



**FARRAGUT BOARD OF MAYOR AND ALDERMEN**  
**Farragut Town Hall**  
**11408 Municipal Center Drive**

**WORKSHOP**  
**5:15 PM**  
**FY2024-2029 CIP Workshop**

**AGENDA**  
**March 23, 2023**  
**6:00 PM**

- I. Roll Call**
- II. Approval of Agenda**
- III. Approval of Minutes**
  - A. March 9, 2023**
- IV. Mayor's Report**
- V. Business Items**
  - A. Request for approval of a driveway access revision and related variance from the distance between driveways requirement, as provided for in the Driveways and Other Access Ways Ordinance, associated with a site plan for the Concord Road Substation on a portion of Parcel 03701, Tax Map 153, 3.66 Acres, 1053 Concord Road, Zoned A (LCUB, Applicant)**
- VI. Town Administrator's Report**
- VII. Town Attorney's Report**
- VIII. Citizens Forum**

**This meeting can be viewed live on the Farragut YouTube Channel and the Town of Farragut website [www.townoffarragut.org/livestream](http://www.townoffarragut.org/livestream).**

**The meeting will be held at the Farragut Town Hall, 11408 Municipal Center Drive**

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**11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |**  
**WWW.TOWNOFFARRAGUT.ORG**

*It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting*

## **The Board of Mayor and Aldermen welcomes and invites Farragut residents to participate in public meetings.**

At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the Town Recorder or staff member. This time is set aside specifically for comments on items that are not on the Board of Mayor and Aldermen regular agenda for the meeting. Each speaker will be given five (5) minutes to speak on his/her topic.

During the regular agenda portion of the meeting there may be an allowance for public comment for each agenda item. The Mayor may recognize individuals for public comment based on the following guidelines.

1. The Mayor shall maintain and control the meeting to provide a professional and objective environment;
2. Any Farragut resident interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn in to the Town Recorder or a staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to five (5) minutes per individual. Time for public comment may be amended at the discretion of the Mayor. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; each speaker should have their own original viewpoint;
6. Comments shall address issues, not individuals or personalities;
7. Comments may support or oppose issues or measures, but the motives of those with differing views shall not be questioned or attacked;
8. Personal attacks and malicious comments shall not be tolerated;
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five (5) minute limitation shall not apply. However, the Mayor may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.

## **BMA MEETING MINUTES**

**March 9, 2023**

**6:00 PM**

### **WORKSHOP**

**5:15 PM**

### **FY2024 General Fund Revenue / Expenditure Projections**

David Smoak presented an overview of the FY2024 General Fund Revenues and Expenditures.

## **BMA AGENDA**

**6:00 PM**

### **Roll Call**

Mayor Williams called the meeting to order at 6:00 PM. Roll Call for attendance: Alderman Burnette, present; Alderman Meyer, present; Alderman Povlin, present; Alderman White, present; Mayor Williams, present; in addition to staff and members of the press.

### **Approval of Agenda**

Motion was made to approve the agenda as presented. Moved by Alderman Meyer, seconded by Alderman Burnette; voting yes; Mayor Williams, Aldermen Burnette and White; Aldermen Meyer and Povlin abstained; no nays; motion passed.

### **Approval of Minutes**

Motion was made to approve the minutes of February 23, 2023, as presented. Moved by Alderman Povlin, seconded by Alderman Meyer; voting yes; Mayor Williams, Aldermen Burnette and White; Aldermen Meyer and Povlin abstained; no nays; motion passed.

### **Mayor's Report**

Mayor Williams thanked the staff for a successful quilt show and the public works crew for cleaning up the storm damage so quickly.

### **Ordinances**

#### **First Reading**

**Ordinance 23-03**, an ordinance to rezone a portion of Parcel 069, Tax Map 142, north of the Ingles, from Office (O-1), General Single-Family Residential (R-2), and Rural Single-Family Residential (R-1) to Community Service (S-1), 10 acres (Joe Conver – Farragut IL – AL Investors, LLC)

Motion was made to approve Ordinance 23-03 on first reading. The following citizens spoke about the proposed zoning change.

Dewitt Ferrell, 401 Burney Circle  
Michael Wilson, 412 Eisenhower Street  
Kimberlie Parks, 10201 Farragut Hills Blvd.  
George Cooper, 325 Burney Circle  
Dian Hall, 668 Brochardt Blvd  
Michael Patterson  
Jenni Craddick, 424 Port Charles Dr  
Ben Mullins, 550 West Main Street  
Pam Stevens, 200 Battery Hill Circle  
Jon Holztrager, 345 Burney Circle  
Adam Atherton, 801 Andover Blvd  
Don Mann, 518 Macarthur Lane  
Richard Duisen, 205 Moring Road  
Ed Sharkey, 305 Burney Circle  
Jeanne Brykalski, Crestview Dr  
Doug Horne, 12103 S. Fox Den

With all discussion closed; Roll Call Vote was taken: Alderman Burnette, yes; Alderman Meyer, no; Alderman Povlin, no; Alderman White, yes; Mayor Williams, no; motion failed.

### **Town Administrator's Report**

David Smoak, Town Administrator, announced that the Town would begin the strategic planning process soon and need citizen input.

### **Citizens Forum**

Michael Wilson, 412 Eisenhower street, followed up with information from the previous meeting. The FBA provide him with tax information that was requested.

Meeting adjourned at 9:15 PM.

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Ron Williams, Mayor

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Allison Myers, Town Recorder

**REPORT TO THE BOARD OF MAYOR AND ALDERMEN****PREPARED BY:** Mark Shipley, Community Development Director**SUBJECT:** Request for approval of a driveway access revision and related variance from the distance between driveways requirement, as provided for in the Driveways and Other Access Ways Ordinance, associated with a site plan for the Concord Road Substation on a portion of Parcel 03701, Tax Map 153, 3.66 Acres, 1053 Concord Road, Zoned A (LCUB, Applicant)

**INTRODUCTION:** During review with the Planning Commission, it was noted that at the August 18, 2022 meeting, a site plan was approved for a substation for LCUB to be situated on a portion of the First Utility District (FUD) wastewater treatment facility site. Staff noted that LCUB will be leasing a portion of this property and originally was proposing and was approved for an access onto the shared access easement that extends along the north side of the FUD property. In addition to providing access for FUD, this easement also provides a secondary access to the Avenir Memory Care facility and access to a macro telecommunications tower to the west of Avenir.

**DISCUSSION:** As outlined with the Planning Commission, the access easement is not owned by FUD and LCUB has encountered issues with the property owner over the access. Consequently, LCUB has been forced to explore an alternate access which would involve Concord Road. This has resulted in a need to revise their site and landscape plans. The proposed access is now off Concord Road roughly 35 feet from the south property line of the FUD tract. Concord Road is a major arterial and accesses are to be a minimum of 400 feet apart. The proposed access is over 400 feet from the access easement that LCUB was originally going to use but roughly 275 feet from the driveway to the south that services an existing single-family home. As a result, the requested access onto Concord Road would require a variance from the distance between driveways requirement in the Driveway and Other Access Ways Ordinance. The variance must be presented to and approved by both the Planning Commission and the Board of Mayor and Aldermen.

Prior to taking this to the Planning Commission for a recommendation, the proposed access was reviewed by the Town Engineer, and he was in support of the variance given that there is a raised median through this portion of Concord Road which effectively makes this access a right in right out. This access will also have very limited use and service a substation which will not likely change use to something that would generate more traffic. The access will have to be coordinated with the Town to minimize disruption to the walking trail that the access would have to cross. The access will also have to be approved by TDOT.

**RECOMMENDATION:** At their meeting on February 16, 2023, the Planning Commission unanimously recommended approval for the proposed access and associated variance. Community Development Director, Mark Shipley, also recommends approval of the access and associated variance for the reasons noted above and subject to the applicant obtaining a right of way permit from the Town and approval from TDOT.

**PROPOSED MOTION:** To approve the proposed access and associated variance.

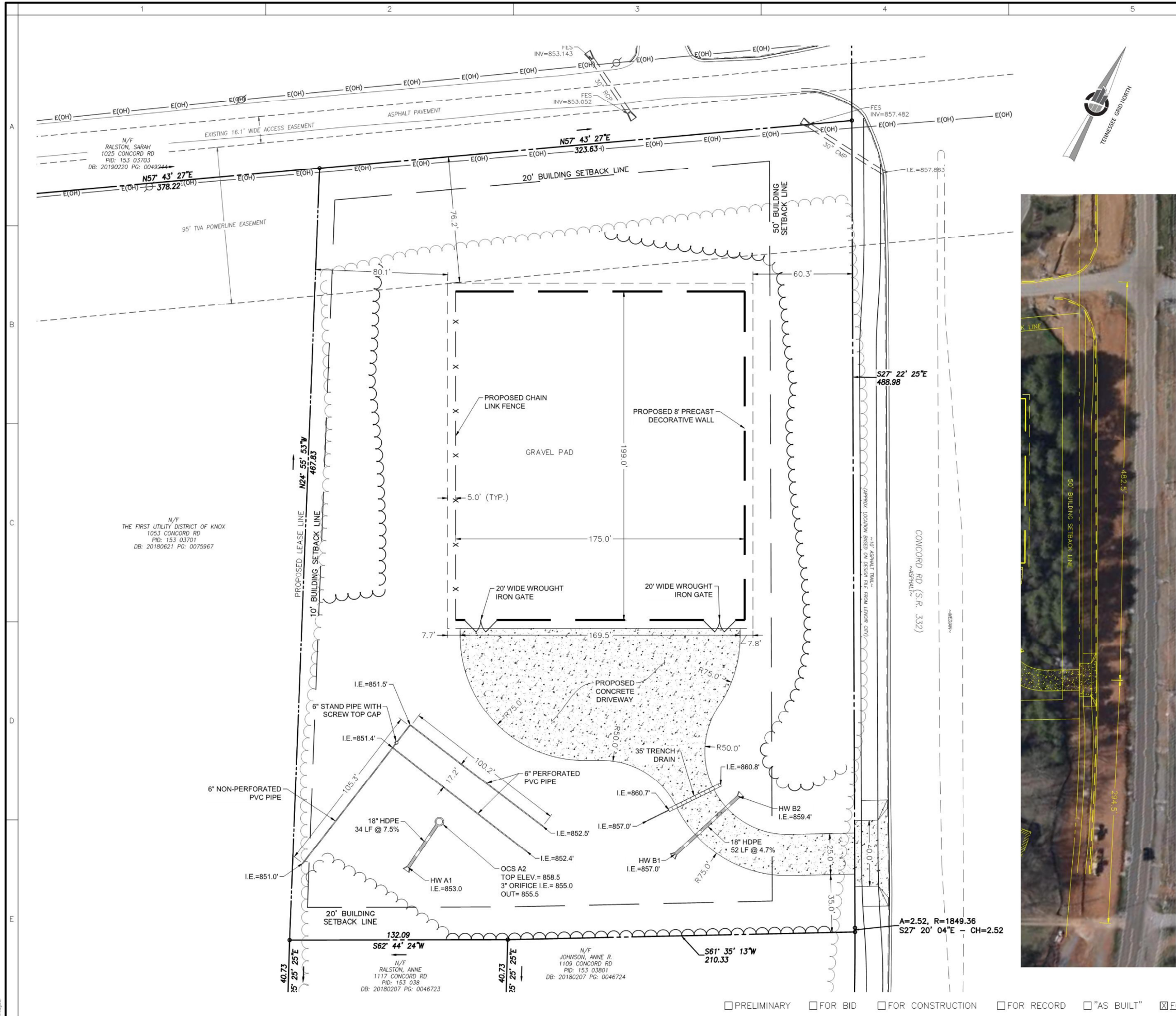
**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

| <u>VOTE/TOTAL</u> | <u>BURNETTE</u> | <u>MEYER</u> | <u>POVLIN</u> | <u>WHITE</u> | <u>WILLIAMS</u> |
|-------------------|-----------------|--------------|---------------|--------------|-----------------|
| YES               | _____           | _____        | _____         | _____        | _____           |
| NO                | _____           | _____        | _____         | _____        | _____           |
| ABSTAIN           | _____           | _____        | _____         | _____        | _____           |



Drawing File: U:\N\TN\LENOIR CITY\SUB\7244 CONCORD RD\CA\DWG\TNCUBCR802.DWG  
Plotted by: JSTEWART Date: Mon, 16 Jan 2023 Time: 11:55:22 am  
Images: T:\N\LENOIR-CITY\DWG\TNCUBCR-EXIST.dwg



NOTES

1. PER TENNESSEE LAW THE CONTRACTOR SHALL CONTACT THE TENNESSEE ONE-CALL SYSTEM (TENNESSEE 811) THREE DAYS PRIOR TO BEGINNING OF CONSTRUCTION ACTIVITIES.
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND ENSURING THEY WILL NOT BE DAMAGED.
3. SEE DRAWINGS TNCUBCR811 & TNCUBCR812 FOR FENCE PLAN AND DETAILS.
4. CONTRACTOR SHALL COORDINATE WITH UTILITY OWNERS FOR RELOCATION OF EXISTING UTILITY POLES AND/OR TEMPORARY GUYING OR SUPPORT OF IMPACTED UTILITY POLES DURING CONSTRUCTION.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE (BASED ON TOPOGRAPHIC SURVEY FROM PATTERSON & DEWAR ENGINEERS). THE CONTRACTOR SHALL VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO BEGINNING WORK

LEGEND

|  |                                         |
|--|-----------------------------------------|
|  | PROPERTY LINE                           |
|  | EASEMENT LINE                           |
|  | EXISTING EDGE OF PAVEMENT               |
|  | PROPOSED EDGE OF CONCRETE               |
|  | E(OH) EXISTING OVERHEAD ELECTRICAL LINE |
|  | T(OH) EXISTING OVERHEAD TELEPHONE LINE  |
|  | EXISTING EDGE OF GRAVEL                 |
|  | PROPOSED EDGE OF GRAVEL                 |
|  | EXISTING CULVERT                        |
|  | PROPOSED CULVERT                        |
|  | PROPOSED UNDERDRAIN                     |
|  | PROPOSED PRECAST WALL                   |
|  | PROPOSED CHAIN LINK FENCE               |
|  | EXISTING CHAIN LINK FENCE               |
|  | EXISTING WOODEN FENCE                   |
|  | EXISTING WATER LINE                     |
|  | PROPOSED HW                             |
|  | EXISTING FES                            |
|  | PROPOSED CLEANOUT                       |
|  | EXISTING UTILITY POLE                   |
|  | EXISTING GUY ANCHOR                     |
|  | BENCHMARK                               |
|  | IRON PIN FOUND                          |
|  | IRON PIN SET                            |
|  | HEADWALL                                |
|  | REBAR                                   |
|  | TELEPHONE POLE                          |
|  | POWER POLE                              |
|  | END WALL                                |
|  | INVERT ELEVATION                        |
|  | REINFORCED CONCRETE PIPE                |
|  | HIGH-DENSITY POLYETHYLENE               |
|  | PROJECTING PIPE END                     |
|  | CORRUGATED METAL PIPE                   |

OWNER

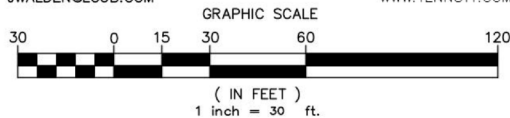
LENOIR CITY UTILITIES BOARD  
200 DEPOT STREET  
LENOIR CITY, TN 37771  
(865) 988-0727

24-HOUR CONTACT:

JEREMY WALDEN  
LENOIR CITY UTILITIES BOARD  
WORK: (865) 988-0727  
MOBILE: (865) 206-3880  
JWALDEN@LCUB.COM



TENNESSEE LAW REQUIRES CONTRACTORS TO CONTACT TENNESSEE 811 AT LEAST 3 BUSINESS DAYS PRIOR TO BEGINNING EXCAVATION ACTIVITIES. CALL 811. WWW.TENN811.COM



|     |          |          |                       |                         |                       |
|-----|----------|----------|-----------------------|-------------------------|-----------------------|
| BY  | ZW       | REVISION | ISSUED FOR PERMITTING | Drawn By: T. STEWART    | Checked By: Z. WALLEN |
| No. | DATE     |          |                       | Designed By: C. STOVALL |                       |
| 0   | 01/16/23 |          |                       |                         |                       |

LENOIR CITY UTILITIES BOARD  
CONCORD ROAD SUBSTATION  
SITE LOCATION: FARRAGUT, TENNESSEE

SITE PLAN

**patterson & dewar**  
ENGINEERS

850 Center Way | Norcross, GA 30071  
(770) 453-1410 | pdengineers.com  
Engineers - Surveyors - Construction Management

DATE 01/16/2023  
SCALE 1" = 30'  
DRAWING NO. TNCUBCR802  
REV. 0