



MINUTES

FARRAGUT MUNICIPAL PLANNING COMMISSION

May 15, 2025

MEMBERS PRESENT

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

MEMBERS ABSENT

Noah Myers

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

1. Appointment of Chairman

Vice Chairman Povlin called the meeting to order and noted that commissioners would need to appoint a chairman to replace Scott Russ.

A motion was made by Commissioner Greene to nominate Commissioner Pinchok as the new chairman. The motion was seconded by Mayor Williams and was approved unanimously.

2. 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.

3. Approval of minutes for the April 17, 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.

4. Review of First Utility District Everett Road Water Tank and Booster Station Improvements Project (FUD, Applicant)

The staff reviewed this item and noted that it was for information purposes only since the proposed improvements were not within the Town limits. Seth Fisher from First Utility District was present and answered questions regarding the project.

5. Approval of FY 2026-2031 Capital Investment Plan (CIP)

Town Administrator, David Smoak, presented the CIP and answered questions from the commissioners.

A motion was made by Mayor Williams to recommend approval of the CIP as presented. The motion was seconded by Vice Chairman Povlin and was approved unanimously.

6. Discussion and public hearing on approval of a preliminary plat for improvements to Boyd Station Road in association with the Grove at Boyd Station Subdivision, Zoned R-1/OSMR (Rackley Engineering, Applicant)

The staff reviewed this item and recommended approval subject to the following conditions:

1. Please show a detail (elevation) of roundabout. There should be a vertical wall similar to the roundabout at Virtue in front of Brookmere.
2. Please add a supplemental plate to the two Detour signs "To Boyd Station Road" at the intersection of Evans Road and Virtue Road.
3. Please show anticipated utility relocations.
4. An irrevocable letter of credit will be required to ensure the completion of the improvements to Boyd Station Road and roundabout. The dollar amount will be determined by the Town Engineer.

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 site plan for a gym renovation and an expansion to the St. John Neumann Catholic School, 625 St. John Court, Zoned R-1 (Community Tectonics Architects, Inc., Applicant)

The staff reviewed this item and recommended approval subject to the following conditions:

1. Please consult with the Town's codes staff on the construction type to ensure compliance with the Town's adopted modifications as they would apply to an addition of this size and occupancy.
2. Please ensure that any new HVAC units will be screened by the building they are serving so they are not visible from adjacent properties or rights of ways.
3. A plat will be required for approval and recording to dissolve the property line between the school and the rectory.
4. Please sign and seal Sheet E100A.
5. Please show the footcandles along all abutting property lines to demonstrate that they will not exceed .5 footcandles.
6. Please note on the area light detail on Sheet E100A, what the height of the existing poles are that the new poles are to match.
7. Please correct the quantity of AA1 light poles shown on Sheet E100A.
8. Please remove SB Sediment Basin from legend of all SWPPP sheets.
9. Please correct Sheet 3 of the SWPPP sheets to list this as Phase 3 instead of Phase 1.
10. The Stormwater Operation and Maintenance Plan includes Grass Swales and Detention Pond. Please show on the site plan where the Grass Swales are located as well as the Detention Pond. Please be sure to have the Covenants Maintenance Agreement along with the O&M Plan recorded at the Knox County Register of Deeds prior to Certificate of Occupancy.

FMPC Minutes

May 15, 2025

Page 3

11. Please submit irrevocable letter of credit for erosion control for \$11,300. A drainage permit fee will also be required in an amount provided by the Town Engineer.

A short discussion ensued. Bill Vinson was present on behalf of the applicant. A motion was made by Commissioner Meyer to follow the staff's recommendation. The motion was seconded by Commissioner Greene and was approved unanimously.

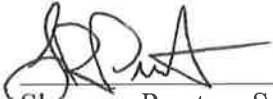
8. Approval of utilities

None.

9. Citizen forum

None.

The meeting was adjourned at 7:23 p.m.



Shannon Preston, Secretary