



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

April 16, 2020

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin
Scott Russ
Jon Greene
Noah Myers
Rose Ann Kile
Betty Dick (present, but did not have audio so no comments or vote could be recorded)
Melanie Cionfola

MEMBERS ABSENT

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Trevor Hobbs, Assistant to the Town Administrator

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.

Chairman Holladay 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. Chairman Holladay asked staff representative Shipley to review the sequence of how each voting item would be addressed.

1. Approval of agenda

Staff recommended approval of the agenda as submitted.

A motion was made by Commissioner Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed 8-0 through a roll call vote.

2. Approval of minutes – March 19, 2020

Staff recommended approval of the minutes as submitted.

A motion was made by Commissioner Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed 6-0-2, with Commissioners Myers and Kile abstaining because they were absent.

3. Discussion and public hearing on upgrades to KUB gas lines on Admiral Road, Dundee Road, Duzane Road, Oran Road, Wardley Road, and Turkey Cove Lane (KUB, Applicant)

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

- 1) Please obtain a grading and right of way permit from the Town and use directional boring to the greatest extent possible. Silt and tree fencing must be installed and then inspected and approved by the Town staff.
- 2) At a minimum, please restore any affected areas to their pre-construction condition and ensure that all affected areas are completely stabilized.
- 3) Please ensure that proper traffic control measures are in place, and
- 4) Please provide an as-built of the gas line placement and easements to the Town once the project is complete.

Britt Elmore was in the meeting to answer questions for KUB. Commissioner Povlin noted that KUB would need to communicate with the Town's media contact person so that information could be posted to indicate that KUB would be in certain parts of the Stonecrest Subdivision doing the gas update work. This would help differentiate their project from a 5G fiber installation project that is also affecting some of the same areas. Staff indicated that they would work with KUB to ensure this would be coordinated.

After a short discussion, a motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Commissioner Povlin and motion passed 8-0 through a roll call vote.

4. Discussion and public hearing on a final plat for the Ivey Farms Road and Townhomes, Parcel 58, Tax Map 151, 39 Lots, 22.86 Acres, Zoned NCC, R-1, and FPD (SITE Incorporated, Applicant)

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

- 1) Please either complete the walking trail to Kingston Pike or provide a completion letter of credit to cover the completion of the walking trail within the next 12 months. The amount of the letter of credit will be determined by the Town Engineer. This letter of credit would also include the sidewalks required internal to the Townhome portion of the development and the amount will be determined by the Town Engineer.
- 2) Please correct Note 13 on Sheet 1 to indicate that there are 38 lots. In addition, please explain the relationship between the residential and commercial development as it applies to this note.
- 3) Please include, as a plat note, that access for Lot 38 cannot be directly onto Kingston Pike.
- 4) Please remove the billboard near Kingston Pike on Lot 38 that was shown to be demolished on the preliminary plat sheets for the Ivey Farms Road.
- 5) Please consider showing the internal drainage lines that do not require an easement for future locational reference purposes.
- 6) The greenway easement needs to be centered on the as-built location of the trail (for Town maintenance purposes – the Town will ultimately maintain 10 feet on either side of the centerline of the trail as constructed).

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- 7) The town does not currently have an approved stormwater controls maintenance agreement. If the development team has an agreement they intend to use, please provide to town staff.
- 8) Reference to a gravel trail should be changed to paved trail where it has been paved, and
- 9) Completion of any remaining field items on the engineering punchlist.

After some discussion, a motion was made by Commissioner Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed 8-0 by roll call vote.

5. Discussion and public hearing on a site plan amendment related to 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 recommended the following:

- 1) That a cross section detail of the wall with the veneer materials be included in the final site plan review set. This cross section will need to show the exact materials and their dimensions and how the materials will be constructed and anchored to the retaining wall, and
- 2) Please use a different type of fence than a chain link. Perhaps a shadowbox style fence in an earth tone made from materials that require minimum long-term maintenance.

In order to move into discussion, a motion was made by Mayor Williams and seconded by Commissioner Kile to follow staffs' recommendation. A long discussion then ensued. Mark Bialik was in the meeting to answer questions. Commissioners brought up concerns associated with how the wall would be engineered, how the wall would be drained, the specifics of the veneer materials in relation to the engineering, and the style of fence to be used across the top of the wall. Mark Bialik asked if the concept being presented which showed a brick veneer with stone (not cultured) pilasters could be approved so that the owner could arrange for the detailed engineering analysis to be completed. Mr. Bialik indicated that they would modify the fence so that it would more aesthetically pleasing and not be a chain link style. The engineered wall and the revised fencing would be resubmitted for staff review and, if there were any concerns from the staff, these would need to go back to the Planning Commission for approval.

Commissioner Povlin moved to amend the original motion and approve the concept subject to the staff approval of the engineered designed wall with the veneer proposed and the fence being revised to be more aesthetically pleasing. Should staff have concerns about the resubmittal, this would be brought back to the Planning Commission. Motion was seconded by Commissioner St. Clair and motion passed 8-0.

6. Discussion on a conceptual review of exterior building elevations and a typical street profile for the redevelopment of the old Kroger property, 11238 Kingston Pike (SITE Incorporated, Applicant)

For discussion purposes only.

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- 7. Discussion on a request for a text amendment to Appendix A – Zoning, Chapter 2. – Definitions, to define Low-Impact Retail Sales and Personal Fitness Services, and Chapter 3. – Specific District Regulations, Section XVII. – Office District (O-1), to add Personal Services, Personal Fitness Services, and Low-Impact Retail Sales as permitted uses (Matthew McClanahan, Applicant)**

For discussion purposes only.

- 8. 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)**

For discussion purposes only.

- 9. Approval of utilities**

None.

- 10. Citizen Forum**

Staff noted that there were no citizen comments that had been submitted for the meeting.

The meeting was adjourned at 9:53 p.m.



Rose Ann Kile, Secretary