



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

July 16, 2020

MEMBERS PRESENT

Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin
Scott Russ
Jon Greene
Betty Dick
Noah Myers
Michael Bellamy
Austin Strobel, Youth Representative

MEMBERS ABSENT

Rita Holladay, Chairman

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

This meeting was conducted through a remote Webex session due to Governor Lee's orders and the Knox County Health Department's orders regarding the COVID-19 pandemic.

Vice-Chairman St. Clair called the meeting to order at 7 p.m. and provided background on why the meeting was being conducted through Webex and where it may be viewed. Vice-Chairman St. Clair welcomed Michael Bellamy as the new Planning Commissioner and Austin Strobel as the new Youth Representative.

1. Approval of agenda

Staff noted that the applicant for Agenda Item #7 has requested postponement until a live meeting can be held. Staff noted that the Town would expect compliance with the current zoning ordinance provisions until such time that the language can be revisited.

A motion was made by Commissioner Povlin to postpone Agenda Item #7 and retain the remainder of the agenda as presented. Motion was seconded by Commissioner Russ and motion passed 8-0 through a roll call vote.

2. Election of Officers

Staff noted that the Commission would need to establish the officers for the coming fiscal year.

A motion was made by Mayor Williams to re-appoint Rita Holladay as Chairman. Motion was seconded by Commissioner Povlin and motion passed 8-0 through a roll call vote.

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A motion was made by Mayor Williams to re-appoint Ed St. Clair as Vice-Chairman. Motion was seconded by Commissioner Povlin and motion passed 7-0-1 through a roll call vote, with Commissioner St. Clair abstaining.

A motion was made by Mayor Williams to nominate Scott Russ as Secretary. Motion was seconded by Commissioner Povlin and motion passed 7-0-1 through a roll call vote, with Commissioner Russ abstaining.

3. Approval of minutes – June 18, 2020

Staff recommended approval of the minutes as submitted.

A motion was made by Commissioner Povlin to approve the minutes as submitted. Motion was seconded by Mayor Williams and motion passed 8-0 through a roll call vote.

4. Discussion and public hearing on a new application and schedule for MCImetro 2020 Fiber Build, along portions of N. Campbell Station Road, Herron Road, West End Avenue, and portions of the Cove at Turkey Creek, Stonecrest, and Sweet Briar Subdivisions (Mastec, Applicant)

Staff reviewed this item and recommended that if all field items from previously approved work was complete, the fiber build project be approved subject to the following:

1. The requirement for a right of way permit being issued for only one phase at a time and all work, repairs, as-builts, etc., being complete in that phase prior to obtaining a permit for the next phase.
2. The requirement for a pre and post construction review of each phase area to identify potential conflicts, ensure one-calls have been completed, discuss locations for potholing, and review finished areas to ensure that they are restored to their pre-fiber installation condition.
3. The requirement that the applicant notify affected property owners at least a few days before the applicant starts construction along the abutting rights of ways.
4. Providing the Town and affected property owners with the contact number for the supervisor in charge of the fiber installation as part of the right of way permit for each phase.
5. The posting of a letter of credit for the remaining fiber build project – the amount of the letter of credit will be determined by the Town Engineer.
6. Ensuring that Town staff is on site when work is initiated across the frontage of the Campbell Station Inn, the Outdoor Classroom property, and the crossing of Turkey Creek along West End Avenue.
7. Please identify what is meant by the “5G Site Location Change” listed in the title blocks.
8. There appear to be a number of sheets listed in the legend that are not in some of the plan sets. Please address and be prepared to discuss.

A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner Greene. A long discussion subsequently ensued and an amended motion was made by Mayor Williams to follow staffs' recommendation with item #3 being clarified to change “a few days” to “two weeks” and to add, as subject to #9, that the applicant provide written verification from the homeowner on Gates Mill to verify that the applicant has

been in contact with them regarding the sewer damage to their property as a result of the fiber installation. Motion was seconded by Commissioner Russ and motion passed 8-0 through a roll call vote.

5. Discussion and public hearing on a conceptual master plan for the redevelopment of the old Kroger property – Farragut Town Center at Biddle Farms, Parcels 3.02, 3.03, a portion of 3.18, and a portion of 3.19, Tax Map 143, 45 Acres (SITE Incorporated, Applicant)

Staff reviewed this item and recommended that the Planning Commission provide the applicant with guidance on the following specific elements/questions related to the conceptual master plan presented at this time:

1. Is the overall layout acceptable? Namely, the general placement of buildings, parking areas, open spaces, and streets.
2. Are the proposed uses and division of uses appropriate?
3. Are the public spaces appropriate?
4. Does the project generate a sense of place and create a Town Center look and feel?
5. Is there a desired iconic element for the project?
6. Are the general appearance and scale of the buildings appropriate?
7. Are you generally in agreement with the roads designated as “public streets?”

Due to the complexity of the project, the additional design work required and the planned land use review, staff noted that any approval of this conceptual master plan would need to be conditioned upon and subject to obtaining any modifications of the Town’s existing regulations that are inconsistent with the plan or that would be required in order to make the project buildable, as well as obtaining approvals of other governmental entities with jurisdiction over certain aspects of the land use related to this project, including but not limited to federal and state regulations of surface water.

A general discussion ensued. A motion was made by Commissioner Myers to approve the conceptual master plan with the stipulations noted by staff. Motion was seconded by Mayor Williams and motion passed 8-0 through a roll call vote.

6. Discussion and public hearing on a request for a variance from the number of access points permitted on a local street as provided for in the Driveways and Other Accessways Ordinance in relation to the property at 11740 Weathervane Drive (Jon-David and Allison Deeson, Applicant)

Staff reviewed this item and recommended that action be taken on the variance request so that the applicant could move forward on the completion of their project. A long discussion ensued, and the applicant explained their justification for granting a variance. Staff explained that the existing language in the Ordinance may need to be clarified with regards to circular drives and corner lots with a significant amount of street frontage.

A motion was made by Commissioner Povlin to recommend approval of the variance due to safety related concerns and the likelihood that the Ordinance would be amended to clarify this

type of scenario. Motion was seconded by Mayor Williams and motion passed 8-0 through a roll call vote.

- 7. Discussion on a request to amend Appendix A – Zoning, Chapter 3., Specific District Regulations, Section XII., General Commercial District (C-1), B., 3., as it relates to the outdoor display and or storage of general farm implements and lawn care equipment, riding lawn mowers, and related accessories (Farragut Lawn and Tractor, Applicant)**
For discussion purposes only.
- 8. Discussion on a request to rezone the property at 11824 Kingston Pike, Parcel 025, Tax Map 152C, Group J., 1.81 Acres from Office (O-1) to General Single-Family Residential (R-2) (Troy and Evangella Stavros, Applicant)**
For discussion purposes only.
- 9. Discussion on a request to rezone Parcel 021.03, Tax Map 153 (end of Spring Branch Lane), from Rural Residential (R-1) to General Single-Family Residential (R-2), 6.84 Acres (Rackley Engineering, Applicant)**
For discussion purposes only.
- 10. Discussion on a request to amend the Farragut Zoning Ordinance to permit a microbrewery and brewpub (Carlos Cortez, Applicant)**
For discussion purposes only.
- 11. Approval of utilities**
- 12. Citizen Forum**
Staff read into the record citizen comments that had been provided for items that were not on the agenda.

The meeting was adjourned at 11:31 p.m.



Scott Russ, Secretary