



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

May 19, 2022

MEMBERS PRESENT

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

MEMBERS ABSENT

Staff Representative: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Brannon Tupper, Assistant Town Engineer

1. Approval of agenda

Staff recommended approval of the agenda.

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

2. Approval of minutes – April 21, 2022

Staff recommended approval of the minutes.

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

3. Discussion and public hearing on a recommendation to the Board of Mayor and Aldermen concerning a traffic calming application on Midhurst Drive and Red Mill Lane in the Kingsgate Subdivision

Brannon Tupper reviewed this item and noted that the Traffic Team recommends installation of asphalt speed cushions at two (2) locations at the approximate addresses of 11508 Midhurst Drive and 609 Red Mill Lane.

After a short discussion, a motion was made by Commissioner St. Clair to follow the recommendation of the Traffic Team. Motion was seconded by Commissioner Russ and was approved unanimously.

4. Discussion and public hearing on approval of an outdoor site lighting plan for the multi-family portion of the Farragut Town Center at Biddle Farms project, Parcel 3.22, Tax Map 143, 42.84 Acres, 284 Units, Zoned PCD (Budd Cullom, Applicant)

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

- 1) Please evaluate the use of decorative fixtures for the building mounted and bollard lighting to ensure consistency with the pole mounted lights and the remainder of the PCD development.
- 2) Please include cut sheets for the selected building mounted and bollard lighting (if used). All exterior lighting needs to be accounted for on this plan.
- 3) Please label each detail sheet to correspond to the luminaire schedule.
- 4) Some locations (e.g., along portions of Brooklawn Drive) on the luminaire schedule sheet show zero footcandles around proposed light fixtures. This is likely an error and needs to be corrected.
- 5) If bollard lights are used, please ensure they comply with the Town's outdoor site lighting requirements.
- 6) Please include a diagram showing the overall height and fixture orientation of wall mounted lights.
- 7) Please coordinate with the Town to have the old light poles that are being replaced along Brooklawn Street taken to the Public Works facility.

A short discussion ensued, and a motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously.

5. Discussion and public hearing on approval of retail building elevations associated with the Farragut Town Center at Biddle Farms project, Parcel 3.02, Tax Map 143, 42.84 Acres, Zoned PCD (Budd Cullom, Applicant)

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

- 1) Please design the elevations facing Kingston Pike to also engage the public realm and promote pedestrian activity like the elevations facing the Main Street.
- 2) Please provide information consistent with the Town's outdoor site lighting requirements for any exterior lights associated with the retail buildings.
- 3) Please ensure that the door openings shown on the site layout sheet are consistent with the building elevations and their actual locations. It appears the site layout sheet is incorrect.
- 4) Please include dimensions from the proposed front of the buildings along the Main Street to the street edge to clearly demonstrate that there will be a five-foot store front zone, a roughly 10-foot sidewalk zone, and a five-foot furnishing zone.
- 5) Please note that rooftop mechanical access requires a permanent stair or ladder.
- 6) Please plan for fire sprinkler riser exterior valves or access doors. Also please provide for FDC locations.
- 7) The rear of Building 2/3 is largely a blank wall and faces the side lines on two adjoining properties and will likely be visible to traffic along Kingston Pike and, to a lesser extent, traffic entering from the public street running east to Concord Road. The rear elevation of Building 4/5 is also largely windowless and with a blank wall facade area and is going to be quite visible to traffic entering from Concord Road and the adjoining property to the east. And the rear facade of Building 8/9 is going to be quite visible from Brooklawn St. and Kingston Pike, along with the front entrance and main parking for ALDI. These elevations, in general, may need to be addressed architecturally to help lessen the appearance of blank walls.

FMPC Minutes

May 19, 2022

Page 3

After a discussion with the applicant and the architect, a motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously.

6. Discussion on a concept plan for building elevations associated with the Farragut Town Center at Biddle Farms Townhouses, Parcel 3.22, Tax Map 143, 42.84 Acres, 49 Units, Zoned PCD (Budd Cullom, Applicant)

For discussion purposes only.

7. Approval of utilities

None.

8. Citizen forum

None.

The meeting adjourned at 8:56 p.m.



Scott Russ, Secretary