



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

March 19, 2020

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin
Scott Russ
Jon Greene

MEMBERS ABSENT

Betty Dick
Noah Myers
Rose Ann Kile
Melanie Cionfolo

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator

Chairman Holladay called the meeting to order at 7 p.m.

1. Approval of agenda

Due to the Covid-19 pandemic and the desire to shorten the meeting, a motion was made by Commissioner Povlin to remove Agenda Items 5-8 from the agenda. Motion was seconded by Mayor Williams and motion passed unanimously.

2. Approval of minutes – February 20, 2020

Staff recommended approval.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed unanimously.

3. Discussion and public hearing on a resubdivision plat for the Rebecca Goin property, 11625 Turkey Creek Road, 10.24 Acres, 3 Lots, Zoned R-1 (Batson, Himes, Norvell, and Poe, Applicant)

Staff reviewed the item and noted that the applicant has requested a variance from the requirement for 10% community open space due to the nature and scale of the subdivision proposed. Staff recommended approval of the variance since the subdivision represents a minor revision to existing lots of records.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Commissioner Povlin and motion passed unanimously.

Staff noted that action would need to be taken on the plat itself and recommended approval subject to the access for Lot 1R lining up with Lake Haven Road and obtaining all signatures.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Commissioner Povlin and motion passed unanimously.

4. Discussion and public hearing on a site plan amendment related to open space and the appearance of proposed retaining walls for Phase II of the PCD development at 115 S. Watt Road, 18.65 Acres, Zoned PCD (Watt Road Investments, LLC, Applicant)

Staff reviewed this item and noted that two issues are to be considered by the Planning Commission. First, does the open space (green space areas) provided in the latest site plan satisfy the requirement in the PCD District for "functional common open spaces that provide focal points to be actively used?" Staff expressed a concern that open landscaped areas between buildings are now being bisected by additional retaining walls, transformers, etc.

Staff asked that action be taken on this issue first before reviewing the second issue. A general discussion ensued. Commissioner Povlin expressed concerns about the open space increasingly being impacted as more detailed site design occurs. The project engineer, Mark Bialik, stated that the latest inclusion of retaining walls was intended to create more usable space rather than steep slopes between certain buildings.

Commissioner St. Clair noted that the primary required open spaces in the project had already been determined during previous approvals and were not being altered at this time. The changes were primarily to landscape areas between certain buildings. Commissioner St. Clair made a motion to approve the most recent site plan specifically and only in relation to the landscaped areas between buildings. Motion was seconded by Commissioner Russ and motion passed 5-1 with Commissioner Povlin voting no.

The second issue noted by staff was the appearance of large soil nail retaining walls proposed around a portion of the development's periphery. Staff recommended that, consistent with the higher design objectives of the PCD, a masonry veneer be used to enhance the wall's appearance and break it up into smaller modules. Staff did not support the applicant's proposal of smooth face concrete and vines to cover the walls.

After a long discussion, a motion was made by Commissioner St. Clair to postpone action at this time so that a revised veneer plan could be presented to the Planning Commission at a future meeting. Consistent with the higher design objectives of the PCD, commissioners noted that the soil nail walls would be required to have a real brick or stone veneer similar to what was being completed on the retaining wall along N. Campbell Station Road just north of the entrance to Farragut High School. With this understanding, the motion was seconded by Mayor Williams and motion passed unanimously.

5. Discussion and public hearing on the proposed update of the Farragut Sign Ordinance (Town of Farragut, Applicant)

Removed from agenda.

6. Discussion and public hearing on a request to amend the text of the Comprehensive Land Use Plan Update 2012 as it relates to High Density Residential, Medium Density Residential, Low Density Residential, and Very Low-Density Residential land use descriptions (Town of Farragut, Applicant)

Removed from agenda.

- 7. Discussion on the development of zoning provisions governing pain management clinics and methadone treatment and similar drug/alcohol treatment clinics or facilities (Town of Farragut, Applicant)**

Removed from agenda.

- 8. Approval of utilities**

None.

- 9. Citizen Forum**

Staff read into the record comments from Laura Squires, Lee Pannell, and Mike Mitchell concerning 5G small cell support structures.

The meeting was adjourned at 8:07 p.m.



Rose Ann Kile, Secretary