



MINUTES

FARRAGUT MUNICIPAL PLANNING COMMISSION

April 17, 2025

MEMBERS PRESENT

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

MEMBERS ABSENT

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director

1. Approval of agenda

The staff recommended approval of the agenda as submitted.

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.

2. Approval of minutes for the March 20, 2025 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. Commissioners Preston, Meyer, Myers, and Devlin abstained due to being absent at the March 20 meeting.

3. Discussion and public hearing on approval of a site plan for site and building elevation modifications to the existing development at 11820 Kingston Pike for a new office space for Turner Homes currently located at 11543 Kingston Pike, 2.39 Acres, Zoned C-1 (Turner Homes, Applicant)

The staff reviewed this item and recommended approval as submitted.

Forrest Bennett was present on behalf of the applicant. A color and materials board was presented. Commissioners were very supportive of the proposed modifications. 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.

4. Discussion and public hearing on approval of a preliminary plat for the West Mills Development, 12413 and 12501 Kingston Pike and Parcel 10.02, Tax Map 152, 16 house

lots, 2 commercial lots, 14.5 Acres, Zoned R-1, R-2, and C-1 (Batson, Himes, Norvell & Poe, Applicant)

The staff reviewed this item and noted that, prior to acting on the preliminary plat, the applicant had requested approval for two variances from the Subdivision Regulations. The first variance was from the requirement to have more than one access. In terms of this variance, the staff recommended approval because the subdivision has less than 30 house lots and there are no other options for having a second access point since the access to Champions Point was not supported when originally presented to the Planning Commission. The second variance was a reduction in the street width from 26 to 24 feet. The staff recommended approval given the length of the street and the fact that the street is a dead end and provides access to a relatively few number of house lots.

Dilian Jackson was present as the applicant. A short discussion ensued. Regarding the first variance, a motion was made by Commissioner Myers to follow the staff's recommendation. The motion was seconded by Vice Chairman Povlin and was approved unanimously.

Regarding the second variance, a motion was made by Vice Chairman Povlin to following the staff's recommendation. The motion was seconded by Commissioner Myers and was approved unanimously.

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

1. Please include a note that the improvements shown in the portion of the land zoned commercial are just conceptual and a site plan review will be required separate from this review. The site plan review may lead to changes in the conceptual layout shown on this plan set.
2. Please note that, prior to approval of the final plat, the stormwater maintenance agreement and covenants must be recorded to run with the land.
3. FUD will need to sign off on the final water and sewer plan sheets that will be part of the stamped approved preliminary plat.
4. Please label the streets as Street A and Street B and ensure overlapping sheets reflect this.
5. Please number the open space lots and the detention basin lot since they will be referenced in covenants and restrictions that are required to be recorded in association with the final plat.
6. Please add numbers to Sheets 16-19 and reference in the title page.
7. The streetscape trees and other elements cannot be on individual private lots.
8. The landscape plan will need to be submitted to the VRRB for approval.
9. Please submit a drainage fee payment of \$640.
10. Please submit an irrevocable letter of credit for \$60,000 for erosion control and site stabilization.

Commissioner Myers asked the applicant to consider black support arms for the traffic signal since this is the style being used Town wide. The applicant indicated that they would check into that. The staff noted that they would also get with the Town Engineer about this request.

Commissioner Greene asked if an additional item could be included with the staff's subject to's to stipulate that a sidewalk would be needed for access to the mail kiosk area. A motion

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was made by Commissioner Myers to follow the staff's recommendation with the additional item requested by Commissioner Greene. The motion was seconded by Vice Chairman Povlin and was approved unanimously.

5. Discussion on amendments to the Farragut Code of Ordinances, Appendix A – Zoning, Chapter 4., Section VI., Customary Home Occupations (Town of Farragut, Applicant)

For discussion purposes only.

6. Discussion on an amendment to the Major Road Plan to provide for street cross sections for certain collector and minor arterial streets (Town of Farragut, Applicant)

For discussion purposes only.

7. Appointment of Planning Commission representative for the Stormwater Advisory Committee

The staff reviewed this item and noted that it was a Planning Commission decision with no staff recommendation.

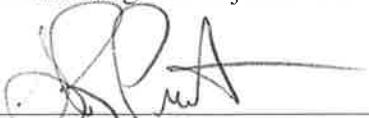
A motion was made by Commissioner Myers to nominate Vice Chairman Povlin as the Planning Commission's representative on the Stormwater Advisory Committee. The motion was seconded by Commissioner Meyer and was approved unanimously with Vice Chairman Povlin abstaining.

8. Approval of utilities

9. Citizen forum

One citizen spoke under the citizen forum.

The meeting was adjourned at 8:38 p.m.



Shannon Preston, Secretary