



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

April 21, 2022

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Scott Russ, Secretary
Michael Bellamy
Jon Greene
Shannon Preston
Noah Myers

MEMBERS ABSENT

Louise Povlin, Vice Mayor
Hank Standaert, Youth Representative

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

1. Approval of agenda

Staff recommended approval of the agenda.

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

2. Approval of minutes – March 17, 2022

Staff recommended approval of the minutes.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously with Commissioner Myers abstaining due to being absent at the March meeting.

3. Discussion and public hearing on a site plan for a proposed addition and parking lot associated with the Russian Baptist Church Light of the World, located at 12430 Union Road, 1.06 Acres, Zoned R-1 (Russian Baptist Church Light of the World, Applicant)

Staff reviewed this item. Some discussion ensued with the applicant, namely regarding the building materials. The applicant indicated that they are proposing a gabled entrance area likely with brick painted white to help balance the red brick on the remainder of the existing building. In addition to building material clarification, remaining staff comments were as follows:

1. Site plan approval is conditioned on approval from the Board of Zoning Appeals for a special exception to expand a nonconforming building.
2. Please verify that the nearest parking space will be at least 20 feet from the right of way of Union Road.
3. Please provide tree protection fencing and include a detail for the fencing for the two trees near proposed disturbance associated with the construction of the parallel parking spaces.
4. Please ensure that the proposed dimensions and square footages of the addition are the same for the site plan and the building plans. There is an existing discrepancy.

5. Please include handicap and compact parking signage and details for each.
6. There appears to be some improvements shown on the cemetery property. Please clarify that this is not what is proposed.
7. Please document that handicap parking meets all applicable requirements.
8. Please provide water main size and approximate proposed location along Union Road.
9. Total floor area appears to be 9,080 square feet. The calculated fire flow is for a Type IIIB building of up to 5,900 square feet. Please provide an updated calculation per Table B105.1 of the IFC.

A motion was made by Commissioner Myers to follow staff recommendations and add, as Comment #10, to delineate on the building elevations that the front gable portion of the addition will be brick painted white. Commissioner St. Clair asked that a clarification comment be included as Comment #11 to state that the handicap ramp access be verified to ensure compliance with ADA. With these two additional comments, motion was seconded by Commissioner Greene and motion passed unanimously.

4. Discussion on a site plan for proposed façade updates and a vertical showroom addition to the Tommy’s Slalom Shop (original site plan was approved as Moses Water Sports), 11470 Outlet Drive, 6.83 Acres, Zoned OD-RE/E (Urban Engineering, Applicant)

For discussion purposes only.

5. Discussion and public hearing on a zoning map amendment (rezoning) request from General Commercial District (C-1) to Rural Single-Family Residential District (R-1), for a portion (.82 Acres) of the existing Parcel 069, Tax Map 151, 13013 Kingston Pike, 1.82 Acres, (JMB FP Investment Company, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-22-08 which recommends approval of Ordinance 22-08. Staff also noted that the Future Land Use Map for the areas that are currently shown as Medium Density Residential in this general area may need to be re-visited soon to determine if a different future land use designation would be more appropriate. The requested R-1 Zoning District is compatible with existing nearby residential development but not the Future Land Use Map.

A brief discussion ensued. Commissioner Myers noted that enough space would need to be provided on the commercial lot to provide for the required 35-foot buffer since the abutting area would now be zoned residential. Tim Dunaway spoke as the applicant and indicated that this would not be an issue since the residential lot is currently much greater than the minimum lots size in the requested R-1 Zoning District.

A motion was made by Commissioner Greene to approve Resolution PC-22-08. Motion was seconded by Commissioner Myers and was approved unanimously. Commissioners were in agreement that the Future Land Use Map for this general area should be re-visited soon in light of this rezoning request.

6. Review a request for a recommendation of approval to the Board of Mayor and Aldermen for a variance of 291 feet from the distance from intersections and distance between driveways requirements for arterial streets, as provided for in the Driveways and Other Access Ways Ordinance, for an access onto Concord Road for a proposed office building at Parcel BA010, Tax Map 153, .51 Acres (Broadway Investment Company, LLC, Applicant)

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Prior to discussion of this agenda item, the applicant requested that it be removed from the agenda and withdrawn.

A motion was made by Commissioner St. Clair to withdraw this item from the agenda and further consideration per the applicant's request. Motion was seconded by Commissioner Russ and was approved unanimously.

7. Discussion and public hearing on the FY2023 CIP

Town Administrator, David Smoak, review the FY2023 CIP and asked the Commission to recommend approval to the Board of Mayor and Aldermen.

A motion was made by Commissioner St. Clair to recommend approval of the FY2023 CIP as submitted. Motion was seconded by Mayor Williams and was approved unanimously.

8. Approval of utilities

None.

9. Citizen forum

None.

The meeting adjourned at 8:25 p.m.



Scott Russ, Secretary