



MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION

March 17, 2022

**MEMBERS PRESENT**

Rita Holladay, Chairman  
Ed St. Clair, Vice-Chairman  
Louise Povlin, Vice Mayor  
Ron Williams, Mayor  
Scott Russ, Secretary  
Michael Bellamy  
Jon Greene  
Hank Standaert, Youth Representative

**MEMBERS ABSENT**

Noah Myers  
Shannon Preston

**Staff Representative:** Mark Shipley, Community Development Director

**1. Approval of agenda**

Staff recommended approval of the agenda.

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

**2. Approval of minutes – February 17, 2022**

Staff recommended approval of the minutes.

*A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and was approved unanimously with Commissioners Greene and Russ abstaining due to being absent at the February meeting.*

**3. Request for approval of an underground fiber conduit installation along Evans Road and a portion of Virtue Road from Evans Road north to the macro cellular tower site at 519 Virtue Road (Fiberlink, Applicant)**

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

1. Document existing conditions and restore any disturbed area to as found condition.
2. Provide notice to affected residents via doorhangers or similar.
3. Provide a \$25,000 letter of credit for repair of road bore crossings and any damage to pedestrian facilities and right-of-way.
4. Please note that Evans Road and Virtue Road are subject to roadway widening and other improvements not yet designed in the immediate future. Please understand this installation may be in conflict and subject to move at a future date.
5. Traffic and erosion control being coordinated with the Town's engineering department as part of the right of way permit.
6. Prior to closing out the right of way permit an as-built survey is provided to the Town's engineering department. This will help with future roadway improvements and utility locations.

*Larry Cox spoke on behalf of the applicant. A short discussion ensued, and a motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously.*

**4. Request for approval of underground and overhead fiber conduit installation along McFee Road (Fiberlink, Applicant)**

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

1. Document existing conditions and restore any disturbed area to as found condition.
2. Provide notice to affected residents via doorhangers or similar.
3. Provide a \$10,000 letter of credit for repair of any damage to pedestrian facilities and right-of-way.
4. Please note that McFee Road/Boyd Station Road are subject to future improvements not yet designed. Please understand this installation may be in conflict and subject to move at a future date.
5. Traffic and erosion control being coordinated with the Town's engineering department as part of the right of way permit.
6. Prior to closing out the right of way permit an as-built survey (for the non-aerial portion of the project) is provided to the Town's engineering department.

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

**5. Discussion and public hearing on a site plan for a covered porch for the Village Green Homeowner Association Pool House, 218 West Heritage Drive, Zoned R-2 (FairFax Development, Applicant)**

Staff reviewed this item and recommended approval of the site plan as submitted.

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

**6. Discussion and public hearing on approval of an outdoor site lighting plan for a portion of the Farragut Town Center at Biddle Farms project, 11240 Kingston Pike, Parcels 3.02, 3.03, and 3.10, Tax Map 143, 37.08 Acres, Zoned PCD (Budd Cullom, Applicant)**

Staff reviewed this item and recommended approval subject to the following conditions and asked the Planning Commission for specific feedback on condition #'s 2 and 6:

1. For the final lighting plan submittal, please include a cover sheet with all plan sheets listed and numbered. The pole light and wall light information will need to be together in the same set.
2. Please ensure that the streetlights within public rights of ways comply with the Type 3 - New freestanding pole, requirements in the Farragut Municipal Code, Appendix E - Aesthetic Plan for Vertical Utility Infrastructure in Public Rights of Ways. Specifically, appropriate pole material for the location/context and the structural ability to accommodate at least two types of vertical utilities (e.g., a streetlight and a small cell antenna).
3. Please indicate the mounting height for each wall mounted fixture.
4. Please more clearly list in the Luminaire Schedule the Kelvin temperature for the proposed fixtures. The plans appear to show that the fixtures will not exceed 3000- and 4000-degrees Kelvin but this needs to be spelled out.

5. This is being reviewed with the understanding that the plan involves a limited portion of the overall PCD project and that the remainder of the project will have to come before the Planning Commission for approval. The lighting will be reviewed for consistency throughout the entire development.
6. A general comment on the wall mounted fixtures is that they don't appear to be compatible with the decorative fixtures proposed on the pole lights. Staff would request that more decorative wall light fixtures be explored since these will also be used in the remainder of the development.

Budd Cullom spoke as the applicant. Planning commissioners were okay with the poles and pole light fixture shown on the plans given the context and the desire to create streetlights along the Main Street that would be shorter and more pedestrian oriented. Should small cell antenna be needed in the future, other options should be pursued including placement on buildings. Commissioners agreed with the staffs' comment on the wall mounted fixtures needing to be more decorative and compatible with the pole mounted fixture shown on the plans. Mr. Cullom said he would approach Aldi about this desire since the lighting in the entire development would need to have a consistency and distinct look and feel.

As noted in condition #5, the lighting reviewed at this time was limited to a portion of the overall project. The only wall mounted fixtures shown on the plans presented to the Planning Commission were for the Aldi. Fixtures for other buildings will have to come to the Planning Commission when those are selected.

*After this review and discussion, a motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and was approved unanimously.*

**7. Discussion and public hearing on a grading plan for an eventual expansion of the parking and storage area for Tommy's Knoxville (formerly Moses Water Sports), 11470 Outlet Drive, to include a portion of the property to the east referenced as Parcel 17601, Tax Map 130, 6.9 Acres of Affected Area, Zoned OD-RE/E (Urban Engineering, Applicant)**

Staff reviewed this item and noted that the remaining comments were as follows:

1. This is a review of only a limited rough grading plan. Future site related improvements will require a site plan submittal and approval, including screening of storage areas.
2. TDEC will need to approve the modified Notice of Intent (NOI).
3. The erosion control letter of credit will have to be increased from \$24,000 to \$58,000.
4. Please revise the grading to save additional trees, particularly along the periphery of disturbance and in the area to the south where no site related improvements are envisioned at this time.
5. Please show the location for tree protection fencing and include an arborist or landscape architect review of trees that can be saved with certain measures being recommended and implemented.
6. Though this will be noted in the review of the re-subdivision plat, the proposed lot line configuration is problematic. The remaining lot does not appear to be usable given the zoning of the property, the large sinkholes on the remainder of the property, and the Town's sinkhole regulations.
7. Approval for grading on the adjacent property will require the appropriate legal documents and/or combining the two lots into one through an approved re-subdivision plat.

8. The apparent grading for the islands in the area north of the proposed building appears to differ from the parking and storage lot configuration originally approved. A new site plan would be required to significantly change the layout.

Chris Sharp spoke on behalf of the applicant. A long discussion ensued regarding the amount of tree cover being removed, particularly to the south toward the interstate and given that there were no apparent plans for improvements in this general area. Commissioners agreed with staff comment #4 and asked what measures could be taken to address this.

*After looking at the grading plan and discussing it with Mr. Sharp, a motion was made by Vice Mayor Povlin to approve the rough grading plan subject to the staff comments with comment #4 being amended to state, "Please revise the grading to save additional trees by grading, as needed, to achieve a 976 elevation just south of the 970 saddle and tie to existing ground level." Motion was seconded by Mayor Williams and was approved unanimously.*

8. **Discussion and public hearing 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)**

Staff reviewed this item and recommended approval of Resolution PC-22-06 which recommends approval of the requested rezoning as reflected in Ordinance 22-07. For consistency with the future land use map, staff recommended that the current designation for this property, Open Space Cluster Residential, be changed to Rural Residential (> 1 Acre Lots). Since other properties may also need to be involved, this should be part of a more comprehensive update to the future land use map in this general area.

*Steve Williams spoke as the applicant. A motion was made by Commissioner St. Clair to follow staffs' recommendation regarding the rezoning request. Motion was seconded by Mayor Williams and was approved unanimously. The rezoning will now go to the Board of Mayor and Alderman for their consideration.*

9. **Discussion and public hearing on amendments to the Subdivision Regulations to include, as requirements on concept plans and preliminary plats, locations for centralized mail delivery units, as governed by the United States Postal Service**

Staff reviewed this item and recommended approval of Resolution PC-22-07.

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

10. **Approval of utilities**

None.

11. **Citizen forum**

None.

The meeting adjourned at 8:23 p.m.

  
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Scott Russ, Secretary