MINUTES

FARRAGUT MUNICIPAL PLANNING COMMISSION

March 20, 2025

MEMBERS PRESENT
Scott Russ, Chairman
Louise Povlin, Vice Chairman
Ron Williams, Mayor
Ron Pinchok
Jon Greene

MEMBERS ABSENT
Shannon Preston, Secretary
Scott Meyer, Vice Mayor
Jeff Devlin
Noah Myers
Anna Presley, Youth Representative

Staff Representatives: Mark Shipley, Community Development 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 February 20, 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 Vice Chairman Povlin and was approved unanimously.

3. **Discussion and public hearing on approval of a sanitary sewer line upgrade within an existing sanitary sewer easement between 12744-12900 Kingston Pike (east and west side of S. Hobbs Road) (FUD, Applicant)**
The staff reviewed this item and recommended approval subject to the following conditions:
    1. Obtaining a right of way permit from the Town's Engineering Department.
    2. Coordinating erosion and traffic control with the Town's Engineering Department.
    3. Providing a copy of the new easement needed for the S. Hobbs Road section.

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. **Discussion and public hearing on approval of a roughly 720-foot extension of a two-inch MDPE gas main line along a portion of Red Mill Lane to service the property at 630 Red Mill Lane (KUB, Applicant)**
The staff reviewed this item and recommended approval subject to the following conditions:
    1. Obtaining a right of way permit from the Town's Engineering Department.
    2. Coordinating erosion and traffic control with the Town's Engineering Department.

Colton Watson was present on behalf of KUB. 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.

5. **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 and a reduction in the centerline radius and design speed requirements in the Subdivision Regulations associated with the 341 Boring Road Subdivision, Parcels 070 and 072, Tax Map 142 (between Waverly Court and Baldwin Park), 32 house lots, 12.76 Acres, Zoned R-3 (Rackley Engineering, Applicant)**

The staff reviewed this item and noted that the applicant has requested three variances that will need to be acted on prior to acting on the preliminary plat. Russ Rackley was present on behalf of the applicant. The first variance was from the distance between driveways requirement for collector streets in the Driveways and Other Access Ways Ordinance. The required separation is at least 200 feet, and the proposed access is 154 feet from a driveway on the north side of Boring Road that serves one dwelling unit. The staff recommended approval of the variance since the subdivision's proposed access was determined to be the most appropriate given the topography along the subdivision's Boring Road frontage and the sight distance. The staff also noted that the nearest driveway only serves one dwelling unit and would generate minimal traffic.

A motion was made by Vice Chairman Povlin to support the variance for the reasons noted by the staff. The motion was seconded by Mayor Williams and was approved unanimously.

The staff then noted that the two other variances were from requirements in the Subdivision Regulations. The first was a reduction in the minimum centerline radius from 150 feet to 100 feet and the second was a reduction in the design speed from 35 MPH to 25 MPH. The effect of these two variances would be less grading and tighter curves which would slow traffic speed. The staff recommended approval of these variances since the streets are internal loop streets with low traffic volumes and the effect of the variances would lessen grading and slow traffic speeds.

Commissioners decided to act on these two variances separately. Regarding the variance from the minimum centerline radius from 150 feet to 100 feet, 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.

Regarding the variance in the design speed reductio from 35 MPH to 25 MPH, 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.

The staff then recommended approval of the preliminary plat subject to the following conditions:

1. Please submit drainage fee of $1440.
2. Please submit irrevocable letter of credit for erosion control for $97,000.
3. Page 4 of the Stormwater Management Plan references an Off-line WQU yet no WQU is on the plans. Please advise.
4. Please provide a cross section showing where the most grade change (worst case scenario) between developments occurs.

5. Prior to approval of Final Plat, a permanent stormwater maintenance agreement and plan will need to be recorded to run with the property.
6. On Sheet 2 please either clarify for Lot 12 that the sanitary sewer line and easement are being adjusted and will be memorialized on the final plat or make the building envelope match Sheet C100 since Sheet 2 is titled as a preliminary plat sheet and not a survey of existing conditions.
7. FUD will need to sign off on the final water and sewer plans for the stamped approved set.
8. Please add the following note to Sheet L1: Tree protection fencing shall be installed to protect existing non-invasive healthy trees within the 25-foot buffer areas.
9. The landscape plan, and ground entry sign(s) plans, will need to be submitted separately to the VRRB for review.

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 approval of a site plan for a Bruster's Real Ice Cream, 11692 Parkside Drive, Parcel 191.10, Tax Map 130 (south of Home Federal Bank off Parkside Drive), 1.57 Acres, Zoned C-1 (Knoxville Bruster's Inc., Applicant)**
The staff reviewed this item and recommended approval subject to the following conditions:

   1. Please submit Erosion Control Letter of Credit for $12,500.
   2. Please submit Drainage Fee of $875.
   3. Please provide NOC from TDEC.
   4. A separate landscape plan will need to be submitted to the VRRB for review.
   5. Prior to CO, a permanent stormwater maintenance agreement and plan will need to be recorded to run with the property.
   6. Menu boards are treated and regulated as signage under the sign ordinance and a separate application and permit will be required. All signage must be applied for and permitted separately.
   7. Only one menu board sign is permitted per drive-thru lane. The second preview board will need to be eliminated.
   8. On the lighting plan, please label the fixtures on the cut sheets to correspond to the lighting layout plan sheet. Please also include a cut sheet for each of the pole light fixtures.
   9. Please note on the grading and drainage plan how the LID requirement is being addressed. From the staff/developer meeting, an option was additional tree planting that notably exceeded the requirements. This will also need to be reflected on the landscape plan.

   Stephanie Genua 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.

7. **Discussion and public hearing on approval of a revised Concept Master Plan as required for modifications to the commercial portion of the Kingston Pike Village Planned Commercial Development, 13106-13140 Kingston Pike, 18.5 Acres, Zoned PCD (Kingston Pike Properties 2, LLC., Applicant)**

The staff reviewed this item and noted that the concept master plan was part of a rezoning associated with the PCD District and that, since this was a major change to the original concept master plan, both the Planning Commission and Board of Mayor and Aldermen would have to approve it. Then, the more detailed site plan would be submitted for Planning Commission approval. The staff noted that the concept master plan submitted at this time was an improvement to the original concept master plan and that the applicant should explore additional options to better transition the residential with the commercial portions of this project, especially with the undeveloped portion of the site to the west.

A motion was made by Vice Chairman Povlin to recommend approval of the revised concept master plan to the Board of Mayor and Aldermen. The motion was seconded by Commissioner Pinchok and was approved unanimously.

8. **Discussion and public hearing on requested modifications to the building exterior associated with the Campbell Station Retail Building, Parcel 119.02, Tax Map 130 (behind the Casey's off N. Campbell Station Road), Zoned C-2 (Hutchins Associates PC, Applicant)**
The staff reviewed this item and recommended approval of the proposed modifications to the building exterior.

David Hutchins was present on behalf of 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.

9. **Discussion and public hearing on a request from the Planning Commission for Knox County Schools to consider a reduction in street lane width (from 12 foot lanes to 11 foot lanes) along the section of Boring Road that is being improved by Knox County in response to the Farragut Area Elementary School**
The staff reviewed this item and noted that they had no objective to the reduction in lane width from 12-foot lanes to 11-foot lanes given the rural character of the remainder of Boring Road.

A motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved 4-1 with Commissioner Pinchok voting against the motion by noting that the additional width could be helpful with the bus traffic.

10. **Approval of utilities**
None.

11. **Citizen forum**
None.

The meeting was adjourned at 7:11 p.m.

Shannon Preston, Secretary