



MINUTES

FARRAGUT MUNICIPAL PLANNING COMMISSION

February 20, 2025

MEMBERS PRESENT

Scott Russ, Chairman
Louise Povlin, Vice Chairman
Ron Williams, Mayor
Scott Meyer, Vice Mayor
Jeff Devlin
Ron Pinchok
Noah Myers
Jon Greene

MEMBERS ABSENT

Shannon Preston, Secretary

Youth Representative: Anna Presley

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Ron Oestreich, Parks and Recreation Director

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 Vice Chairman Povlin and was approved unanimously.

2. Approval of minutes for the January 16, 2025 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 except for Chairman Russ, Vice Chairman Povlin, and Commissioner Devlin who abstained due to being absent from the January 16 meeting.

3. Discussion and public hearing on approval of a site plan for pickleball courts at Mayor Bob Leonard Park off Harrison Road (Town of Farragut, Applicant)

Parks and Recreation Director, Ron Oestreich, reviewed this item. A short discussion ensued. Commissioner Myers mentioned that the Town should discuss the likelihood of pickleball players parking on the adjacent Two Rivers Church parking lot on the west side of Harrison Lane. If this is acceptable with the church, it was suggested by some of the commissioners that measures should be evaluated for enhancing pedestrian safety related to crossing Harrison Lane. Director Oestreich stated that he would reach out to Two Rivers Church and evaluate this issue.

A motion was made by Vice Chairman Povlin to approve the site plan as presented. The motion was seconded by Commissioner Pinchok and was approved unanimously.

4. Discussion and public hearing on approval of a final plat for Biddle Farms Residential, Parcel 3.22, Tax Map 143, 3 Lots, 19.18 Acres, Zoned PCD (Biddle Farms Residential, LLC, Applicant)

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

1. Please obtain the required signatures.
2. Please complete remaining field related items identified by Town staff.
3. A written agreement is needed before signing the final plat on the maintenance of public spaces, landscaping, lighting, etc.
4. Completion and maintenance letters of credit will be required in dollar amounts provided by the Town Engineer prior to the plat being signed.
5. Please provide a copy of the Register of Deeds recorded instrument for "Covenants for Inspection and Permanent Maintenance of Stormwater and/or Water Quality Facilities" along with its engineered approved Stormwater Best Management Practice Operation and Maintenance Plan for the bioretention ponds, detention pond(s), and any other water quality facilities that are applicable to this plat. These facilities and the instrument number should be referenced in the notes section of this plat.

Annette Hommel was present on behalf of the applicant and indicated that they were good with the remaining staff comments. A motion was made by Vice Chairman Povlin the follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.

5. Discussion and public hearing on approval of a site plan for an Express Oil Change and Tire Engineers development, 11155 and 11157 Kingston Pike, 6.6 Acres, Zoned C-1 (Civil Consultants, Inc., Applicant)

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

1. Please provide an irrevocable letter of credit for erosion control in the amount of \$15,000.
2. Please submit TDOT permit for access and working on TDOT right of way.
3. It appears the HVAC units are situated where they would not be visible from an adjacent property or right of way. Please confirm and include a note on the site plan layout sheet to specifically address this.
4. Please ensure that the required landscape areas for the "landscaping between the building and parking lot" requirement are coordinated between the site plan and landscape plan. Please also note that at least 25% of those areas must contain plant material other than grass and that the separately submitted landscape plan does not appear to fully meet that standard.
5. 18" RCP in detention berm should have an anti-seep collar installed between outlet structure and headwall. Please add in notes and detail.
6. A permanent stormwater maintenance agreement and plan must be recorded to run with the property. These covenants must be recorded prior to Certificate of Occupancy.

7. Please note that retaining walls require an engineered design, approval, and verification. Please upload the design to the building permit project.

The applicant's engineer was present and answered some questions from commissioners. A motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Commissioner Pinchok and was approved 7-1 with Mayor Williams voting no.

6. **Discussion and public hearing on approval of a site plan amendment request to leave the section of retaining wall not visible from Kingston Pike as plain block in association with the Dogtopia of Farragut at 12924 Kingston Pike (Urban Engineering, Applicant)**
The staff reviewed this item and recommended that, at a minimum, the sections of retaining wall that are not visible from Kingston Pike be painted to blend in with the surroundings.

The owner of Dogtopia, Jeremiah Webb, was present to answer questions from commissioners. Some discussion occurred regarding the type of paint to use on concrete block that would last the longest. It was noted that there are paint types that are specifically designed to cover concrete block. A motion was made by Commissioner Greene to follow the staff's recommendation and also stipulate that the paint to be used would need to be specifically intended for covering concrete block and be of earth tones to blend in with the surrounding area. The motion was seconded by Commissioner Myers and was approved unanimously.

7. **Discussion and public hearing on approval of a variance of 350 feet from the distance between driveways requirement for arterial streets in the Driveways and Other Access Ways Ordinance for a proposed access associated with a duplex at 1114 N. Campbell Station Road (Oleg Zayets, Applicant)**
The staff reviewed this item and recommended to deny the requested variance. The property was provided access on a plat approved by Knox County and recorded in 2017. This included a shared access with the property to the east.

The applicant was present and spoke on behalf of his request. An initial motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams. A long discussion ensued; Commissioner Myers noted that he would support the applicant's request because conditions affecting the shared access provided for on the County's 2017 plat have made this access untenable. Since 2017, the County has proceeded with a road improvement project that would add a southbound turn lane to N. Campbell Station Road at the Fretz Road intersection. As a result, utilities have been relocated further away from the existing roadway that could impact a shared access. The existing shared access and the access to the east that were provided for in the 2017 plat would now also be impacted by the turn lane project. Effectively, those accesses will be largely restricted to a west out access due to eastern turning movements conflicting with automobiles parked in the turn lane. Having an access that would line up with Fretz Road and that would not be impacted by the southbound turn lane would be more favorable than the shared access location provided for on the 2017 plat.

Vice Chairman Povlin withdrew her original motion. Mayor Williams seconded this action. Commissioner Myers then moved to approve the variance requested by the applicant for the reasons noted above. The motion included a request for the staff to work with the County on providing a plat note for the plat of correction that would be needed that would include the

ability for the owners of Lots 9R and 10 to have access to the access requested by the applicant on Lot 11 that would line up with Fretz Road. In this manner, these two property owners would be able to access in a better location that would not be in conflict with the turn lane. The motion was seconded by Commissioner Devlin and was approved 7-1 with Vice Mayor Meyer supporting the staff's recommendation since the applicant's lot does have existing access with Lot 10.

8. Discussion and public hearing 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)

The staff reviewed this item and recommended approval of Resolution PC-25-02 which recommends approval of Ordinance 25-03 to the Board of Mayor and Aldermen.

Daniel Smith was present as the applicant. A motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Vice Mayor Meyer and was approved unanimously.

9. Discussion and public hearing 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)

The staff reviewed this item and recommended approval of Resolution PC-25-01 which recommends approval of Ordinance 25-02 to the Board of Mayor and Aldermen.

Jeremiah Webb was present as the applicant. A motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Commissioner Myers and was approved unanimously.

10. Approval of utilities

None.

11. Citizen forum

Vice Chairman Povlin spoke about the desire to ask Knox County to reduce the lane width on their portion of Boring Road that they are proposing to improve from 12-foot lanes to 11-foot lanes.

The meeting was adjourned at 8:00 p.m.



Shannon Preston, Secretary