded by Mayor Williams. Vice Chariman Povlin mentioned that the wording for the sentence in subsection 2. g. was unclear. She amended her motion to re-word this subsection to state "the lot of record and both dwelling units shall be served with sanitary sewer and water provided by a public utility." The amended motion was seconded by Mayor Williams and was approved unanimously.

6. **Discussion and public hearing on a site plan for two additions to the Weigel's building at 12001 Kingston Pike, 1.5 Acres, Zoned General Commercial (C-1) (Weigel's, Applicant) – POSTPONED AT THE REQUEST OF THE APPLICANT**

7. **Discussion and public hearing on approval, by resolution, of the Mixed-Use Town Center Vision Plan**
   The staff noted that this item was serving as the public hearing notice for Resolution PC-24-19 and that formal action on the resolution would be taken at the January 16, 2025 meeting.

8. **Discussion on a request to amend the Farragut Zoning Map for the property at 12823 Kingston Pike (formerly Summit View Nursing Home) from General Commercial (C-1) to Community Service (S-1), 5 Acres (Benefield Richters, Applicant)**
   For discussion purposes only.

9. **Approval of utilities**
   None.

10. **Citizen forum**
    Taylor Forrester spoke under the citizen forum concerning an envisioned bank project.

The meeting was adjourned at 7:05 p.m.

Shannon Preston, Secretary