



MINUTES

FARRAGUT MUNICIPAL PLANNING COMMISSION

December 19, 2024

MEMBERS PRESENT

Scott Russ, Chairman
Louise Povlin, Vice Chairman
Ron Williams, Mayor
Shannon Preston, Secretary
Ron Pinchok
Jon Greene

MEMBERS ABSENT

Scott Meyer, Vice Mayor
Noah Myers
Jeff Devlin

Staff Representative: Mark Shipley, Community Development Director

1. Approval of agenda

The staff noted that Agenda Item #'s 7 and 8 were 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 November 21, 2024 meeting

The staff recommended approval of the minutes as submitted.

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.

3. Discussion and public hearing on approval of a final plat for Biddle Farms Commercial, 2 Lots, 4.98 Acres, Zoned PCD (Biddle Farms Commercial, Applicant)

The staff reviewed this item and recommended approval subject to the following items being completed:

1. Please obtain the required signatures.
2. Please provide a 2-year maintenance letter of credit for roadways, sidewalks and drainage facilities in the amount of \$40,000.
3. Please provide a 2-year landscape maintenance letter of credit in the amount of \$15,000.
4. Please complete remaining field related items identified by Town staff.
5. A written agreement is needed before signing the final plat on the maintenance of public spaces, landscaping, etc.
6. Please provide a copy of the Declaration of Easements, Covenants, and Restrictions referenced in Plat Note #10.

A motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams. A short discussed followed. Annette Hommel was present

for the applicant and answered a couple of questions. The motion was then approved unanimously.

4. Discussion and public hearing on approval of a preliminary plat and a variance from the distance between driveways requirement in the Driveways and Other Access Ways Ordinance for the Serenade at Farragut, 421 N. Watt Road, 30 units, 9.2 Acres, Zoned Neighborhood/Convenience Commercial (NCC) (Robert Campbell & Associates, Applicant)

The staff reviewed this item and noted that the Planning Commission would need to act on the variance request for the proposed access and then on the preliminary plat. The staff noted that the proposed access was roughly 131 feet from the nearest access, which is to the south and referenced as Harbin Lane. Currently, Harbin Lane only serves a single-family dwelling, and should the property be developed, the staff will work with the developer to line up the accesses. The required distance between accesses is 400 feet on arterial streets, as provided for in the Driveways and Other Access Ways Ordinance. Thus, the variance would be 269 feet. The project engineer, Robert Campbell, noted that the proposed access provided the best sight distance and that would be the justification for the requested variance.

A motion was made by Vice Chairman Povlin to approve the access location and associated variance due to enhanced sight distance. The motion was seconded by Mayor Williams and was approved unanimously.

The staff then recommended approval of the preliminary plat subject to the following items being completed:

1. The access reflecting what is ultimately approved by the Planning Commission and Board of Mayor and Aldermen.
2. Please include a utility plan sheet to show where electric, fiber, telephone, gas, etc., are to be located for the project.
3. Please provide a drainage permit fee payment in an amount to be determined by the Town Engineer.
4. Please provide an irrevocable letter of credit for erosion control in an amount to be determined by the Town Engineer.
5. A stormwater maintenance agreement and plan must be recorded prior to CO or final plat.
6. At least 25% of the stormwater runoff must be accommodated with a low impact development measure(s). Please address in the drainage calculations.
7. To save the large oak trees along Harrison Lane, please coordinate grading and sidewalk alignment with the Town staff to lessen impact to the affected trees.
8. What if any impact/conflicts will the location of the proposed waterline have on the street tree / streetscaping plan? Are any special mitigation measures needed?
9. Required Landscape plans for the detention basins and commercial area will need to be submitted to the VRRB for review and approval when that portion of the project is ready for review and approval.
10. The rain gardens are located in the public ROW but are part of the private stormwater management system. Some sort of formal ongoing maintenance agreement will be needed. This would be like the Cottages at Pryse Farms Subdivision.
11. The finished slopes that are 2.5:1, require special consideration for stabilization. How is this being addressed?

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 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)**
The staff reviewed this item and recommended approval subject to obtaining a building permit. Melissa Clark was present for the applicant.

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.

- 6. Discussion and public hearing 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)**
The staff reviewed this item and recommended approval of Resolution PC-24-20 which recommends approval of Ordinance 24-24 to the Board of Mayor and Aldermen. The staff noted that the landscape plan for the proposed buffer strip in the required transition area would need to be approved by the Visual Resources Review Board (VRRB) and a letter of credit provided to ensure completion of the landscape plan approved by the VRRB. Amy Sherrill was present for the applicant.

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.

- 7. Discussion on a revised concept plan for the commercial portion of the Kingston Pike Village, Parcel 81.47, Tax Map 151, 18.5 Acres, Zoned PCD (Kingston Pike Properties 2, LLC, Applicant)**

POSTPONED

- 8. 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)**

POSTPONED

- 9. Approval of utilities**

None.

- 10. Citizen forum**

None.

The meeting was adjourned at 6:46 p.m.



Shannon Preston, Secretary

