



MINUTES

FARRAGUT MUNICIPAL PLANNING COMMISSION

January 16, 2025

MEMBERS PRESENT

Ron Williams, Mayor
Shannon Preston, Secretary
Ron Pinchok
Noah Myers
Jon Greene
Scott Meyer

MEMBERS ABSENT

Scott Russ, Chairman
Louise Povlin, Vice Chairman
Jeff Devlin

Youth Representative: Anna Presley

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Darryl Smith, Town Engineer
Chris Sheffield, Operations Manager

Chairman Appointment. Prior to the start of the meeting, Mark Shipley noted that both the chairman and vice chairman were absent and for the Planning Commissioners to appoint someone to lead the meeting.

A motion was made by Commissioner Greene to appoint Mayor Williams to lead the meeting. The motion was seconded by Commissioner Pinchok and was approved unanimously.

1. Approval of agenda

The staff recommended approval of the agenda as submitted.

A motion was made by Commissioner Myers to follow the staff's recommendation. The motion was seconded by Commissioner Meyer and was approved unanimously.

2. Proclamation to honor the founding of the Town of Farragut and to honor the anniversary of Betty Dick Day

Mayor Williams read a proclamation to honor the founding of the Town of Farragut.

3. Approval of minutes for the December 19, 2024 meeting

The staff recommended approval of the minutes as submitted.

A motion was made by Commissioner Greene to follow the staff's recommendation. The motion was seconded by Commissioner Pinchok and was approved unanimously except for Commissioner Myers who abstained due to being absent from the December 19 meeting.

4. Discussion and public hearing on a preliminary plat (road improvements) associated with the Farragut Area Elementary School, 202 Village Commons Boulevard, 41 Acres, Zoned R-1 and B-1 (McCarty Holsaple McCarty, Applicant)

The staff reviewed this item and noted that it involved a request for approval for road improvements to portions of Boring Road, Village Commons Boulevard, and Smith Road. A long discussion ensued with citizen comments, the Town Engineer, the applicant, a representative from Knox County Schools, and the Town Attorney.

A motion was made by Commissioner Myers to approve the road improvements proposed by Knox County with the suggestion that the plans and associated site work account for a third lane for interior automobile stacking space should that additional space become necessary in the future. The motion was seconded by Commissioner Pinchok. The motion passed 5-1 with Commissioner Greene voting against the motion.

5. Discussion and public hearing on a site plan for an expansion to the fuel center at the Costco at 10745 Kingston Pike, 20.68 Acres, Zoned C-1 (AEC, Inc., Applicant)

The staff reviewed this item and recommended approval subject to following conditions being satisfactorily addressed:

1. Please ensure that the proposed curblineline is at least 20 feet from the Lovell Road right of way.
2. The landscape plan will require a separate application and a review and approval from the Visual Resources Review Board.
3. On Sheet SE-1 please label the property line, properly date the seal, and include the height of the proposed light poles associated with this expansion.
4. Obtaining a building permit for the project.
5. If there are any modifications to signage those will require a separate application and approval.

A motion was made by Commissioner Meyer to follow the staff's recommendation. The motion was seconded by Commissioner Pinchok and was approved unanimously.

6. Discussion and public hearing on a modification recommended by the Board of Mayor and Alderman 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 noted that it involved a request to amend one of the conditions that would be needed for the opportunity to have a second dwelling unit on an existing lot of record in the R-1 Zoning District.

Tyler Butler spoke as the applicant. A motion was made by Commissioner Pinchok to amend Ordinance 24-19 to only require sanitary sewer provided by a public utility for the second dwelling unit and not for both the existing dwelling unit and the second dwelling unit. The motion was seconded by Commissioner Preston and was approved unanimously. Ordinance 24-19 would now go back to the Board of Mayor and Alderman for consideration.

7. 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.

8. **Discussion on a request to amend the text of the Farragut Zoning Ordinance in the Planned Commercial District (PCD) so that a proposed automobile-oriented use that has frontage on a major arterial street may have a drive-through under certain conditions (Kingston Pike Properties 2, LLC, Applicant)**
For discussion purposes only.

9. **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)**
For discussion purposes only.

10. **Discussion on a request to amend the text of the Farragut Zoning Ordinance to lessen the setback for outdoor fences associated with commercial kennels in the General Commercial (C-1) Zoning District where the kennel abuts property that is not zoned residential or agricultural (Urban Engineering, Applicant)**
For discussion purposes only.

11. **Discussion and public hearing on approval, by resolution, of the Mixed-Use Town Center Vision Plan**

The staff reviewed this item and noted that one additional item that the staff was asked to revisit in the Vision Plan was the reference to a proposed roundabout on Pages 71 and 77 in relation to the Concord Road and Hughlan Drive intersection. The staff asked the Planning Commission if they were okay with changing the language to reference intersection improvements rather than roundabout. A couple of citizens spoke on this item.

A motion was made by Commissioner Myers to approved Resolution PC-24-19 subject to amending Pages 71 and 77 to change the reference to a roundabout to the more general phrase "intersection improvement." The motion was seconded by Commissioner Preston and was approved unanimously.

12. **Approval of utilities**
None.

13. **Citizen forum**
None.

The meeting was adjourned at 9:06 p.m.



Shannon Preston, Secretary