



MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

February 17, 2022

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Louise Povlin, Vice Mayor
Ron Williams, Mayor
Noah Myers
Shannon Preston
Michael Bellamy
Hank Standaert, Youth Representative

MEMBERS ABSENT

Jon Greene
Scott Russ, Secretary

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

1. Approval of agenda

Staff recommended that Agenda Items 5, 6, and 10 be removed from the agenda.

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

2. Approval of minutes – January 20, 2022

Staff recommended approval.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner Myers and was approved unanimously.

3. Request for approval of a variance from the distance between driveways requirement for collector streets, as provided for in the Driveways and Other Access Ways Ordinance, for a proposed single-family residential access at 408 Herron Road (Testerman Restoration, Applicant)

Staff reviewed this item and recommended approval of the proposed residential access and associated variance. Though closer to the curve, staff noted the proposed access would allow the homeowner and those driving along Herron Road to see each other better and thus improve the overall safety in comparison with the existing access.

Mr. Reeve spoke as the property owner. A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and was approved unanimously.

4. Discussion and public hearing on a final plat for the Meadows on McFee Subdivision, Phase 1, 5.25 Acres, 19 Lots, Zoned R-1/OSR (Lynch Surveys, LLC, Applicant)

Staff reviewed this item and recommended approval subject to the following:

- 1) Obtaining all required signatures.

- 2) Finishing any remaining site items noted by staff.
- 3) Providing an irrevocable letter of credit for \$30,000 for the maintenance of streets, pedestrian facilities, drainage systems, and streetscaping for Phase 1.
- 4) Providing an irrevocable letter of credit for \$80,000 for the completion of pedestrian facilities, roadway surface course, drainage systems, property pin placement, and streetscaping for Phase 1.

Russ Rackley spoke on behalf of the applicant. A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously.

5. **Request for approval of an underground fiber conduit installation along a portion of Virtue Road from Evans Road north to the macro cellular tower site along Virtue Road (Fiberlink, Applicant)**

This item was postponed.

6. **Request for approval of underground and overhead fiber conduit installations along a portion of McFee Road, Evans Road, Virtue Road south of Evans Road, and Boyd Station Road (Fiberlink, Applicant)**

This item was postponed.

7. **Discussion and public hearing on a site plan revision for the Renaissance Farragut development, proposed addition of two office buildings, 12756 & 12760 Kingston Pike, 22.15 Acres (total development site), affected area Zoned O-1, (Myers Bros. Holdings, Applicant)**

Staff reviewed this item and recommended approval subject to the following:

- 1) Please submit payment for drainage permit fee for \$425.
- 2) Please provide an irrevocable letter of credit for \$4,000 for erosion control.
- 3) Please revise plan sheets to show that the handicap spaces are to be striped and signed per current ADA requirements.
- 4) Please include the structural plans for all retaining walls on the final site plan submittal.
- 5) A color and materials board will be needed at the February 17 meeting. Please also include a note that the building's facades are all brick.
- 6) Please include the HVAC screen details or include a clarification that the units do not need structural screening because they are not visible from adjacent properties or rights of ways.
- 7) Please include the detail sheet that shows the exterior light fixtures being used for these buildings so the exterior lighting for these buildings is all in this plan set.

Commissioner Myers did not participate in the discussion and left the Board Room. Knick Myers spoke as the applicant and a motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and was approved unanimously except for Commissioner Myers who was not present for the vote on this item.

8. **Discussion on a zoning map amendment (rezoning) request from Agricultural District (A) to Rural Single-Family Residential District (R-1), 44.33 Acres, Tax Map 152, Parcels 33.03 & 33.04, 721 Virtue Road & 12444 Evans Road, (Robert G. Campbell and Associates, Applicant)**

For discussion purposes only.

9. Discussion of the Grigsby Chapel Road corridor traffic study (Town of Farragut, Applicant)

For discussion purposes only.

10. Discussion on approval of preliminary design for the Evans Road Greenway Connection (Town of Farragut, Applicant)

This item was postponed.

11. Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section XII., General Commercial (C-1), Subsection F., 9. Height Regulations, to provide for a concept plan review when a building more than two stories in height is proposed (Town of Farragut, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-22-03 which recommends approval of Ordinance 22-03.

A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and was approved unanimously.

12. Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section XIII., Neighborhood/Convenience Commercial (NCC), to remove apartment buildings as a residential use and require a concept plan in association with a rezoning request to NCC (Town of Farragut, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-22-04 which recommends approval of Ordinance 22-04.

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

13. Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section XXVI., Planned Commercial Development (PCD), to clarify that uses permitted in the General Commercial or Office zoning districts “may” rather than “shall” be permitted as part of a development plan submitted for a rezoning request to PCD (Town of Farragut, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-22-05 which recommends approval of Ordinance 22-05.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and was approved unanimously.

14. Discussion and public hearing on a Public Tree Care Ordinance that will be required to help meet one of the standards for an application for Tree City USA recognition (Town of Farragut, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-22-02 which recommends approval of Ordinance 22-02.

Vice Mayor Povlin asked that Section C. 1. g. be amended to change the word "that" to "who." With this clarification, a motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and was approved unanimously.

15. Discussion on including in the Subdivision Regulations a requirement for concept plans and preliminary plats to show locations for centralized mail delivery, as governed by the United States Postal Service

For discussion purposes only.

16. Approval of utilities

None.

17. Citizen forum

None.

The meeting adjourned at 9:12 p.m.



Scott Russ, Secretary